



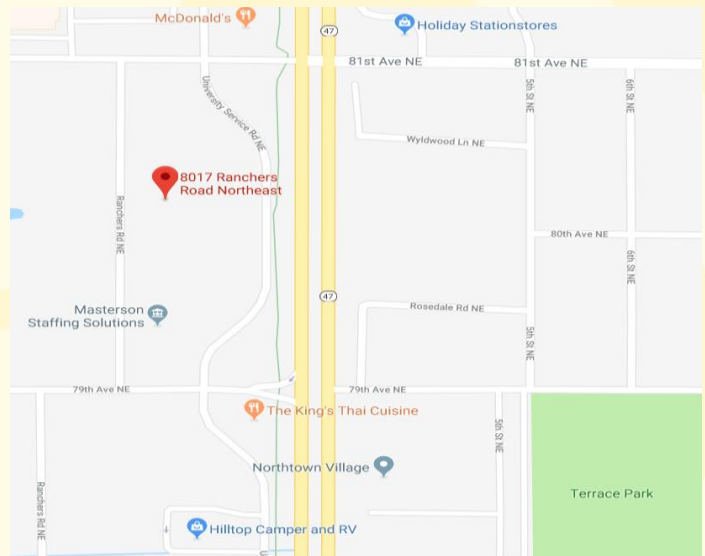
SUMMERHILL
Commercial Real Estate, LLC

FOR LEASE
University Business Center
8017 Ranchers Road NE
Fridley, MN 55432



Total Square Footage: 1,600 SF
Office Square Footage: 241 SF
Warehouse Square Footage: 1,359 SF
Rental Rates: \$8.75 psf office, \$4.50 psf warehouse
Real Estate Taxes/CAM: \$2.38 psf – 2019 estimate

- Rare small availability at University Business Center.
- Office, flex, showroom uses.
- Drive-in door.
- 14' clear.
- 208 volt power.
- Minutes north of I-694 and south of Hwy. 610.
- Close to amenities and Northtown Mall.
- Local, responsive property management.



For more information, call or e-mail:
Joe Smith
jsmith@summerhillcommercial.com
952-475-5122

or visit our website at:
www.summerhillcommercial.com



SUMMERHILL

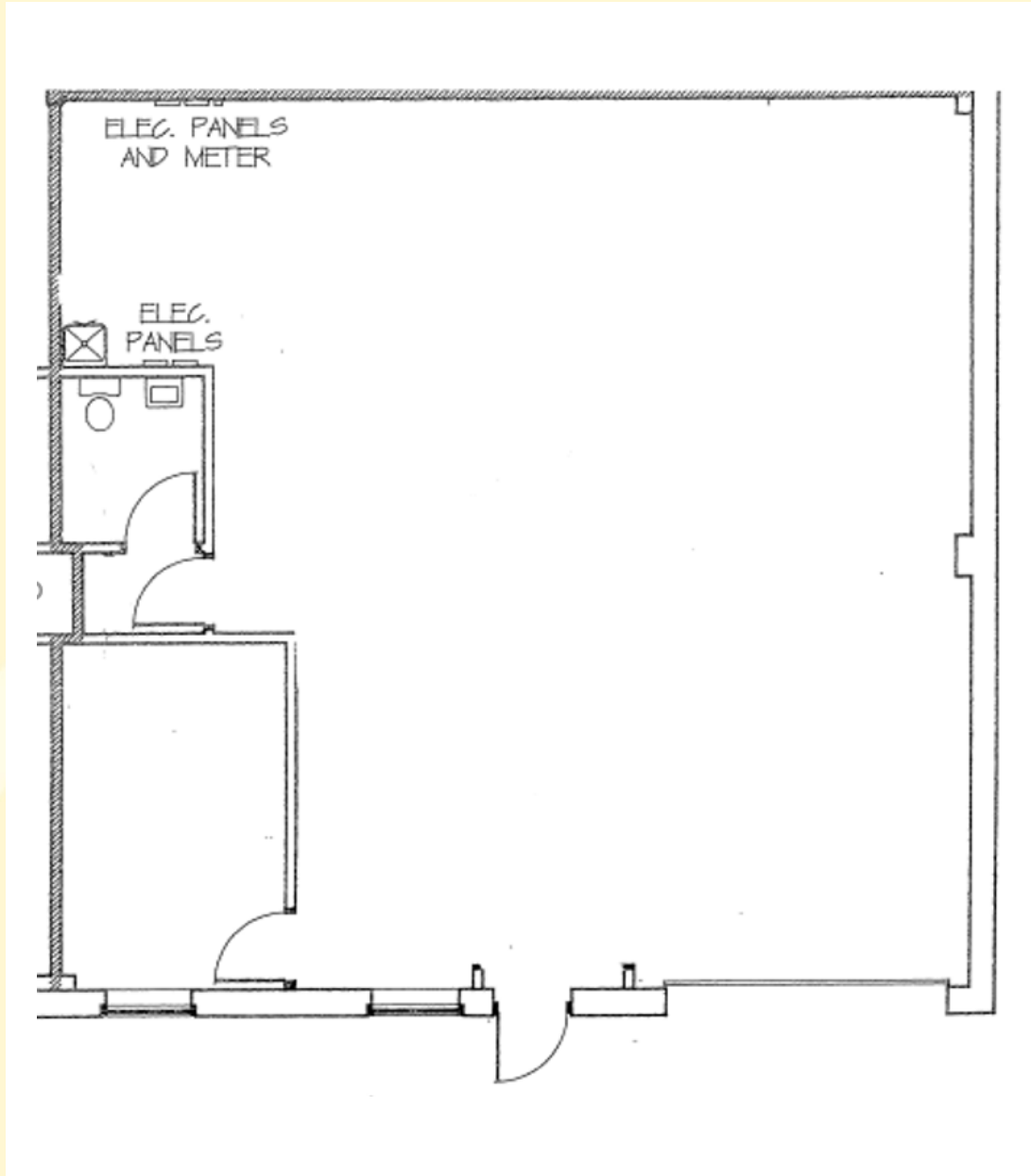
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