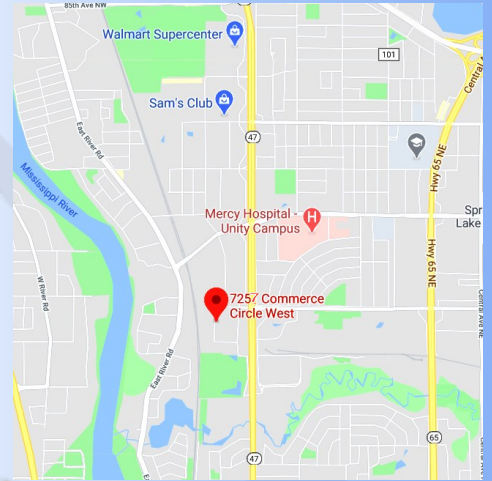


FOR SUBLEASE OFFICE/WAREHOUSE

Fridley Business Center IV
7257 Commerce Circle
Fridley, Minnesota 55432



SUMMERHILL
Commercial Real Estate, LLC

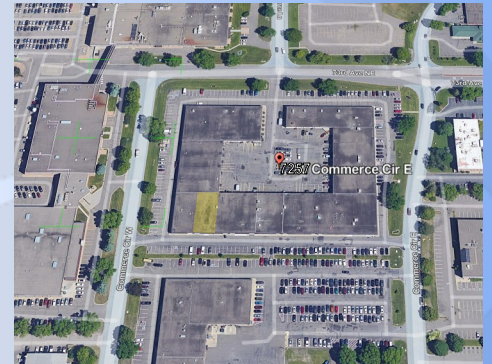


LEASE DETAILS:

7257 Commerce Circle West:	Office:	1,775 SF
	<u>Warehouse:</u>	<u>3,225 SF</u>
	Total:	5,000 SF

Net Rental Rates: \$6.73 PSF Blended
(Sublease term expiring 8/31/2027)

Estimated CAM & Taxes: \$3.78 PSF



FEATURES:

- Conveniently located 2 blocks west of 73rd and University Avenue NE.
- Rare small bay availability with upgraded office finishes.
- 14' Clear Height.
- 10'w x 12'h Drive-in Door.
- Fabulous opportunity for users looking to save on costs relative to current office-warehouse pricing.
- Minutes north of I-694 and south of Hwy. 610.
- Local, responsive property management.

CONTACT:

Patrick Lensing, CPM

plensing@summerhillcommercial.com
952-475-5121

Summerhill Commercial Real Estate

6495 City West Parkway
Minnetonka, MN 55344

www.summerhillcommercial.com

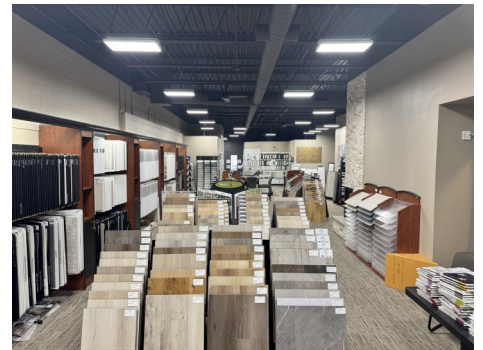
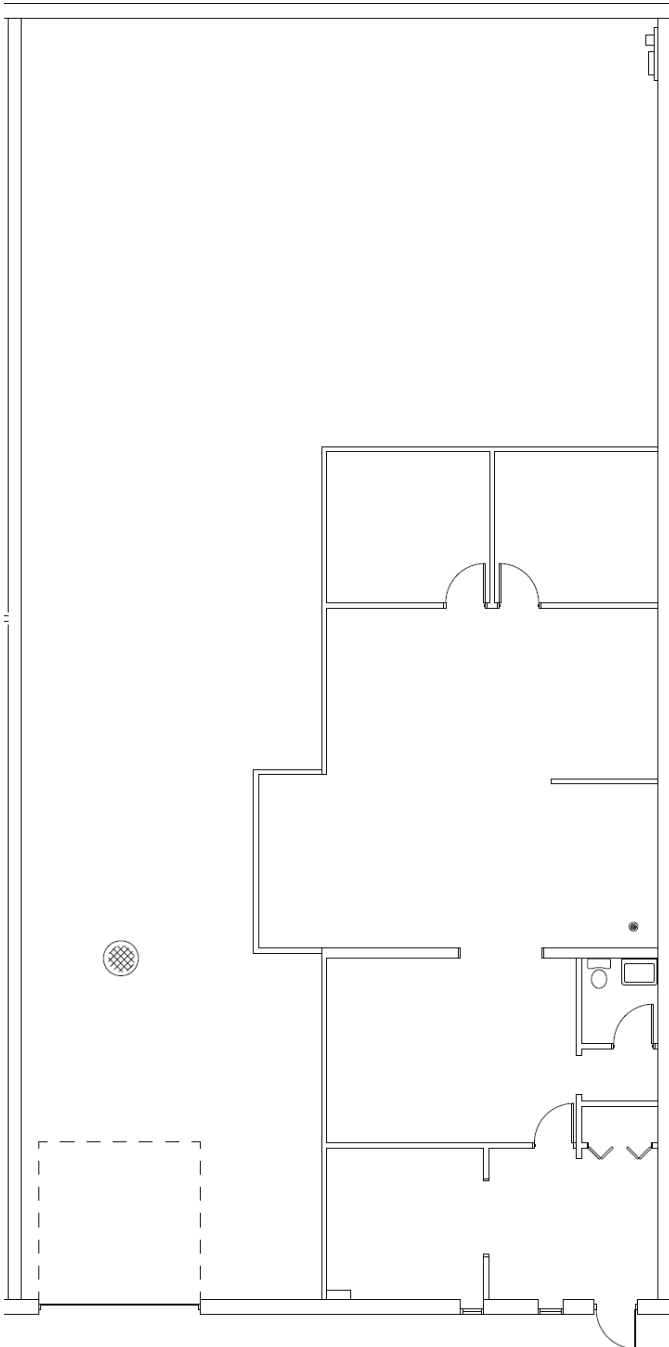
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PLAN: 5,000 SF OFFICE/WAREHOUSE



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