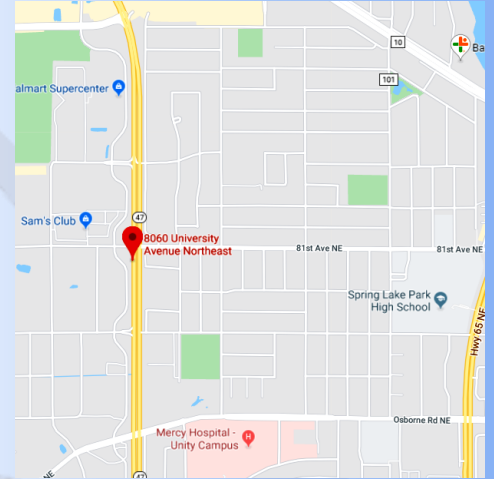


# FOR LEASE WAREHOUSE

University Business Center  
8070 University Avenue NE  
Fridley, Minnesota 55432



**SUMMERHILL**  
Commercial Real Estate, LLC



## LEASE DETAILS:

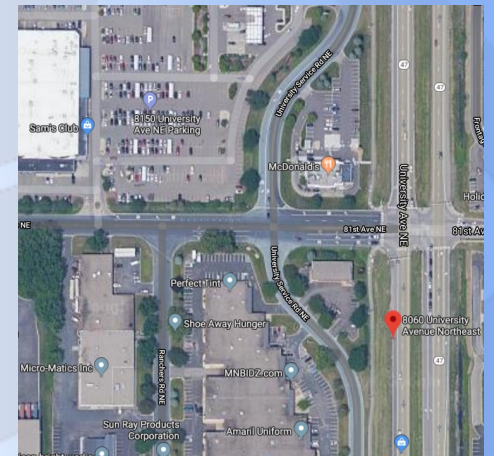
<b>8070 University Ave NE:</b>	Office:	0 SF
	<u>Warehouse:</u>	<u>3,140 SF</u>
	Total:	3,140 SF

**Net Rental Rates:** \$8.65 PSF Office/\$4.65 PSF Warehouse

**Estimated CAM & Taxes:** \$2.64 PSF

## FEATURES:

- Visibility and signage on University Avenue NE.
- Office, flex, showroom, quasi-retail uses.
- Economical space.
- Will remodel to suit requirement.
- Minutes north of I-694 and south of Hwy. 610.
- Close to amenities and Northtown Mall.
- Local, responsive property management.



## CONTACT:

**Joe Smith**  
jsmith@summerhillcommercial.com  
952-475-5122

[www.summerhillcommercial.com](http://www.summerhillcommercial.com)

# FOR LEASE WAREHOUSE

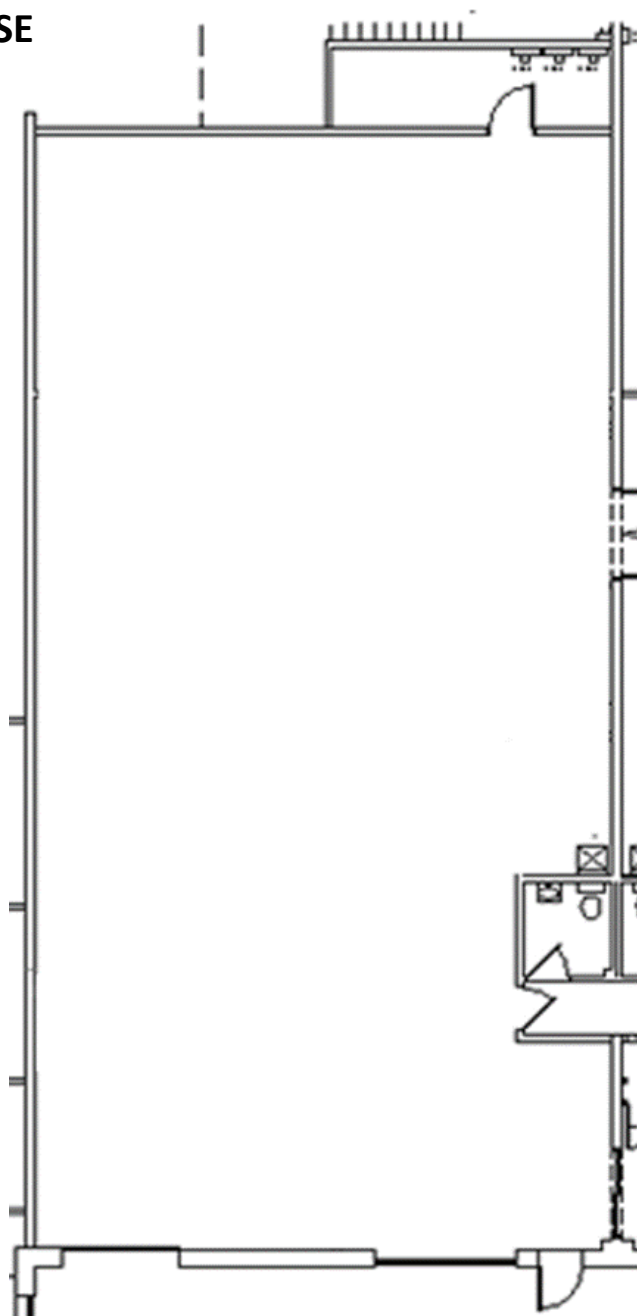
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## PLAN 3,140 SF WAREHOUSE



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