

OFFICE WAREHOUSE BUILDING

11356 215th STREET W, LAKEVILLE, MN 55044

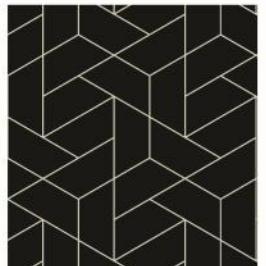


FOR SALE | OFFICE / WAREHOUSE / LIGHT MANUFACTURING

PRICE REDUCED | \$6,750,000



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044
WWW.CERRON.COM





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For more information,
please contact:
Rocky Ranch
952.583.6135
rockyr@cerron.com



SUMMARY

OFFICE / WAREHOUSE / LIGHT MANUFACTURING

11356 215th STREET W, LAKEVILLE, MN 55044



PROPERTY SUMMARY

Approx. 10.79 acres

Approx. 89,775 SF building

5,909 SF Office/Showroom Main

1,768 SF Mezzanine Office

4,127 SF Mezzanine Storage

45,360 SF Warehouse—20' Clear

32,611 SF Warehouse—16' Clear

13 - dock doors

2 - drive-in doors

2 - septic systems

City water

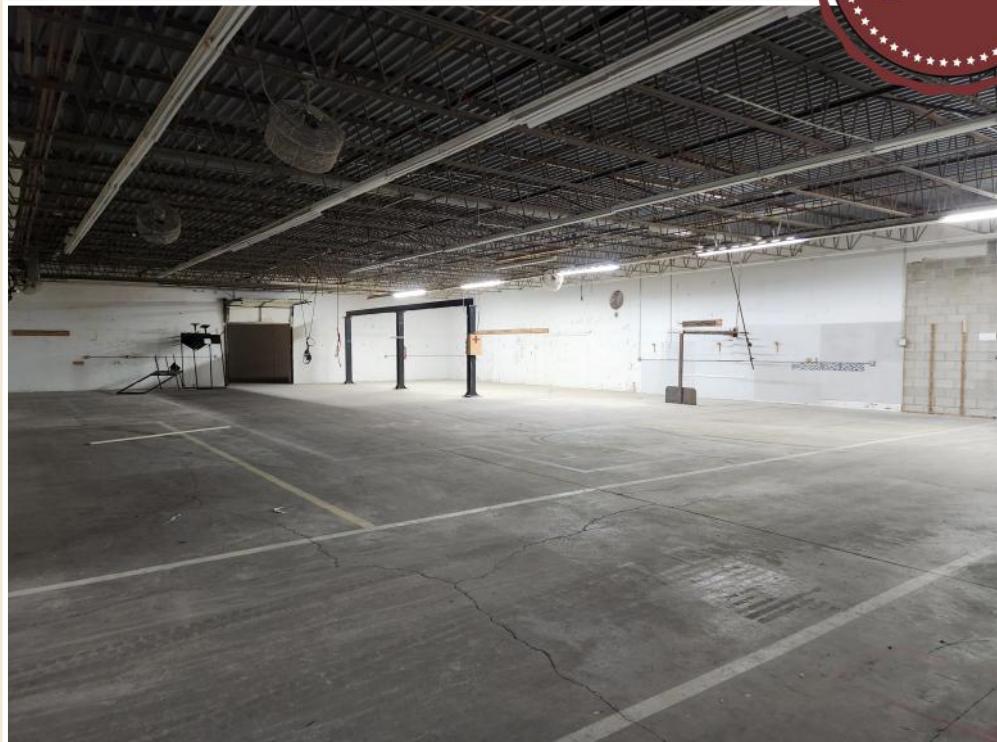
Year Built: 1974

Additions: 1990, 1993, 2005

Sprinklered

Fenced yard

Parking: 100 stalls



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County Map

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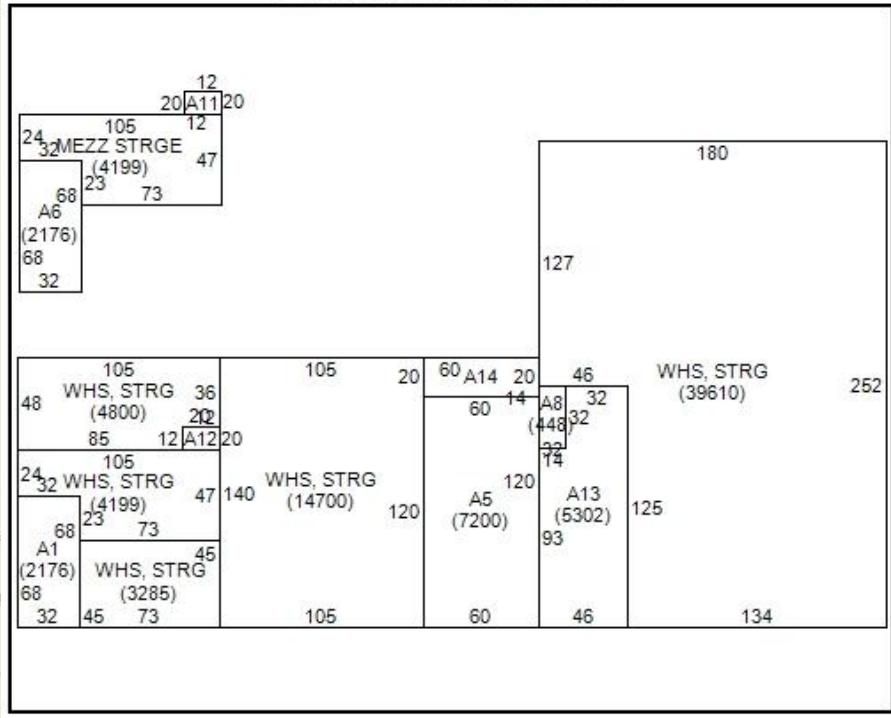


County Layout

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Parcel ID: 22-03600-54-015



Code	Description	Area
AOF	AVG OFFICE	2176.00
460	BASE AREA/WHS, STRG	4800.00
460	BASE AREA/WHS, STRG	14700.00
460	BASE AREA/WHS, STRG	39610.00
460	BASE AREA/WHS, STRG	7200.00
AOF	AVG OFFICE	2176.00
MZS	MEZZ STRGE	4199.00
LCO	LOWCST OFC	448.00
460	BASE AREA/WHS, STRG	3285.00
460	BASE AREA/WHS, STRG	4199.00
MZO	MEZZ OFC	240.00
MZO	MEZZ OFC	240.00
460	BASE AREA/WHS, STRG	5302.00
460	BASE AREA/WHS, STRG	1200.00

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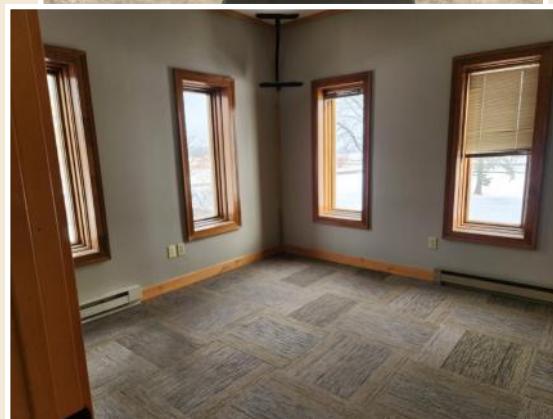
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OFFICE/SHOWROOM PHOTOS

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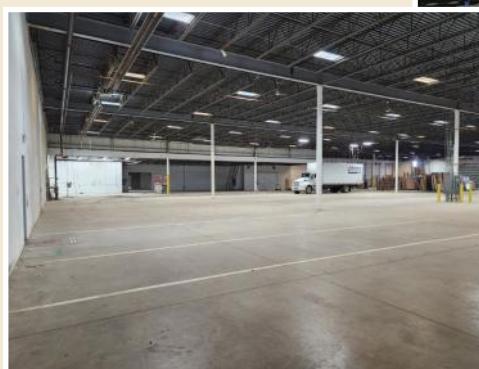
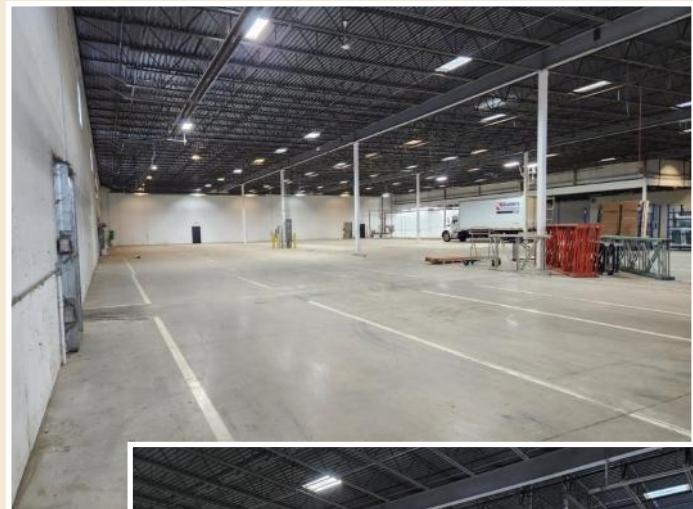




WAREHOUSE PHOTOS

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EXTERIOR PHOTOS

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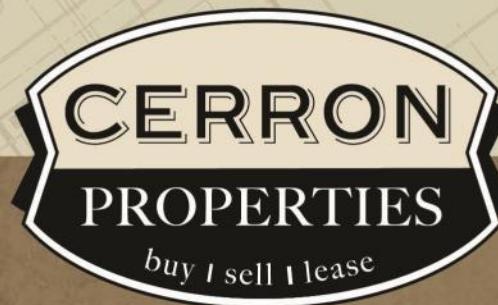




let's get started!

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