

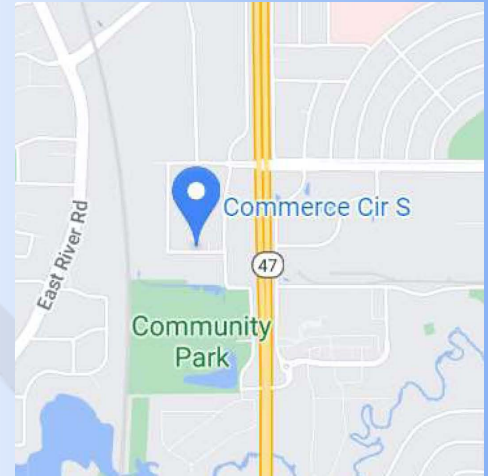
FOR LEASE OFFICE/WAREHOUSE

Fridley Business Center II
7155 Commerce Circle South
Fridley, Minnesota 55432



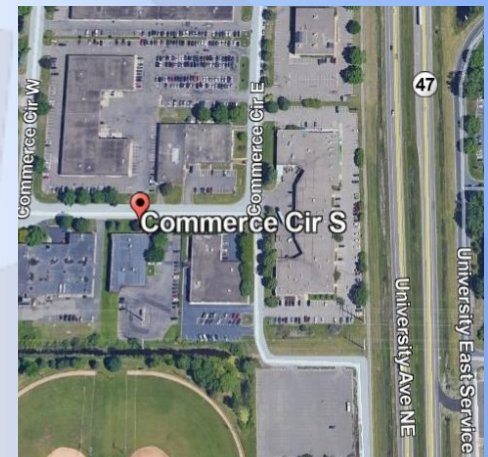
SUMMERHILL

Commercial Real Estate, LLC



LEASE DETAILS:

7155 Commerce Circle:	890 SF Office <u>4,154 SF Warehouse</u> 5,044 SF Total (1) Dock High Door, (1) Drive In Door
Rental Rates	\$11.50 PSF Office \$6.50 PSF Warehouse
Est. Tax & CAM (2026):	\$4.26 PSF (\$1.86 PSF CAM, \$2.40 PSF RE Taxes)



FEATURES:

- Desirable availability at Fridley Business Center.
- Rare small bay opportunity.
- 13' clear height.
- (1) 10'w x 12'h Drive-in Door, (1) Dock Door
- Available within 30 days
- Minutes north of I-694 and south of Hwy. 610.
- Close to many area amenities.
- Local, responsive property management.

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

CONTACT:

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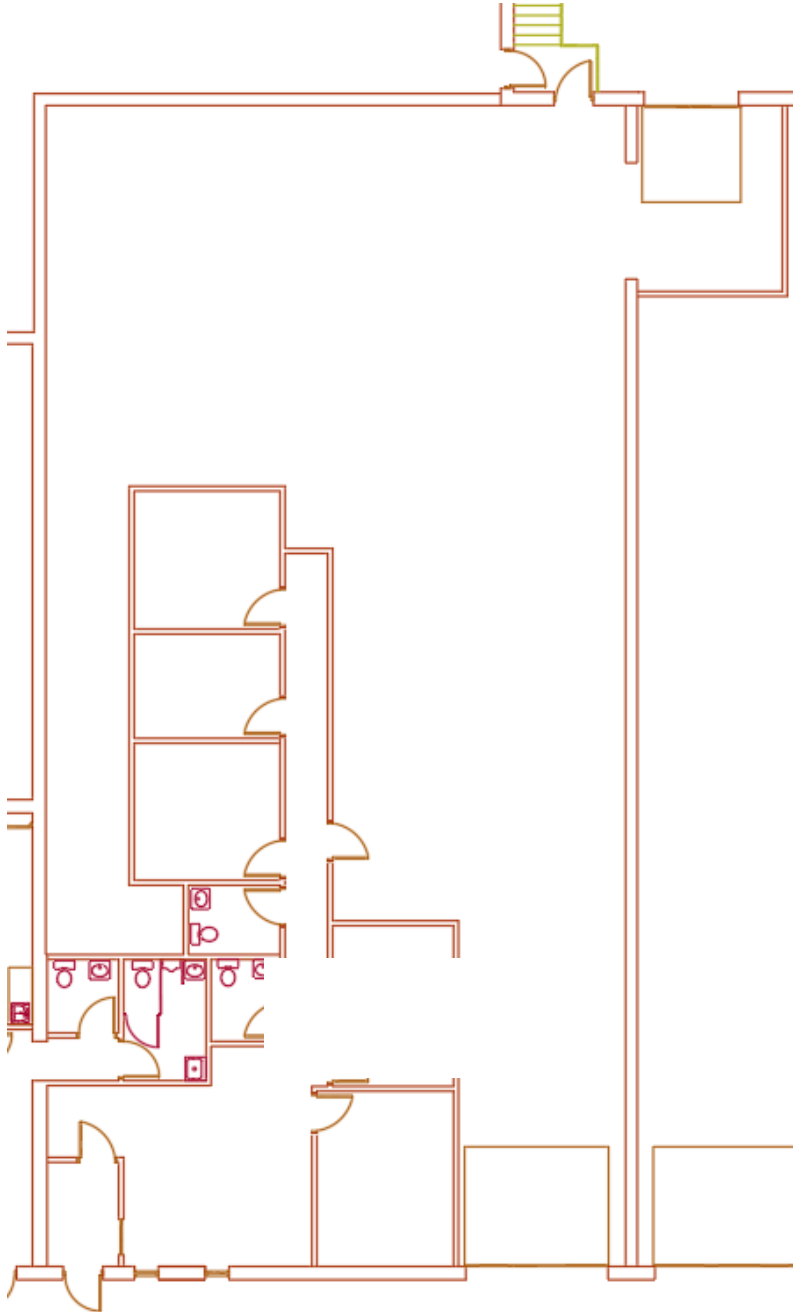
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