

OFFICE WAREHOUSE BUILDING

11356 215th STREET W, LAKEVILLE, MN 55044

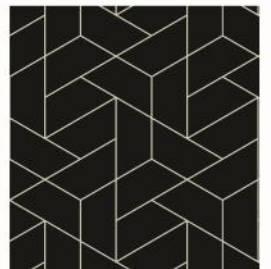


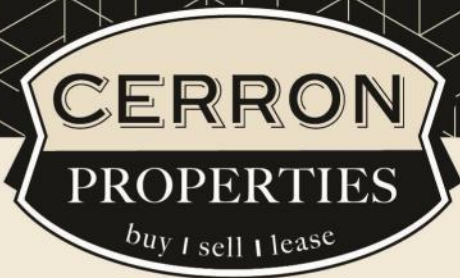
FOR SALE | OFFICE / WAREHOUSE / LIGHT MANUFACTURING

PRICE REDUCED | \$6,750,000



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





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■ PROPERTY HIGHLIGHTS

- Available for Sale OR Lease
Approx. 89,775 SF Building on
Approx. 10.79 Acre Site
- SF Breakdown:
5,909 SF Office Showroom Main
1,768 SF Mezz Office
4,127 SF Mezz Storage
45,360 SF Warehouse—20' clear
32,611 SF Warehouse—16' clear
- 13 Dock Doors
- 2 Drive in doors
- Sprinklered
- Dakota County PID#:
22-03600-54-015
- 2025 RE Taxes: \$144,488
- **PRICE REDUCTION—**
ASKING: \$6,750,000
- Lease Option: \$5.95/SF
Absolute Net



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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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The diagram illustrates a storage layout with the following components and dimensions:

- Top Left Section:**
 - Area 12 (top right)
 - Area 20 (middle left)
 - Area 11 (center)
 - Area 20 (bottom left)
 - Area 105 (top center)
 - Area 12 (top right)
 - Area 24 (left)
 - Area 32 (left)
 - Area 68 (left)
 - Area 23 (bottom left)
 - Area 73 (bottom center)
 - Area 47 (right)
 - Area 4199 (center)
 - Area 68 (left)
 - Area 32 (bottom left)
- Top Right Section:**
 - Area 180 (top right)
 - Area 127 (left)
- Bottom Left Section:**
 - Area 105 (top center)
 - Area 20 (top right)
 - Area 60 (top left)
 - Area 14 (top center)
 - Area 20 (top right)
 - Area 46 (top center)
 - Area 32 (top right)
 - Area 48 (left)
 - Area 36 (right)
 - Area 85 (bottom left)
 - Area 12 (bottom center)
 - Area 20 (bottom right)
 - Area 24 (left)
 - Area 32 (left)
 - Area 68 (left)
 - Area 23 (bottom left)
 - Area 73 (bottom center)
 - Area 47 (right)
 - Area 140 (left)
 - Area 120 (right)
 - Area 45 (bottom right)
 - Area 32 (bottom left)
 - Area 45 (bottom center)
 - Area 73 (bottom right)
 - Area 105 (bottom center)
 - Area 60 (bottom left)
 - Area 46 (bottom right)
 - Area 134 (bottom right)
- Bottom Right Section:**
 - Area 252 (right)
 - Area 125 (left)
 - Area 93 (bottom left)
 - Area 127 (left)
- Central Labels:**
 - MEZZ STRGE (4199)
 - WHS, STRG (4800)
 - WHS, STRG (4199)
 - WHS, STRG (14700)
 - WHS, STRG (3285)
 - WHS, STRG (39610)
 - A11
 - A12
 - A14
 - A5 (7200)
 - A8 (448)
 - A13 (5302)

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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OFFICE/SHOWROOM PHOTOS

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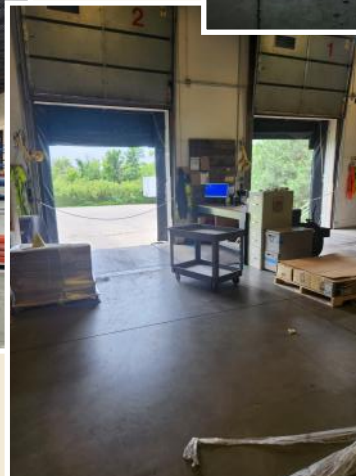
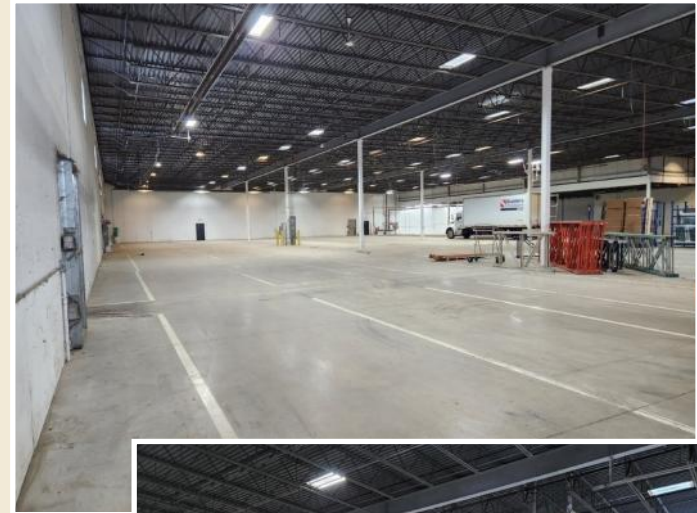


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WAREHOUSE PHOTOS



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EXTERIOR PHOTOS



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let's get started!

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