



AIRLAKE—OFFICE WAREHOUSE

21460 HEYWOOD AVENUE, LAKEVILLE, MN 55044

CERRON Commercial Properties, LLC
21476 Grenada Avenue
Lakeville, MN 55044
CERRON.com

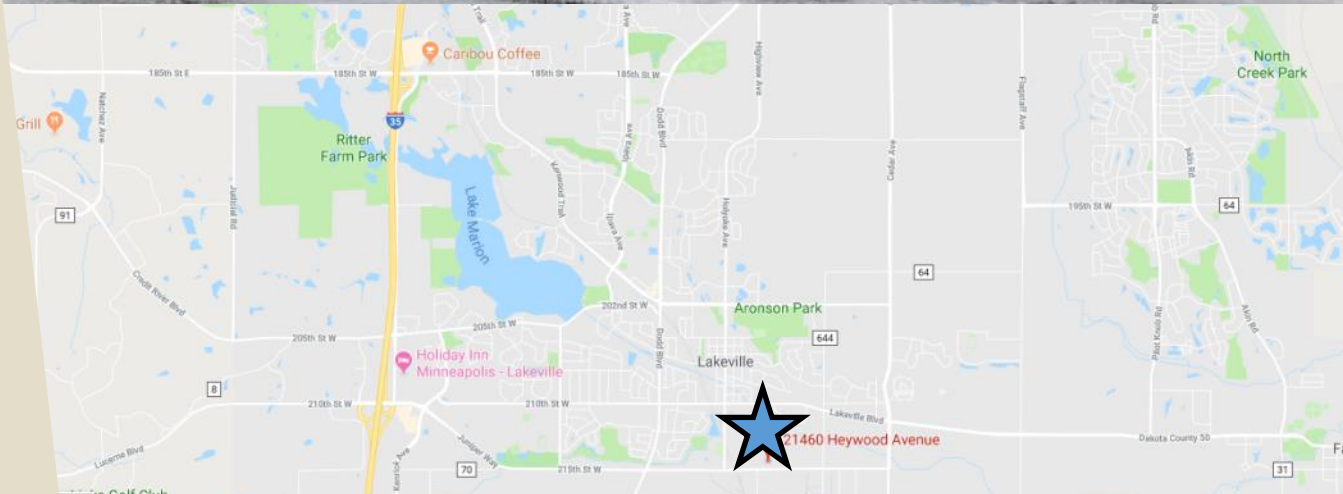
Property Highlights:

- ◆ Now available for sale—
Approx. 6,000SF office warehouse building
- ◆ Approx. 900 SF office
- ◆ Approx. 5,100 SF manufacturing / warehouse
- ◆ Located on a 1.02 acre site (room for expansion)
- ◆ Zoning: I-2
- ◆ Asking Price: \$635,000

* CR-70 upgrades are currently in a design process—for details see link: <https://lakevillemn.gov/910/County-Road-70-Expansion-Project>



FOR SALE | OFFICE WAREHOUSE



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information, please contact:
Bruce Rydeen
952.469.9444
brucer@cerron.com

SUMMARY

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Overall Building Size.....	+/-6,000 SF (Source: Dakota County)
Office	+/- 900 SF
Manufacturing/Warehouse	+/- 5,100 SF
Power.....	600A 208v
Site Size	+/- 1.02 acres (room for expansion)
Year Built.....	1978
Drive-In Doors	(1) - 10'x10'
Clear Height.....	12 ft.
Outside Storage.....	Yes
Dakota County PID#	22-11101-03-010
Dakota County Property Taxes.....	\$11,683.02 (2019)
Purchase Price.....	\$635,000
Location.....	Located in the Airlake Industrial Park, on a site which has room for expansion



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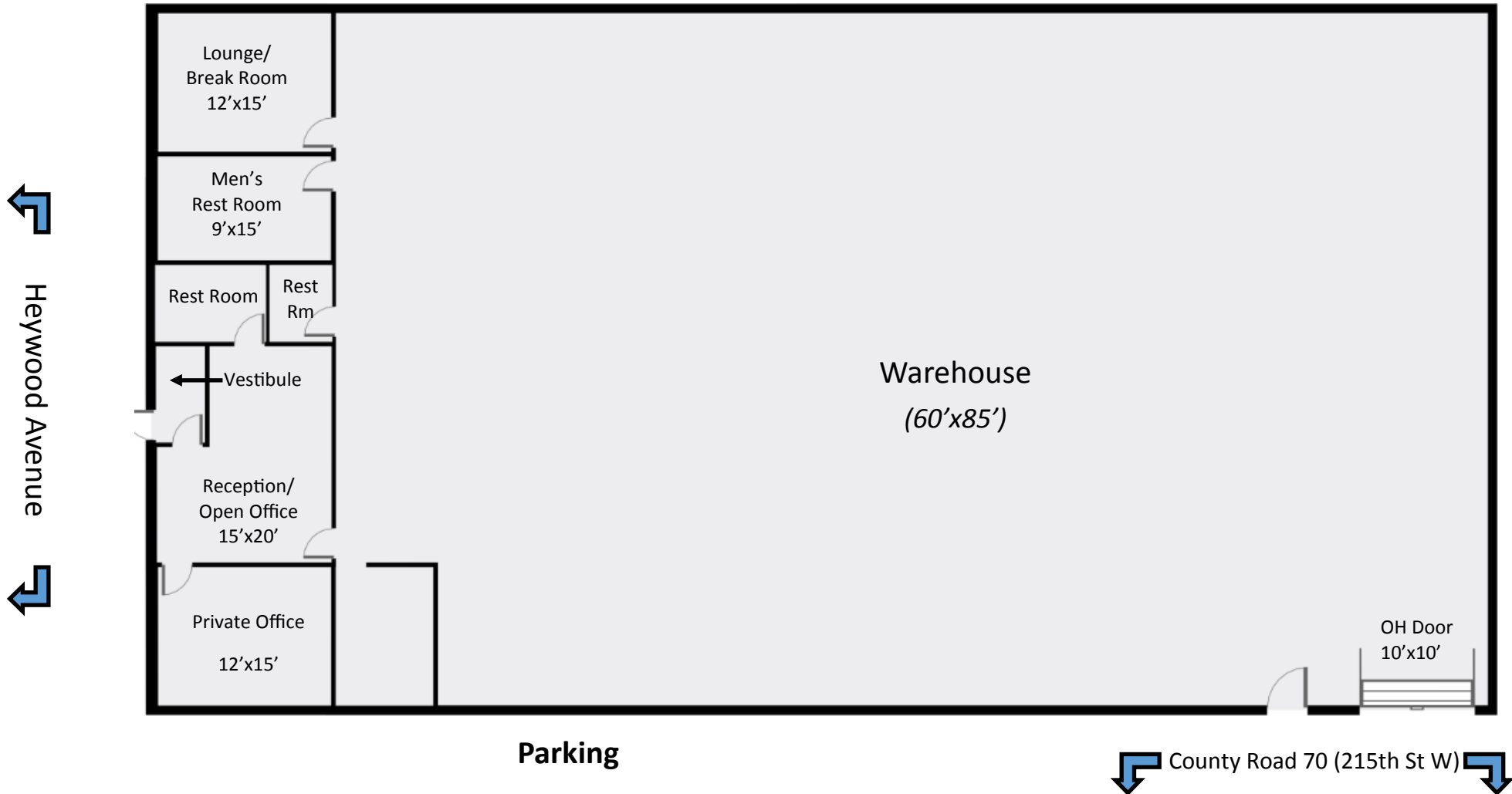


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FLOOR PLAN

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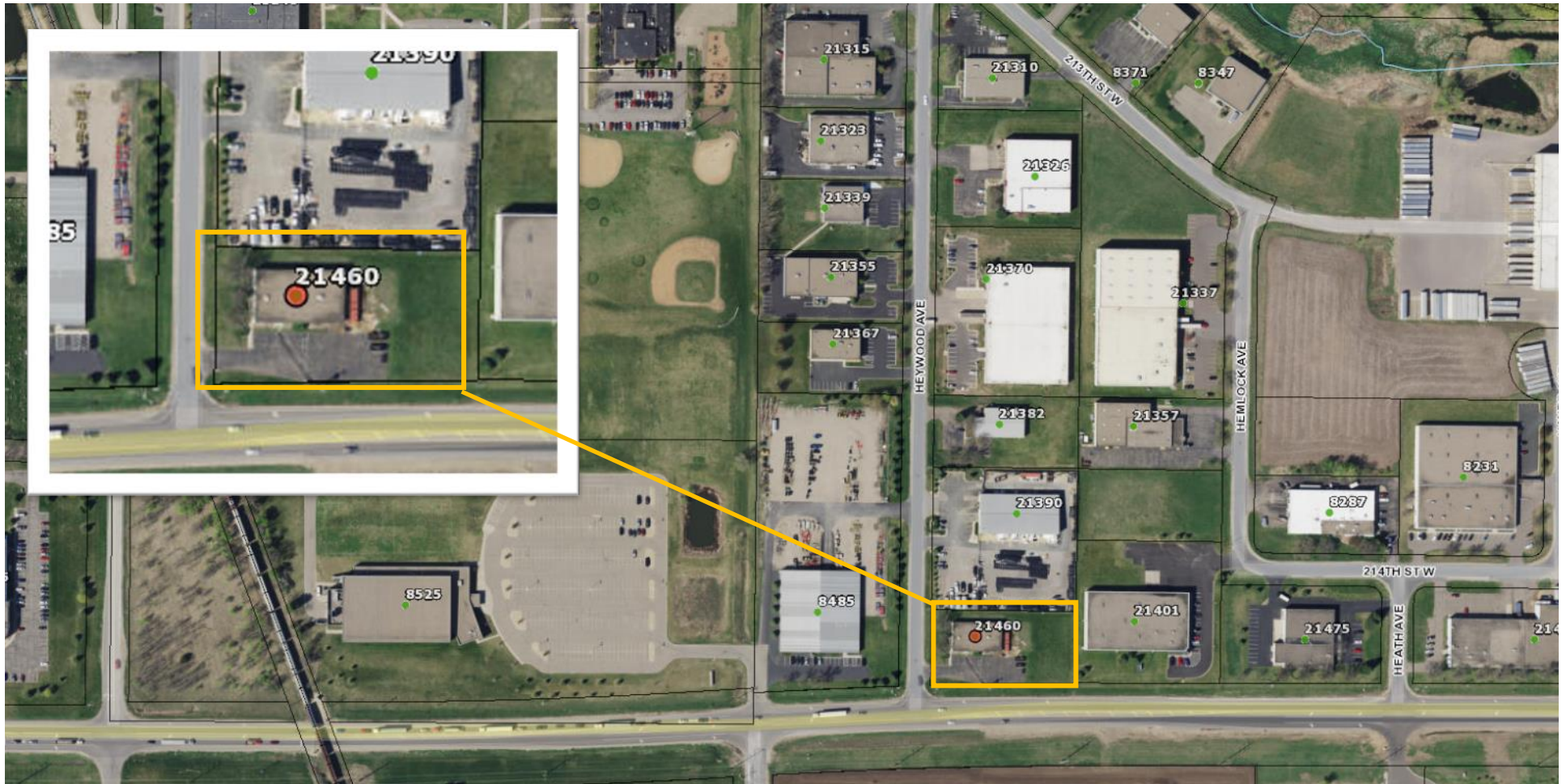


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AERIAL VIEW

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