

# WAREHOUSE BUILDING

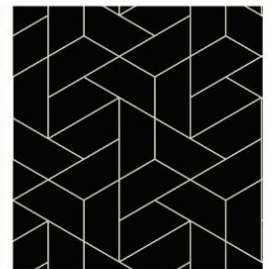
5140 211<sup>th</sup> STREET W, FARMINGTON, MN 55024

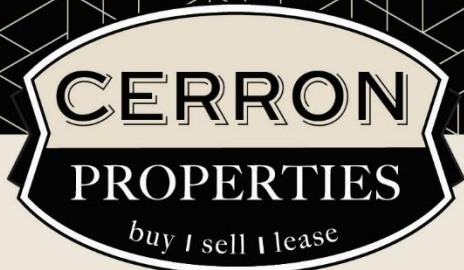


FOR LEASE | WAREHOUSE BUILDING



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





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

- Approx. 21,600 SF warehouse on 2.01 acre site available for lease
- Divisible into two units—10,800 SF each
- Open warehouse space with two restrooms
- Two (2) drive-in doors (12'x14')
- Four (4) dock doors (8'x10')
- Built in 2021
- Located at Hwy 50 & Eaton Ave, in Farmington's Industrial Park
- Zoned I – Industrial
- Dakota County PID: 14-25850-03-031
- Lease Rate: \$7.50/SF Net (\$13,500/mo.) + \$4.25/SF CAM (\$7,650/mo.) = \$21,150/month Total Rent
- Available 10/31/2026



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

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## SUMMARY

### ADDITIONAL DETAILS

Clear Height: 22'

Year Built: 2021

Sprinklers: Yes – ESFR (H4 occupancy)

Zoning: I – Industrial

Permitted Uses: warehouse, storage, manufacturing, office

Roof: 2021 EDPM

Three (3) unit heaters

Air make-up unit

All LED lights are on motion activation

Two (2) large catch basins near drive-in doors

Two (2) drive-in doors (12'x14')

Four (4) dock doors (8'x10')

Parking: 21 cars, 6 trucks

Located in Farmington's Industrial Park

(approx. 7 miles to I-35 and 2 miles to Hwy 3)

Power:

400 amps for the 480 & 200 amps for the 120-277

there is a 5 space meter bank on this building



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## EXTERIOR PHOTOS

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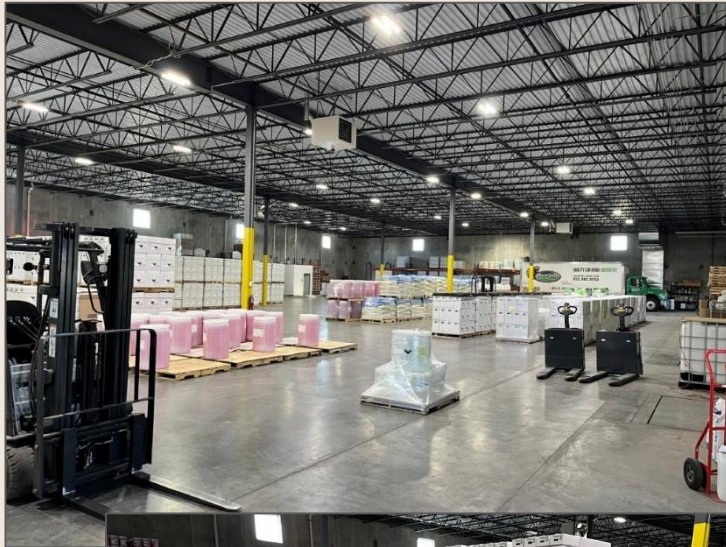


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# INTERIOR PHOTOS

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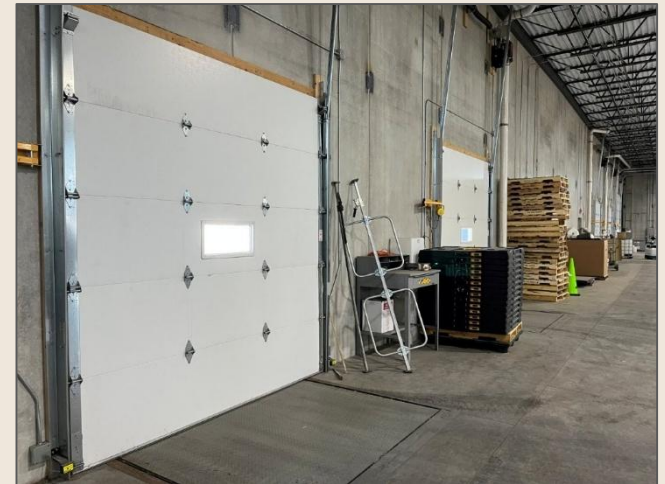


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*let's get started!*

Rocky Ranch | 952.583.6135 | [rockyr@cerron.com](mailto:rockyr@cerron.com)

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