



WAREHOUSE SPACE FOR LEASE

1001 Cliff Rd E, Burnsville, MN 55337

Andrei Bortnov

Principal Manager, CCIM

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www.greatlandres.com

5821 Cedar Lake Rd S, Suite 350,
St. Louis Park, MN 55416



PROPERTY FEATURES

The Cliff Road warehouse featured in this listing has the following amenities:

- ✓ One 10-ft tall drive-in door
- ✓ 16-ft clear height
- ✓ Dedicated bathroom, reception area and private office
- ✓ Floor drain
- ✓ 6 parking stalls
- ✓ Within 5 minutes of 35W, 35E and HWY 77



SPACE TYPE
Warehouse/Office Suite

SUITE SIZE
2,047 SF

LEASE RATE
\$3,025/month Gross

AVAILABLE
October 1, 2025

HVAC
Gas heater in the warehouse

YEAR BUILT
1974

ZONING
I-1

BEST USES
Warehouse, contractors, and auto



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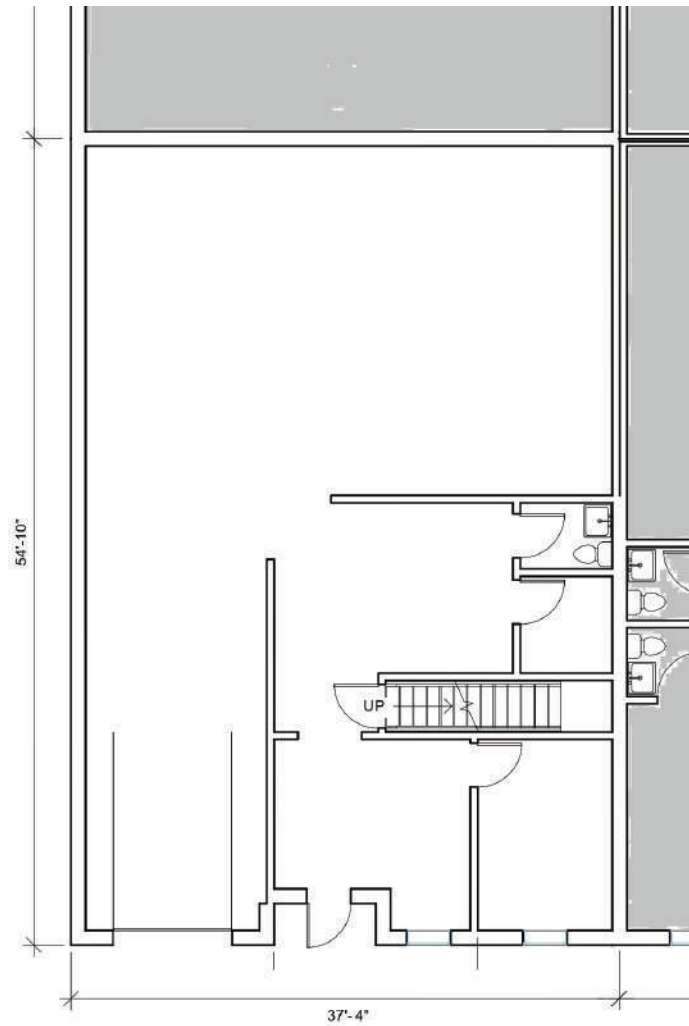
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GREATLAND
REAL ESTATE SERVICES

FLOOR PLAN



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DEMOGRAPHICS



DEMOGRAPHICS

1 Mile

3 Mile

POPULATION

6,881

67,970

HOUSEHOLDS

3,045

27,497

MEDIAN AGE

37.10

39.50

MEDIAN HH INCOME

\$71,982

\$82,601

DEMOGRAPHICS

1 Mile

3 Mile

DAYTIME EMPLOYEES

7,415

31,029

POPULATION GROWTH '24-29'

Up 2.30%

Up 0.79%

HOUSEHOLD GROWTH '24-29'

Up 2.46%

Up 0.79%

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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