

FOR SUBLEASE

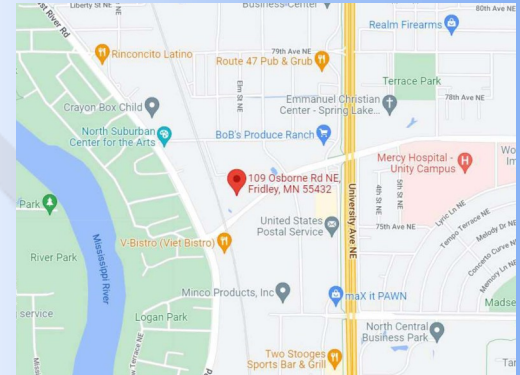
OSBORNE COMMERCE CENTER II

109 Osborne Road
Fridley, MN 55432



SUMMERHILL

Commercial Real Estate, LLC



LEASE DETAILS:

109 Osborne Road:	Office:	1,625 SF
	Warehouse:	5,096 SF
	Total:	6,721 SF

Net Rental Rates: \$7.41 PSF

Estimated CAM & RE Taxes: \$4.57 PSF

(Sublease term expiring 7/31/2027)

FEATURES:

- Three (3) offices, open cubicle area with 9' ceilings.
- ADA restrooms .
- Heavy 480 volt power.
- 2 dock doors, 1 shared.
- 18' clear height .
- 40' x 40' column spacing.
- Abundant parking.
- Many amenities in close proximity to the building.
- Fabulous opportunity for users looking to save on costs relative to current office-warehouse pricing.
- Locally owned and managed.

**All information in this brochure is deemed reliable, but not guaranteed.*

CONTACT:

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Summerhill Commercial Real Estate

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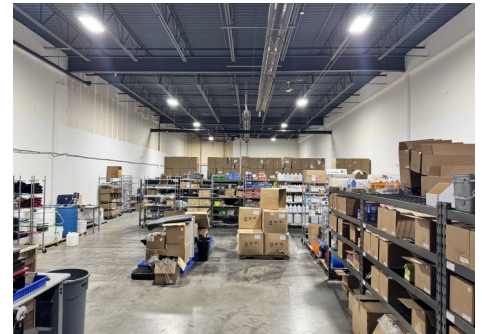
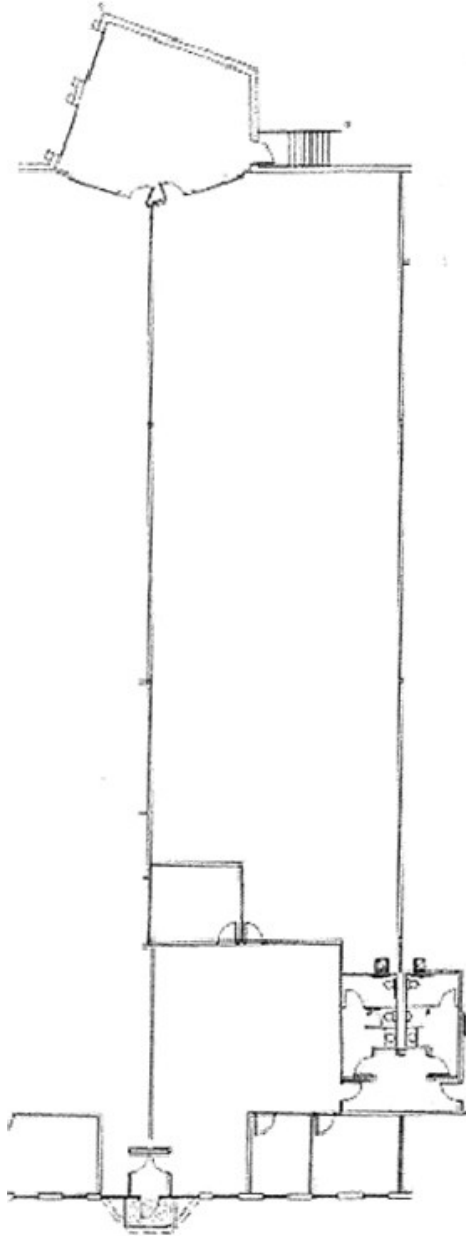
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FLOOR PLAN: Office/Warehouse



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