

# OFFICE WAREHOUSE BUILDING

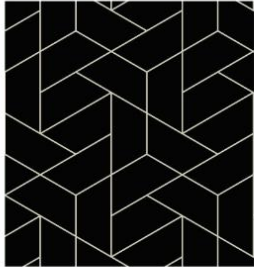
21205 EATON AVENUE, FARMINGTON, MN 55024



FOR SALE | OFFICE WAREHOUSE BUILDING



CERRON Commercial Properties, LLC | 21476 Grenada Ave | Lakeville, MN  
WWW.CERRON.COM





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FOR SALE | OFFICE WAREHOUSE

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21476 Grenada Avenue  
Lakeville, MN 55044  
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## ■ PROPERTY HIGHLIGHTS

- Approx. 21,600 SF office warehouse building on a 1.99 acre site available for sale
- One story building + mezzanine
- Built in 2004
- Four (4) dock doors
- One (1) drive-in door
- Located at Hwy 50 & Eaton Ave, in Farmington's Industrial Park – west side of Farmington (approx. 7 miles to I-35 & 2 miles to Hwy 3)
- Sprinklered
- Zoned I – Industrial
- Dakota County PID: 14-25850-03-042
- 2026 RE Taxes: \$43,752
- Asking Price: \$2,950,000
- Available 10/1/2026



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:  
**Rocky Ranch**  
612.363.2116  
rockyr@cerron.com

## SUMMARY

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### ADDITIONAL DETAILS

Clear Height: 18'

Sprinklers: yes

Zoning: I – Industrial

Permitted Uses: warehouse, storage, manufacturing, office

Roof: TPO 2005

Warehouse Heat: two radiant heaters and three unit heaters

ESFR rated warehouse

All LED lights are on motion activation

Divisible into 3 units

Air make-up in warehouse

8" water line

Power:

\*800a 120/208v 3ph main service

\*three (3) 200a services on site, metered separately with corresponding 200a panels inside (set up for 3 individual suites)



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## EXTERIOR PHOTOS

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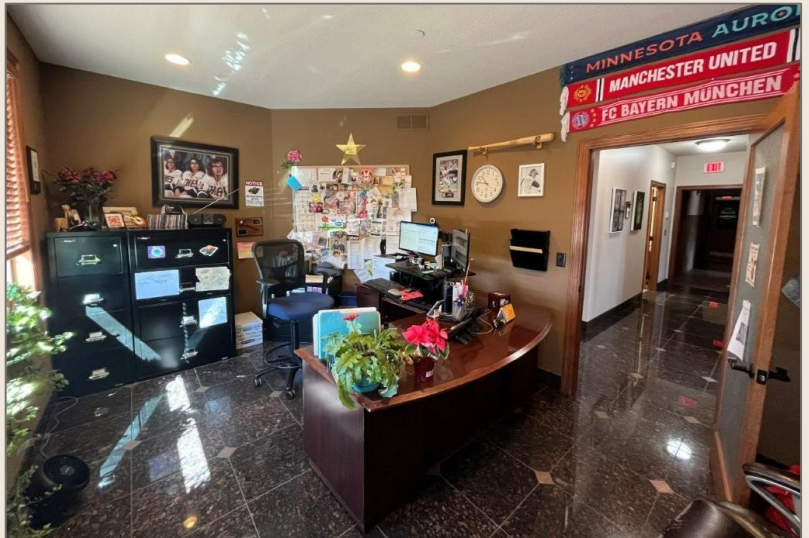
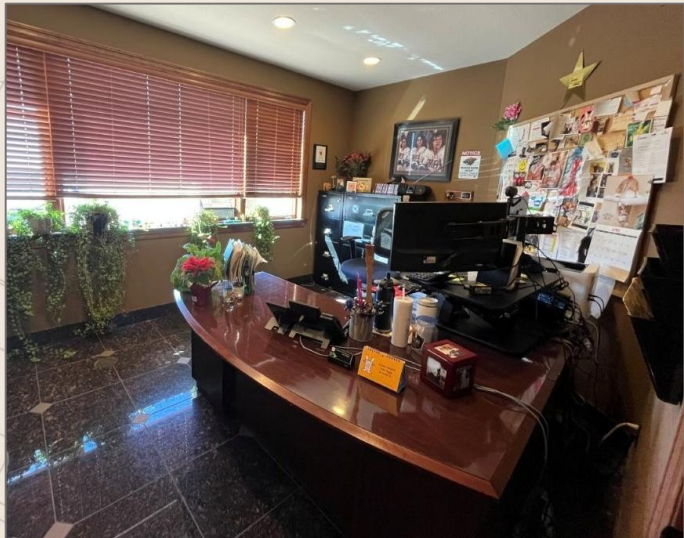
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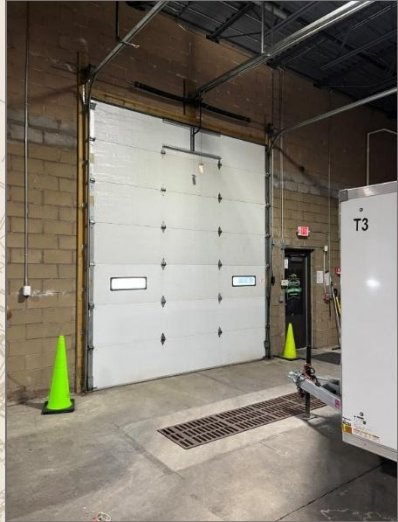


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# WAREHOUSE PHOTOS

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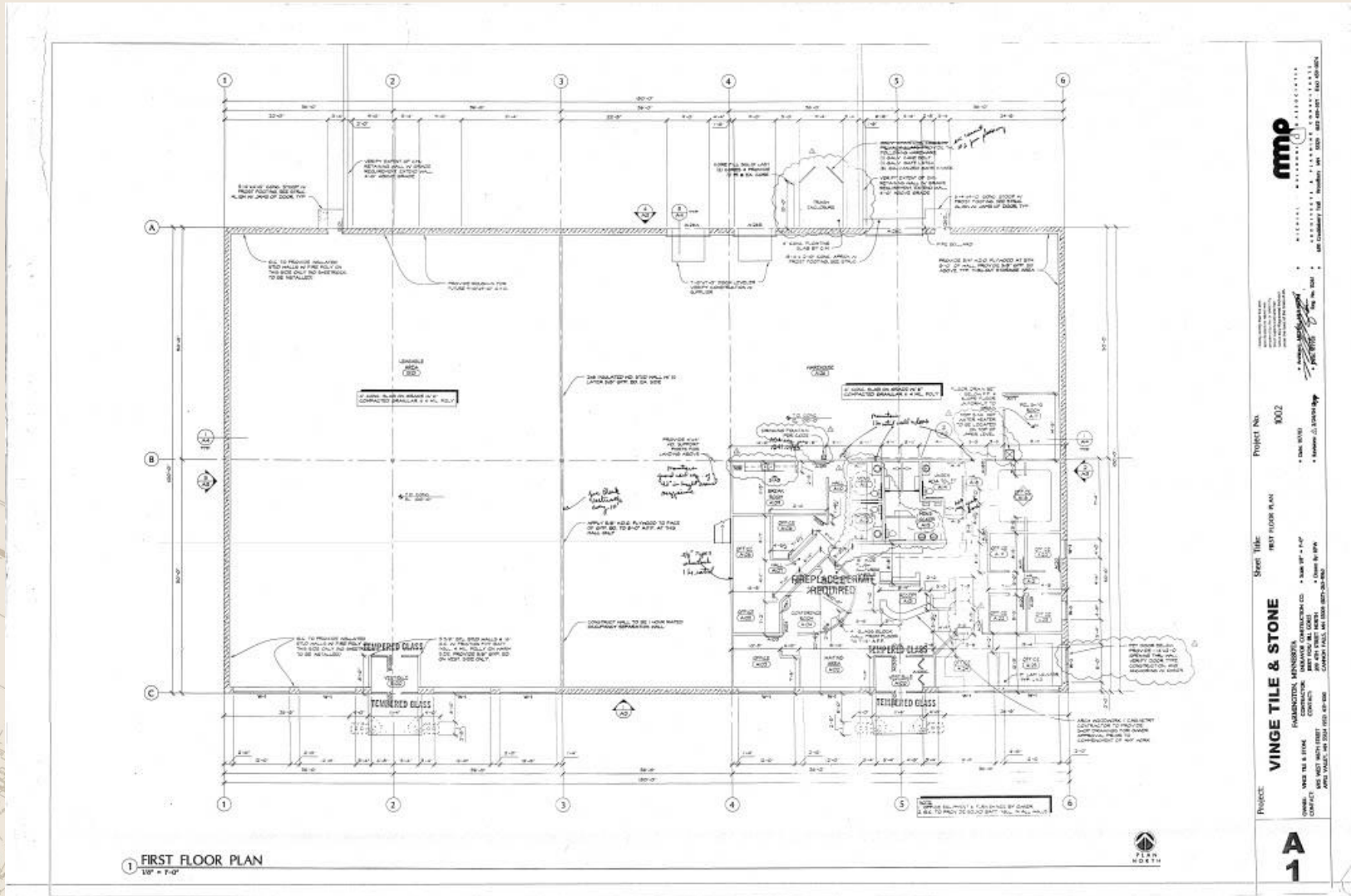


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## FLOOR PLAN - MAIN



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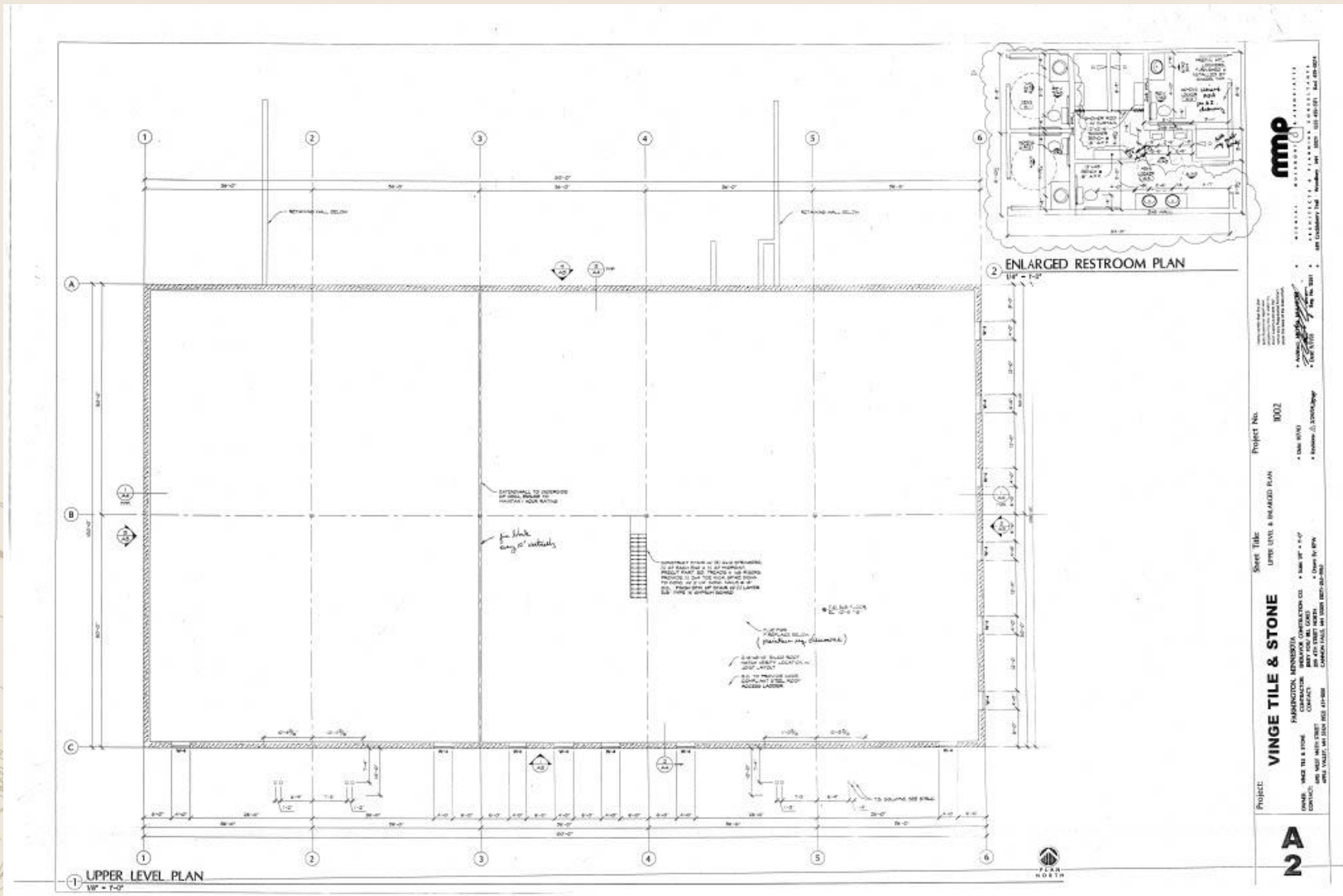


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# FLOOR PLAN - UPPER

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*let's get started!*

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