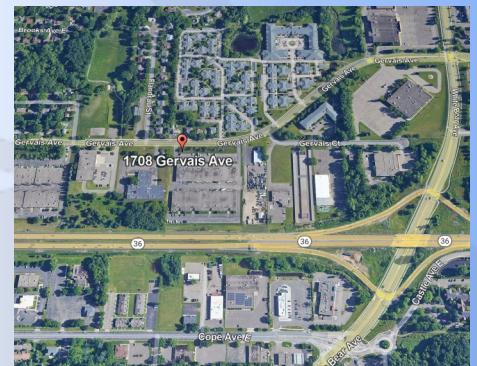
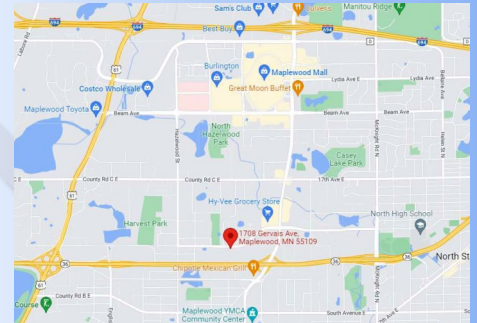


FOR LEASE

Maplewood Business Center I
1708 Gervais Avenue
Maplewood, MN 55109



SUMMERHILL
Commercial Real Estate, LLC



LEASE DETAILS:

1708 Gervais Avenue

Office:	0 SF
Warehouse:	<u>3,944 SF</u>
Total SF:	3,944 SF

Net Rental Rates: \$10.50 psf office/\$5.50 psf warehouse

CAM & Taxes: \$3.62 psf — estimate

FEATURES:

- (1) grade level drive-in door.
- Opportunity to build office to suit.
- 18' clear height.
- Many amenities close by.
- Convenient access to Hwy 36 via White Bear Avenue.
- Local, responsive property management.
- Great manufacturing or warehouse space.

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

CONTACT:

Joe Smith

jsmith@summerhillcommercial.com

952-475-5122

6495 City West Parkway
Minnetonka, MN 55344

www.summerhillcommercial.com

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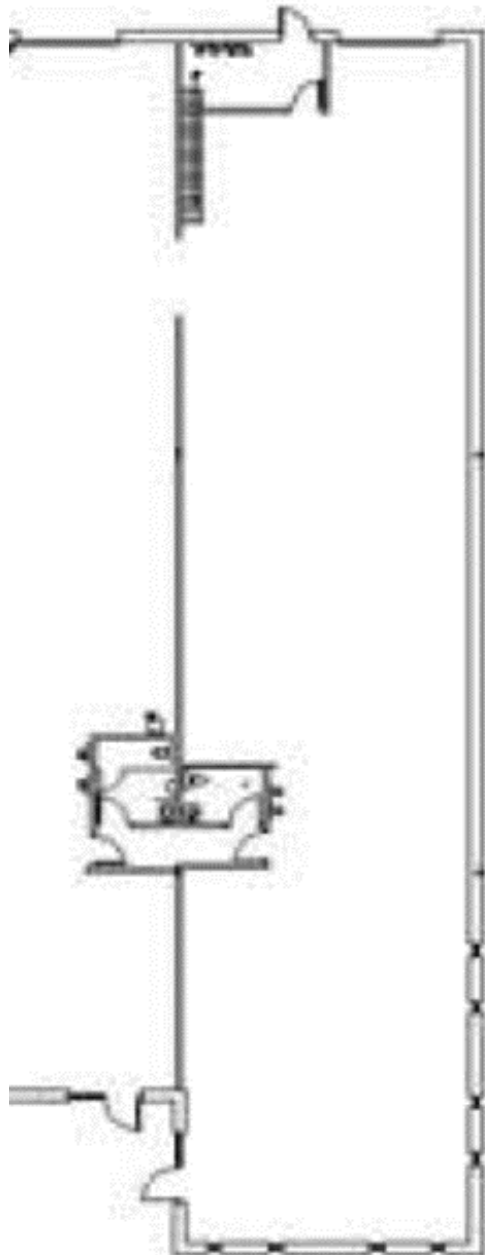
SUMMERHILL
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SPACE PLAN:

Office: 0 SF

Warehouse: 3,944 SF

Total SF: 3,944 SF



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