

14341 Ewing Avenue S

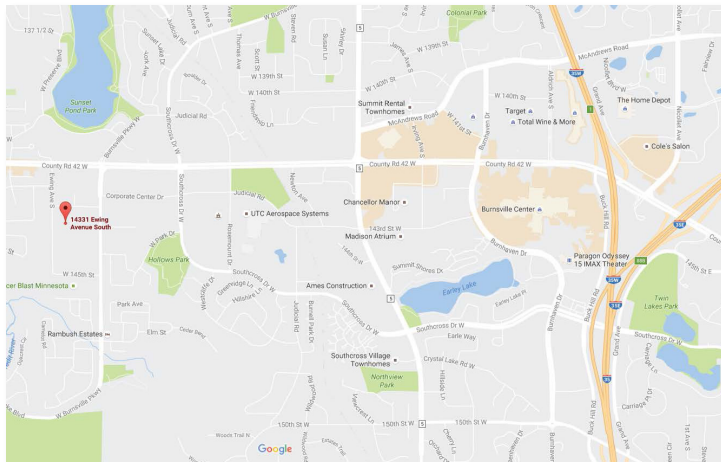
Burnsville, MN



Highlights

- **6,600 SF Bay, No Interior Columns!**
 - **1,400 SF Office**
 - **5,200 SF WH/Industrial**
- **18' Clear height**
- **Monument Signage**
- **High Power – 800 Amps, 480/277V**
- **New LED Lighting in Warehouse**
- **Convenient location just 1 block south of County Road 42 on Ewing Avenue in Southcross Industrial Park**

Surrounding Area



Average Daily Traffic Volumes:

- County Road 42: 38,000 VPD
- Burnsville Parkway: 8,600 VPD
- Combined: 46,600 VPD
- 2 Miles from I-35 split / 5 miles from Hwy 169

Demographics

Miles	1	3	5
Population	9,628	58,967	140,734
Avg Income (\$)	102,678	90,851	101,273
Households	3,127	21,980	52,864

High Visibility

High Traffic

High Demand

For more information, please contact:

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REAL ESTATE | CONSTRUCTION | PROPERTY MANAGEMENT

All of the information herein has either been given to us by the Owner of the Property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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Burnsville, MN

Year Built / Renovated:

- 1998
- Recently Remodeled Office

Floors:

- 1

Total Building Rentable Area:

- 25,275 SF

Suites Available:

- 1,400 SF Office
- 5,200 SF Warehouse

Net Rate (*annual escalations):

- \$4.50 per SF Warehouse, Annual, NNN
- \$9.00 per SF Office, Annual, NNN

Operating Expenses & Real Estate Taxes:

- \$3.94 per SF, estimated
- (Excludes Metered Utilities, Phone, Cable, Internet, Janitorial)

Terms of Lease:

- 5 Years Preferred

Parking:

- Ample On-Site Parking

Fire / Life / Safety

- Wet Fire System Throughout

Building & Roof Construction:

- Pre-cast / Masonry and Structural Steel Building
- 3-ply Built-up Roof
- Floor thickness: Office – 4" / WH – 5"

HVAC:

- Office: Rooftop mounted HVAC
- WH: Gas-fired Unit Heat

Utility Services:

- Minnesota Valley Electric Co-Op / Center Point Energy
- Integra / Comcast

Electrical:

- 408/277 Volt Power
- 800-Amp Service in Available Suite
- 3-Phase

Zoning:

- I-3 Office & Industrial Park

Building Amenities:

- Monument Signage Available
- 1 Dock
- On-site Building Management
- New LED Lighting in Warehouse

Area Amenities:

- Minutes to I-35 split
- Close to employee base, restaurants, retail, and services



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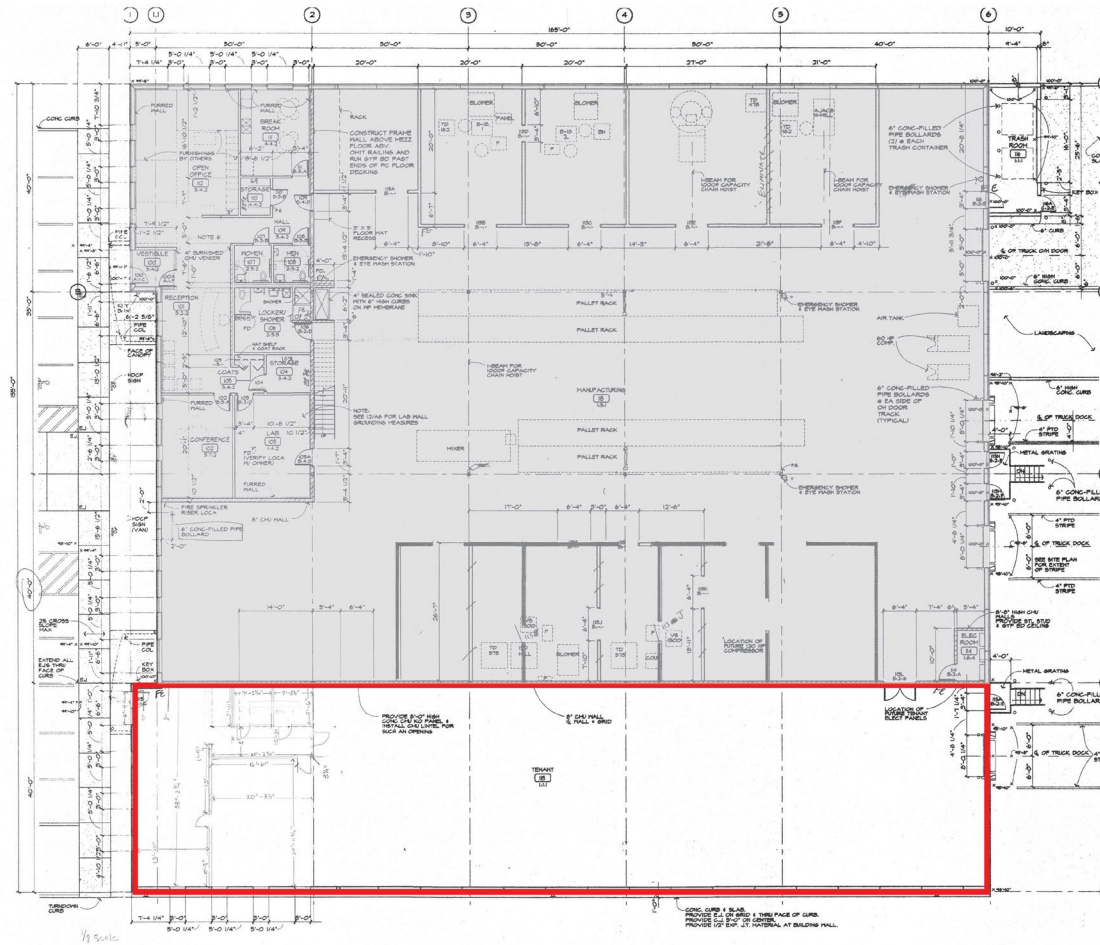
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Floor Plan



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