

# OFFICE WAREHOUSE BUILDING

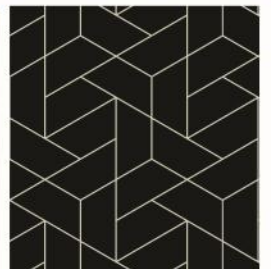
11356 215th STREET W, LAKEVILLE, MN 55044

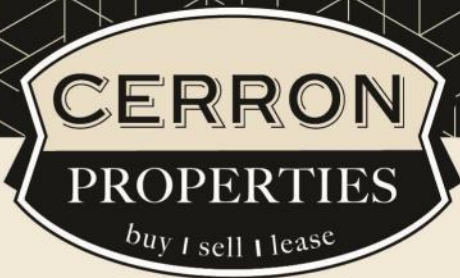


FOR LEASE OR SALE | OFFICE / WAREHOUSE / LIGHT MANUFACTURING



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044  
[WWW.CERRON.COM](http://WWW.CERRON.COM)





# OFFICE WAREHOUSE BUILDING

11356 215th STREET W, LAKEVILLE, MN 55044

FOR LEASE OR SALE | OFFICE / WAREHOUSE / LIGHT MANUFACTURING

CERRON Commercial Properties, LLC  
21476 Grenada Avenue  
Lakeville, MN 55044  
www.CERRON.com

## ■ PROPERTY HIGHLIGHTS

- Available for Lease or Sale  
Approx. 89,775 SF Building on  
Approx. 10.79 Acre Site
- SF Breakdown:  
5,909 SF Office Showroom Main  
1,768 SF Mezz Office  
4,127 SF Mezz Storage  
45,360 SF Warehouse—20' clear  
32,611 SF Warehouse—16' clear
- 13 Dock Doors
- 2 Drive in doors
- Sprinklered
- Dakota County PID#:  
22-03600-54-015
- 2025 RE Taxes: \$144,488
- Lease Rate: \$5.95/SF  
Absolute Net
- Available 1/31/2026
- Asking Price: negotiable



**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**  
**952.583.6135**  
rockyr@cerron.com



For more information,  
please contact:  
**Bruce Rydeen**  
**952.469.9444**  
brucer@cerron.com



## SUMMARY

# OFFICE / WAREHOUSE / LIGHT MANUFACTURING

11356 215th STREET W, LAKEVILLE, MN 55044

### PROPERTY SUMMARY

Approx. 10.79 acres

Approx. 89,775 SF building

5,909 SF Office/Showroom Main

1,768 SF Mezzanine Office

4,127 SF Mezzanine Storage

45,360 SF Warehouse—20' Clear

32,611 SF Warehouse—16' Clear

13 - dock doors

2 - drive-in doors

2 - septic systems

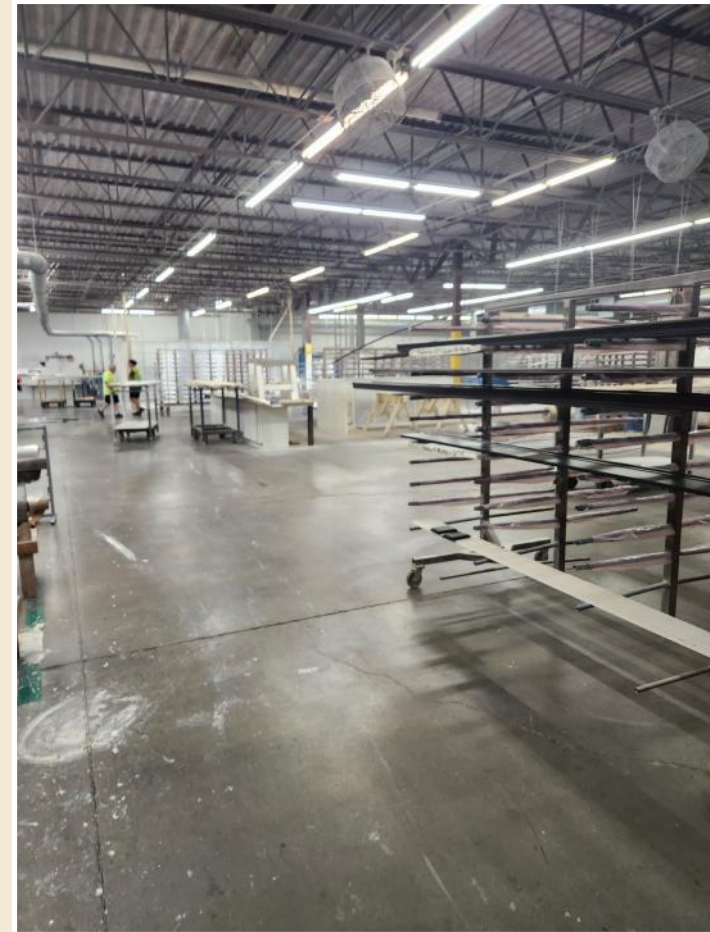
City water

Year Built: 1974

Additions: 1990, 1993, 2005

Sprinklered

Fenced yard



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**  
**952.583.6135**  
rockyr@cerron.com



For more information,  
please contact:

**Bruce Rydeen**  
**952.469.9444**  
brucer@cerron.com

11356 215th STREET W, LAKEVILLE, MN 55044

The diagram illustrates a storage facility layout with the following components and dimensions:

- Top Left Section:**
  - Area 12 (top right)
  - Area 20 (middle left)
  - Area 11 (center)
  - Area 20 (bottom left)
  - Area 105 (top center)
  - Area 12 (top right of 105)
  - Area 24 (left of 105)
  - Area 32 (bottom left of 105)
  - Area 68 (bottom left of 32)
  - Area 23 (bottom left of 68)
  - Area 73 (bottom right of 23)
  - Area 47 (right of 105)
  - Label: MEZZ STRGE (4199)
- Top Right Section:**
  - Area 180 (top)
  - Area 127 (left)
- Bottom Left Section:**
  - Area 105 (top)
  - Area 48 (left)
  - Area 36 (right)
  - Area 24 (left of 36)
  - Area 32 (bottom left of 36)
  - Area 68 (bottom left of 32)
  - Area 23 (bottom left of 68)
  - Area 73 (bottom right of 23)
  - Area 45 (bottom right of 73)
  - Area 105 (top of 45)
  - Area 12 (top right of 45)
  - Area 20 (right of 12)
  - Area 140 (left of 120)
  - Area 120 (right of 140)
  - Area 105 (bottom)
  - Label: WHS, STRG (4800)
  - Label: WHS, STRG (4199)
  - Label: WHS, STRG (3285)
  - Label: WHS, STRG (14700)
- Bottom Middle Section:**
  - Area 60 (top left)
  - Area 14 (top right)
  - Area 20 (right of 14)
  - Area 60 (bottom left)
  - Area 120 (bottom right)
  - Area 60 (bottom)
  - Area 14 (top left of 120)
  - Area 48 (top right of 14)
  - Area 32 (right of 48)
  - Area 448 (bottom left of 32)
  - Area 23 (bottom left of 448)
  - Area 74 (bottom right of 23)
  - Area 93 (bottom right of 74)
  - Area 125 (right of 93)
  - Area 134 (bottom right)
  - Area 46 (top right)
  - Area 32 (top right of 46)
  - Area 13 (top right of 32)
  - Area 5302 (bottom right of 13)
  - Label: WHS, STRG (39610)

Code	Description	Area
AOF	AVG OFFICE	2176.00
460	BASE AREA/WHS, STRG	4800.00
460	BASE AREA/WHS, STRG	14700.00
460	BASE AREA/WHS, STRG	39610.00
460	BASE AREA/WHS, STRG	7200.00
AOF	AVG OFFICE	2176.00
MZS	MEZZ STRGE	4199.00
LCO	LOWCST OFC	448.00
460	BASE AREA/WHS, STRG	3285.00
460	BASE AREA/WHS, STRG	4199.00
MZO	MEZZ OFC	240.00
MZO	MEZZ OFC	240.00
460	BASE AREA/WHS, STRG	5302.00
460	BASE AREA/WHS, STRG	1200.00

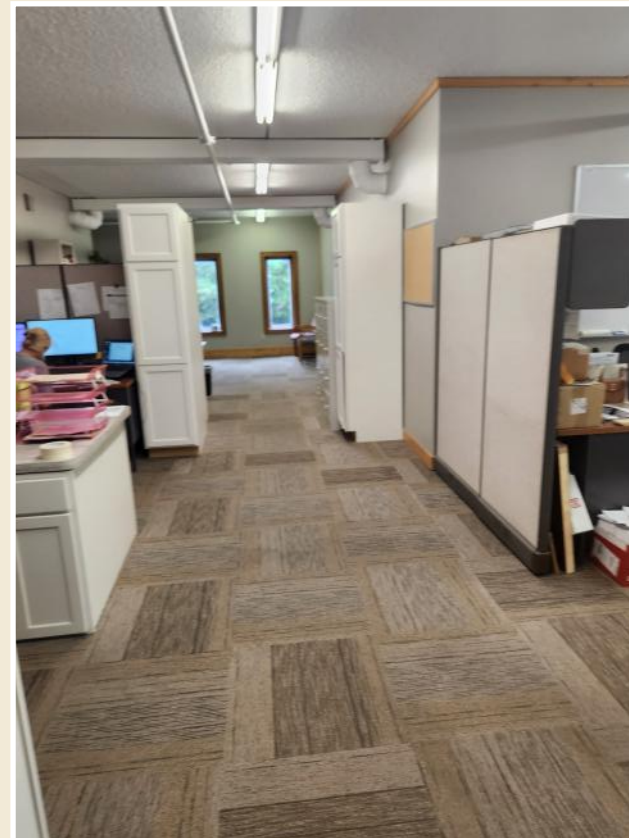
For more information  
please contact:  
**Bruce Rydeen**  
**952.469.9444**  
brucer@cerron.com



## OFFICE/SHOWROOM PHOTOS

# OFFICE WAREHOUSE BUILDING

11356 215th STREET W, LAKEVILLE, MN 55044



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**  
**952.583.6135**  
rockyr@cerron.com



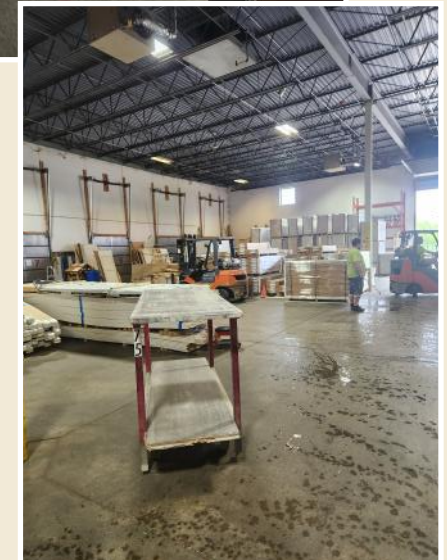
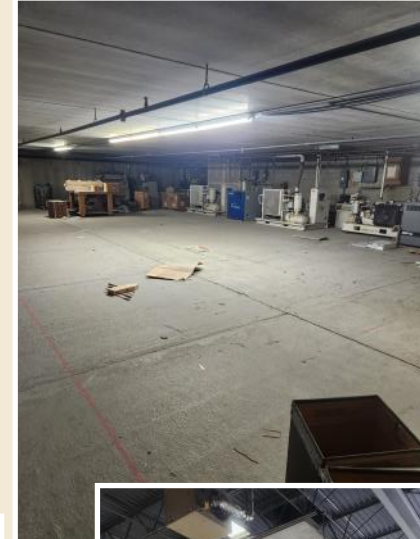
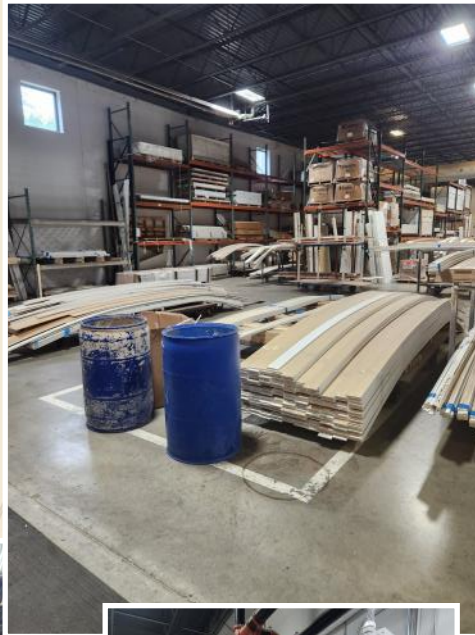
For more information,  
please contact:  
**Bruce Rydeen**  
**952.469.9444**  
brucer@cerron.com



# OFFICE WAREHOUSE BUILDING

11356 215th STREET W, LAKEVILLE, MN 55044

## WAREHOUSE PHOTOS



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**  
**952.583.6135**  
rockyr@cerron.com



For more information,  
please contact:  
**Bruce Rydeen**  
**952.469.9444**  
brucer@cerron.com



# OFFICE WAREHOUSE BUILDING

11356 215th STREET W, LAKEVILLE, MN 55044

## EXTERIOR PHOTOS



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**  
**952.583.6135**  
rockyr@cerron.com



For more information,  
please contact:  
**Bruce Rydeen**  
**952.469.9444**  
brucer@cerron.com



# OFFICE WAREHOUSE BUILDING

11356 215th STREET W, LAKEVILLE, MN 55044



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**  
**952.583.6135**

rockyr@cerron.com



For more information,  
please contact:

**Bruce Rydeen**  
**952.469.9444**

brucer@cerron.com



*let's get started!*

**Bruce Rydeen | 952.469.9444 | [brucer@cerron.com](mailto:brucer@cerron.com)**

CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044

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



[WWW.CERRON.COM](http://WWW.CERRON.COM)



