

## INDUSTRIAL FOR LEASE

# BURNSVILLE HEIGHTS BUSINESS CENTER

11975 Portland Avenue South, Burnsville, MN 55337



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	2,548 - 2,730 SF
<b>LEASE RATE:</b>	\$3.95 - 8.50 SF/yr (Net)
<b>CAM &amp; RE TAX</b>	\$3.99 SF/Yr 2020
<b>CEILING HEIGHT:</b>	14 FT
<b>BUILDING SIZE:</b>	63,881 SF
<b>ZONING:</b>	I-1 Industrial Park

### PROPERTY OVERVIEW

Conveniently located near 1-35W, between Cliff Road W and Highway 13 along Portland Avenue. 63,881 sq. ft. office/warehouse building with suites available for lease in an established industrial precinct in Burnsville.

### PROPERTY HIGHLIGHTS

- Close to restaurants, shopping and freeways
- Great access to I-35W and Highway 13
- 100% Sprinklered
- Locally owned and managed
- 2020 CAM & Real Estate Taxes: \$3.99/SF total

**KW COMMERCIAL**  
3464 Washington Drive, #100  
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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# SALIENT INFORMATION

11975 Portland Avenue South, Burnsville, MN 55337



## BUILDING INFORMATION

<b>ADDRESS:</b>	11975 Portland Avenue, Burnsville, MN 55337
<b>BUILDING SIZE:</b>	63,881 Square Feet
<b>FLOORS:</b>	One
<b>ZONING:</b>	I-1 Industrial
<b>YEAR BUILT:</b>	1985
<b>AVAILABLE SPACE:</b>	2,488 SF - Office/Warehouse   One Drive-In 2,548 SF - Office/Warehouse   One Dock Door 2,730 SF - Office/Warehouse   One Drive-In
<b>CEILING HEIGHT:</b>	14 Feet
<b>LOADING:</b>	Dock and/or Drive-In in Most Suites
<b>LEASE RATE:</b>	\$3.95 - \$7.95/SF Per Year (Net Base) - AS IS \$4.50 - \$8.50/SF Per Year (Net Base) - WITH IMPROVEMENTS
<b>CAM &amp; R.E. TAX RATE:</b>	\$3.99 SF/yr (2020)

## BUILDING FEATURES

<b>CROSS STREETS:</b>	Portland Avenue & Highway 13
<b>NEARBY FREEWAYS:</b>	I-35W
<b>PARKING LOT:</b>	3.1 Spaces for Every 1,000 SF (176 Total)
<b>ACCESSIBILITY:</b>	Lot Accessible from Portland Avenue
<b>BUILDING AMENITIES:</b>	100% Sprinklered Locally Owned & Managed
<b>LOCATION AMENITIES:</b>	One Block North of Highway 13 Easy Freeway Access

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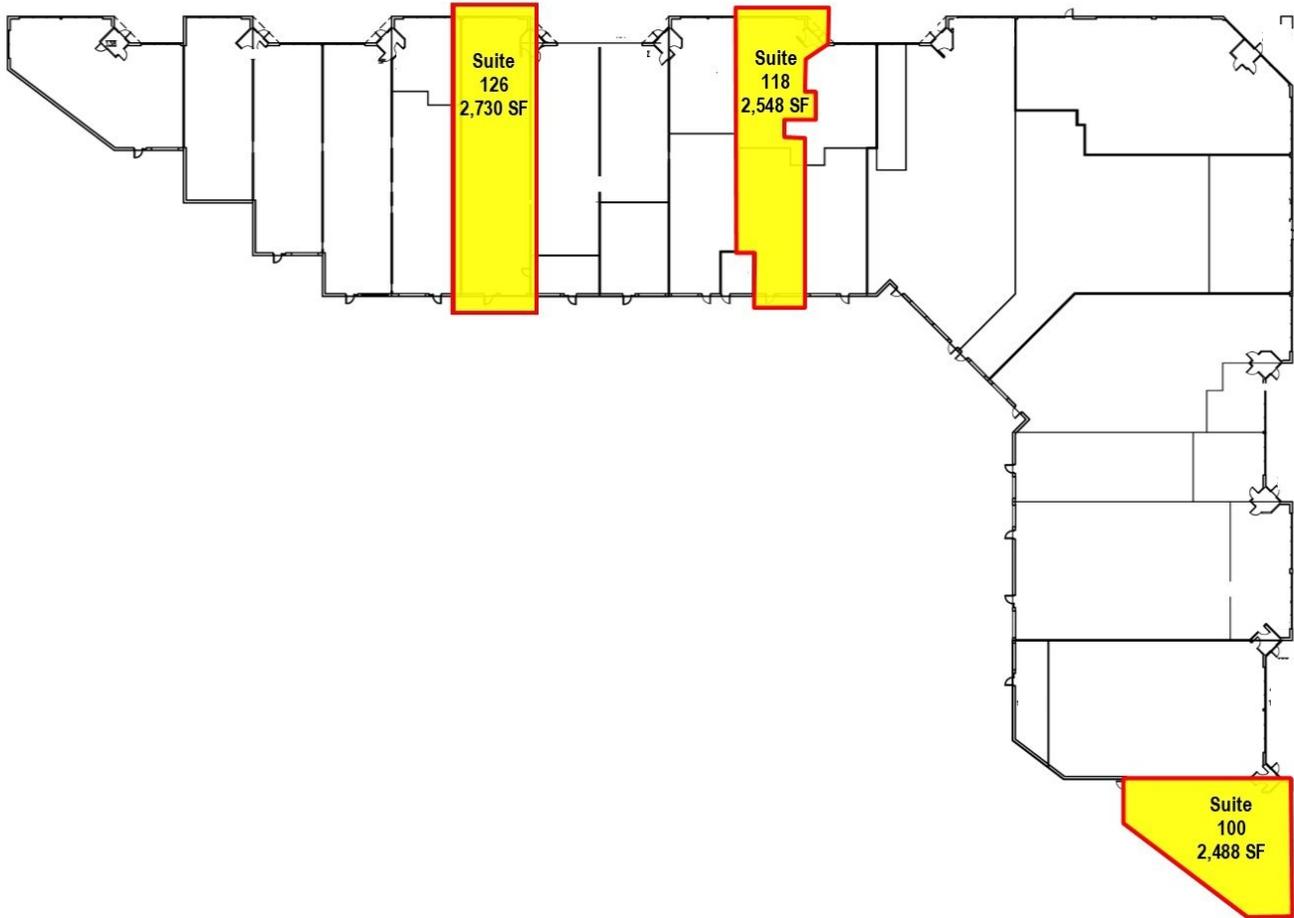
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### PORTLAND AVENUE



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 100	Available	2,488 SF	Net	\$3.95 - \$8.50 SF/yr
Suite 118	Available	2,548 SF	Net	\$3.95 - \$8.50 SF/yr
Suite 126	Available	2,730 SF	Net	\$3.95 - \$8.50 SF/yr

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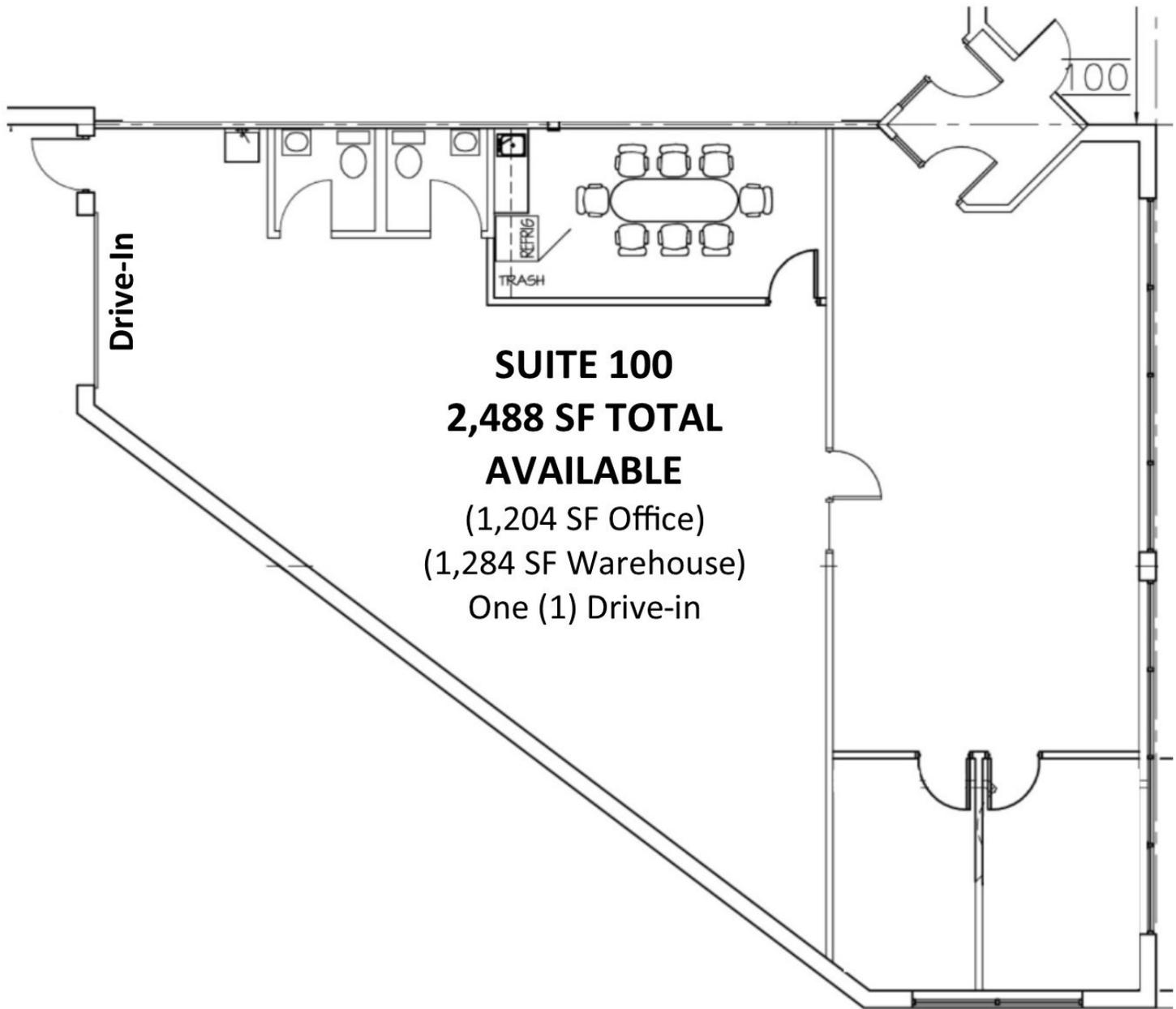
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## INDUSTRIAL FOR LEASE

# SUITE 100 - 2,488 SF TOTAL

1,204 SF - Office  
1,284 SF - Warehouse  
1 Drive-In



**SUITE 100**  
**2,488 SF TOTAL**  
**AVAILABLE**  
(1,204 SF Office)  
(1,284 SF Warehouse)  
One (1) Drive-in

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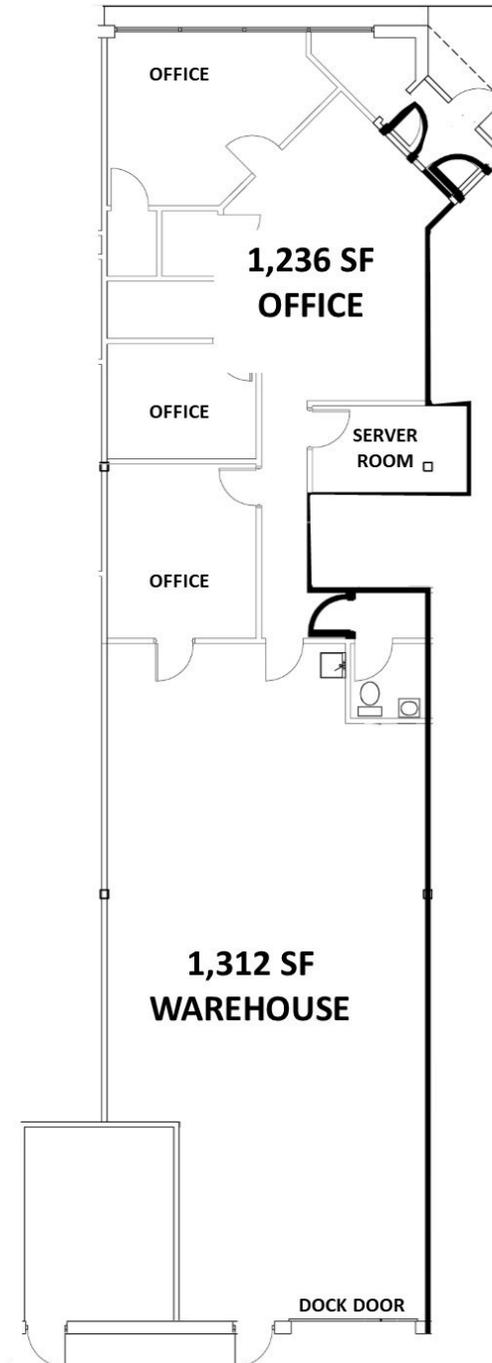
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## INDUSTRIAL FOR LEASE

# SUITE 118 - 2,548 SF TOTAL

1,236 SF - Office  
1,312 SF - Warehouse  
1 Dock Door



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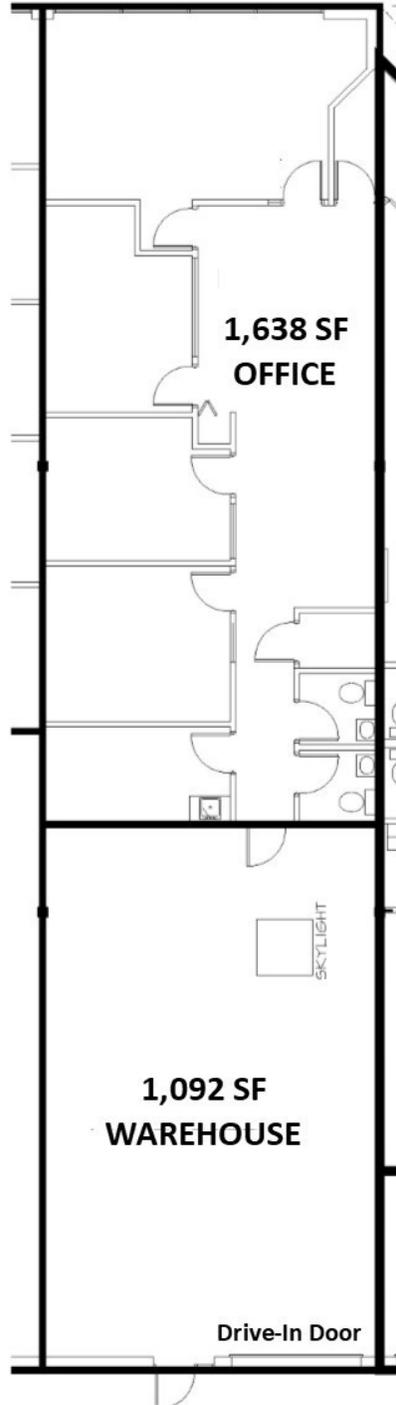
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## INDUSTRIAL FOR LEASE

# SUITE 126 - 2,730 SF TOTAL

1,638 SF - Office  
1,092 SF - Warehouse  
1 Drive-In



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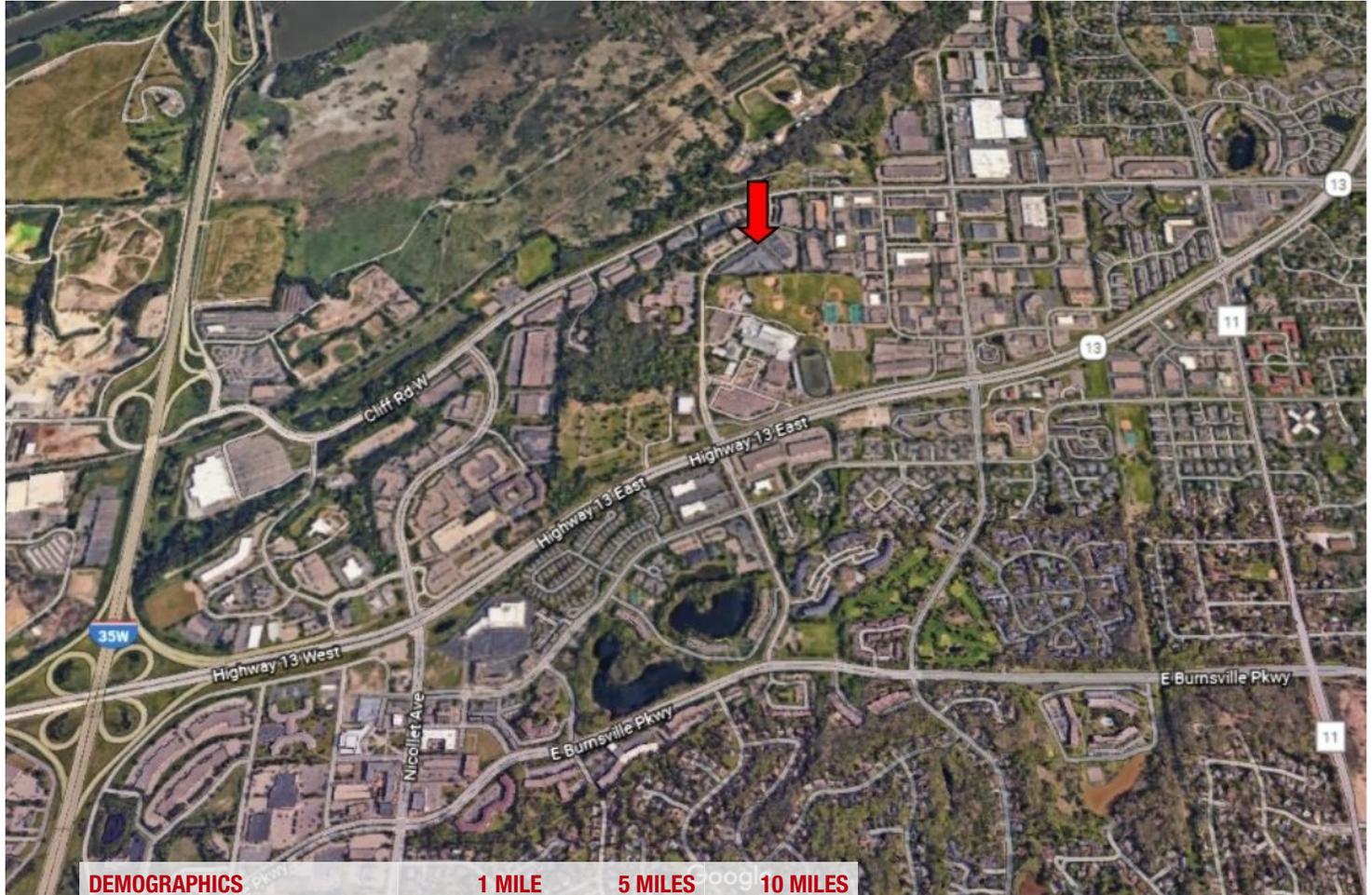
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DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total population	5,287	192,856	701,383
Median age	36.1	37.7	37.8
Median age (Male)	30.8	36.1	36.6
Median age (Female)	39.6	39.2	39.0
Total households	2,478	79,965	284,840
Total persons per HH	2.1	2.4	2.5
Average HH income	\$70,457	\$76,352	\$88,609
Average house value	\$277,146	\$257,685	\$307,075



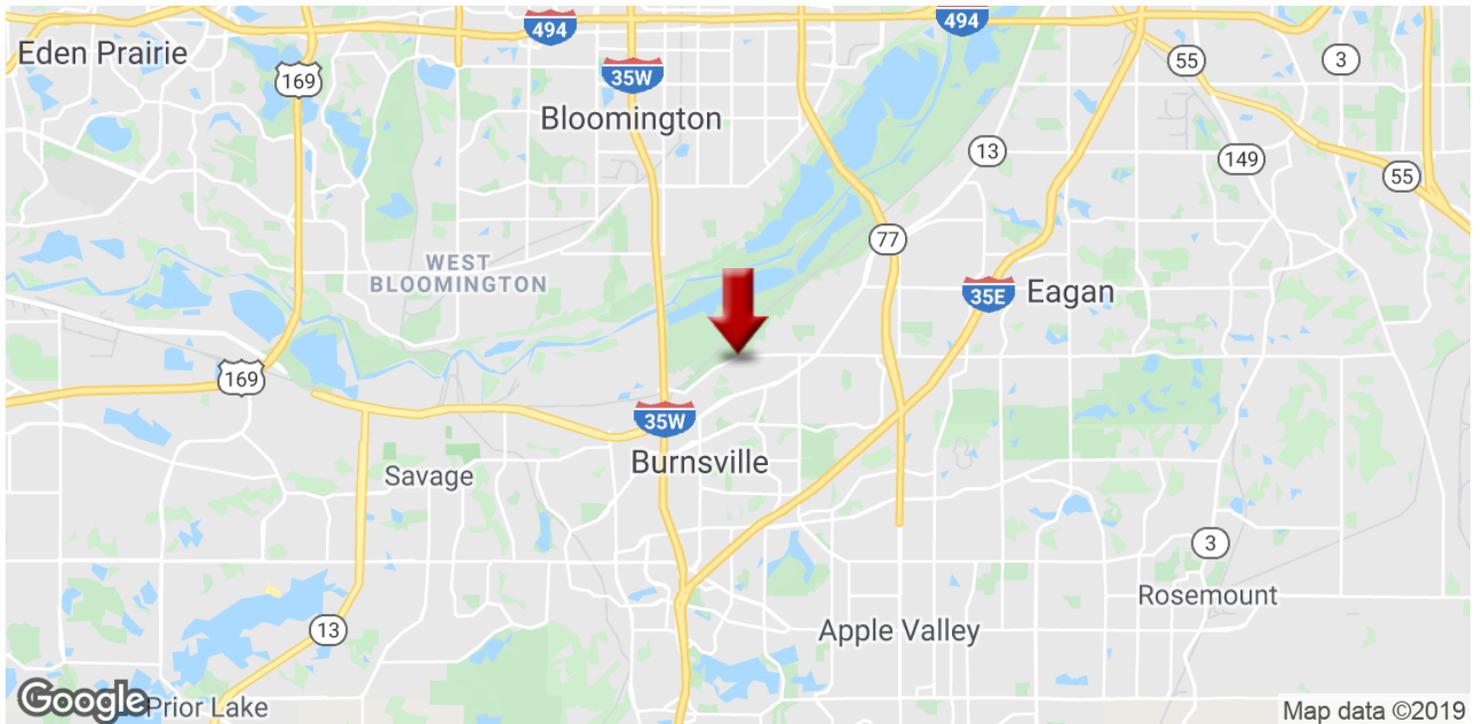
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