



GREATLAND

REAL ESTATE SERVICES

WAREHOUSE SPACE FOR LEASE

1001 Cliff Rd E, Burnsville, MN 55337

Andrei Bortnov

Principal Manager, CCIM

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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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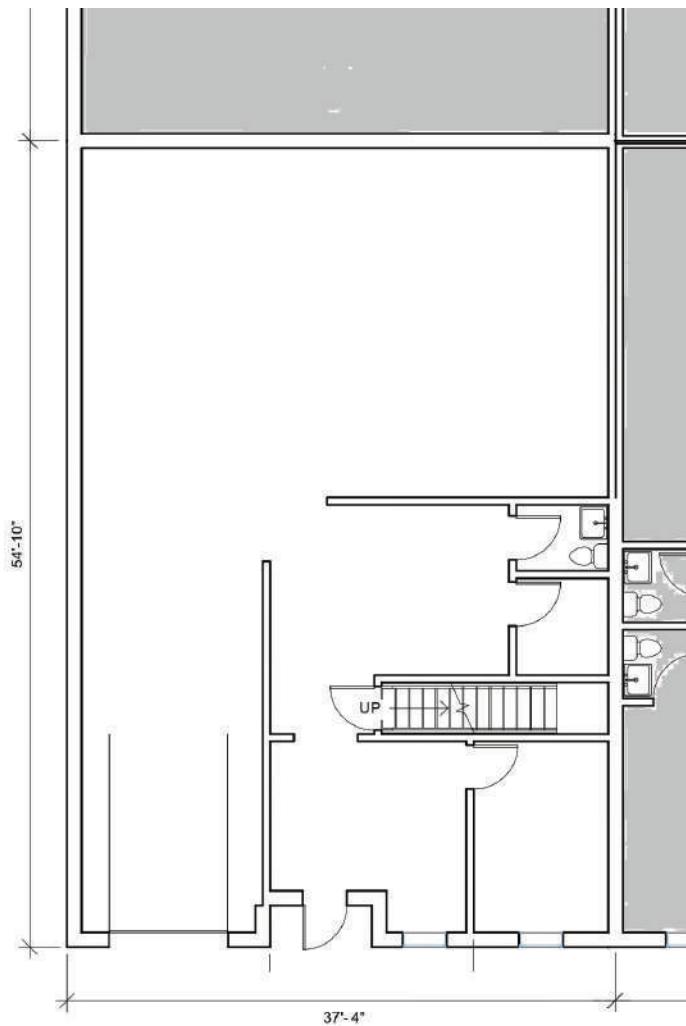
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FLOOR PLAN



Suite: 2,047 SF

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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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