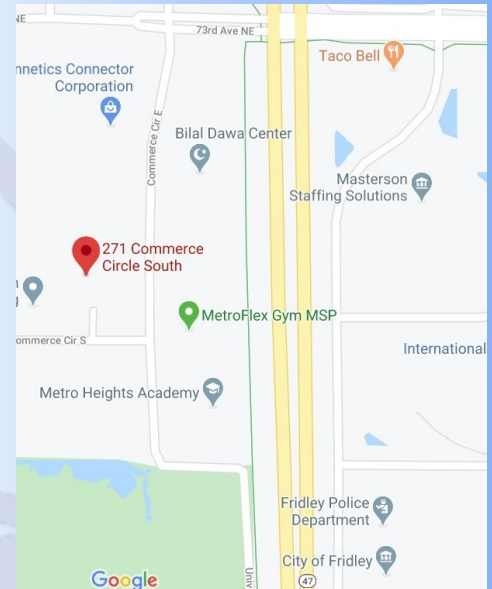


FOR LEASE OFFICE-WAREHOUSE

Fridley Business Center I
261 Commerce Circle South
Fridley, Minnesota 55432



SUMMERHILL
Commercial Real Estate, LLC



LEASE DETAILS:

261 Commerce Circle South:

Office:	678 SF
Warehouse:	4,847 SF
Total:	5,525 SF

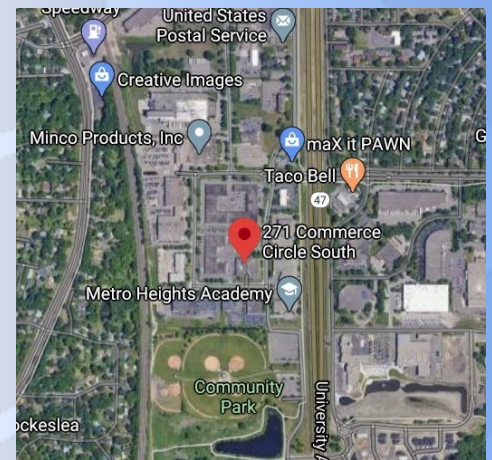
Net Rental Rates: \$11.00 PSF Office/\$6.00 PSF Warehouse

Estimated CAM & Taxes: \$4.32 PSF

FEATURES:

- Conveniently located 2 blocks west of 73rd and University Avenue NE.
- Heavy 3 phase power.
- 14' Clear Height.
- (2) Drive-in Doors. Trench drain with flammable waste trap.
- Minutes north of I-694 and south of Hwy. 610.
- Many area amenities nearby.
- Local, responsive property management.

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



CONTACT:

Patrick Lensing

plensing@summerhillcommercial.com
952-475-5121

Summerhill Commercial Real Estate

6495 City West Parkway
Minnetonka, MN 55344

www.summerhillcommercial.com

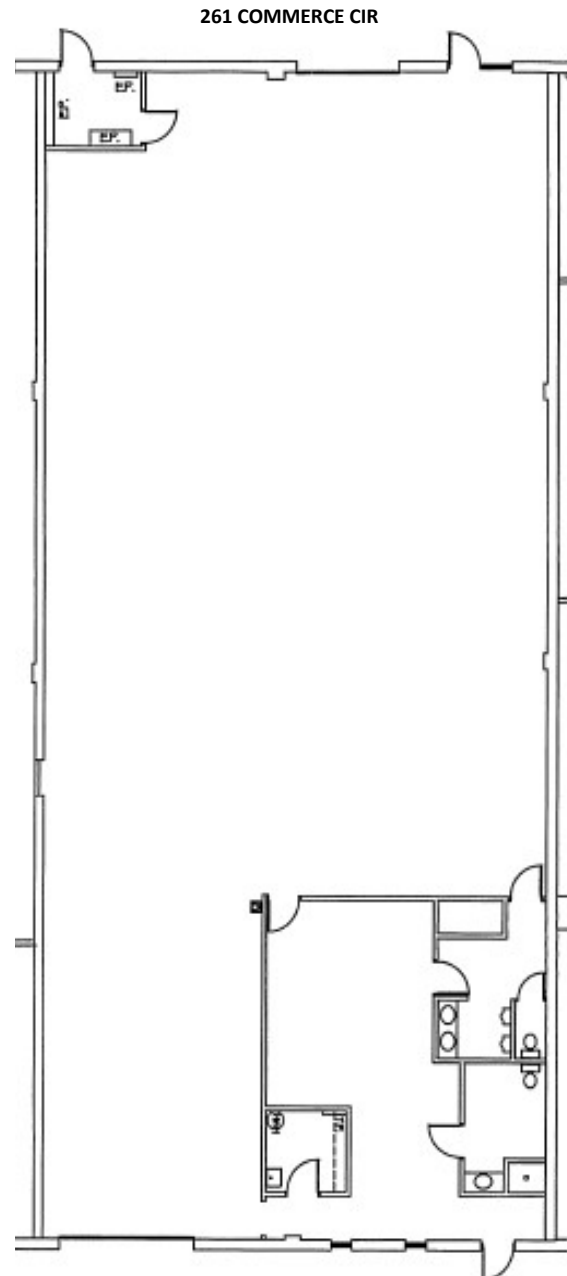
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SPACE PLAN:
678 SF OFFICE
4,847 SF WAREHOUSE
5,525 SF TOTAL



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