

Build-to-Suit Lease or Own

451 Burnsville Parkway, Burnsville, MN



Property Features

- B-T-S with DRIVE-THRU
- Retail / Office / Medical Sciences / Financial
- Less than 20 Minutes to Both Minneapolis & St Paul
- Public utilities to site
- Shovel ready
- “Heart of the City”
- 13 Minutes to Airport & Mall of America

Property Overview

Build-to-suit development for a medical science, office, retail, restaurant or bank use. The proposed 8,400 SF single user or multi-tenant building is on a highly visible corner surrounded by office, retail and residential uses.

Located off of I-35W & Burnsville Parkway, this site is easily accessible and is within the Heart of the City improvement district. This site will work well for single or multi-tenant users.

Total Land:	.79 Acres
Available Space:	1,500 - 8,400 SF
Lease Rate:	\$25-30 PSF/Yr. NNN
Zoning:	Retail HOC-2
Address:	451 Burnsville Parkway Burnsville, MN 55337
County:	Dakota
Frontage:	Burnsville Parkway
Traffic:	16,800 + Daily 95,000 + 35W
Parking:	6/1,000

Jeff LaFavre, CCIM, SIOR, MCR

President

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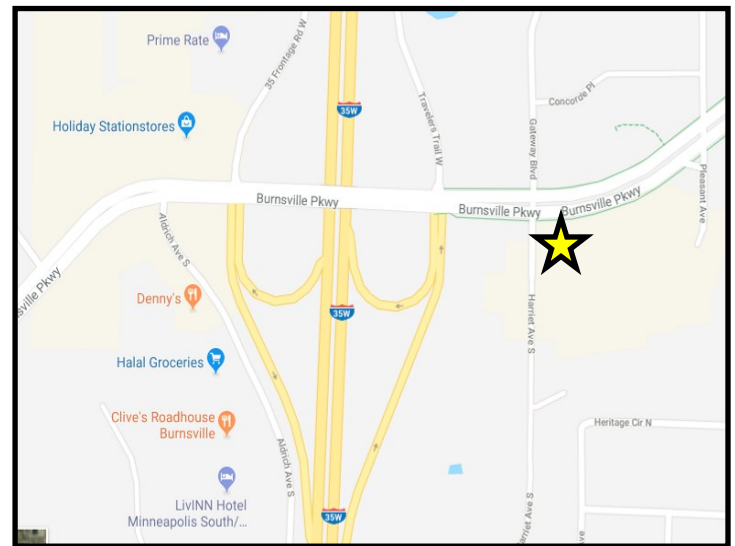
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