

# OFFICE WAREHOUSE

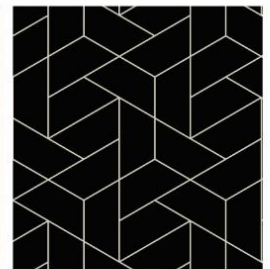
21475 HEATH AVENUE, LAKEVILLE, MN 55044

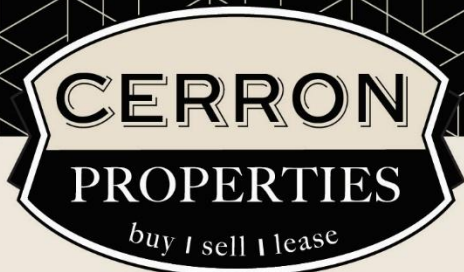


FOR SALE | OFFICE WAREHOUSE



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





# OFFICE WAREHOUSE

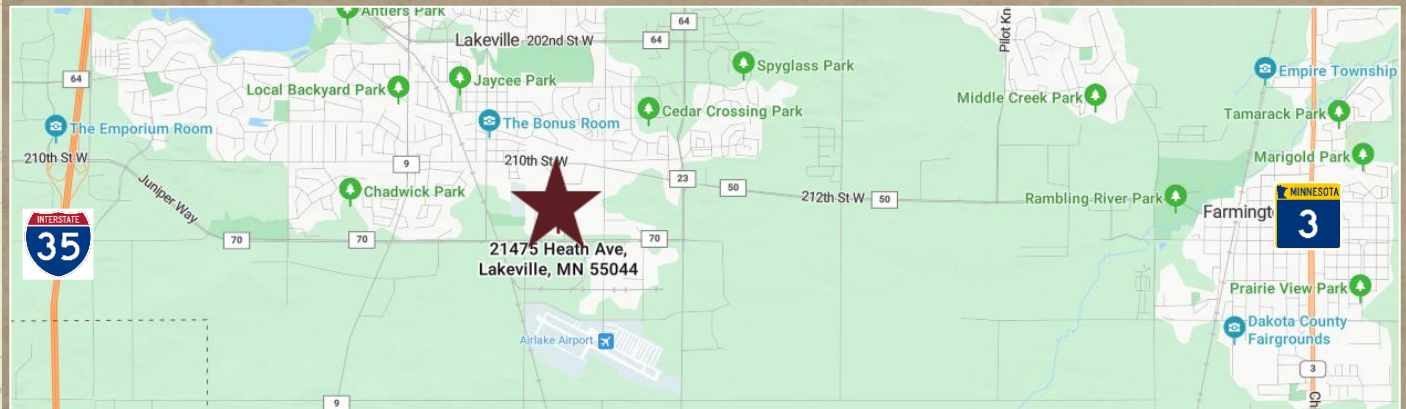
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## ■ PROPERTY HIGHLIGHTS

- Approx. 12,800 SF Office-Warehouse Building on 1.52 Acres
- \*Approx. 2,000 SF Office
- \*Approx. 10,800 SF Warehouse
- Excellent location in Lakeville's Airlake Industrial Park
- Dakota County PID: 22-11101-03-160
- Two (2) drive-in doors (12'x12' and 8'x10')
- One dock door
- Clear height (12' – 16')
- Zoned I2 – General Industrial
- Year Built: 1979 with 2011 6,000 SF addition
- 2026 RE Taxes: \$41,670
- Lease Option available
- Asking Price: \$1,990,000



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

# OFFICE WAREHOUSE

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## SUMMARY

### Executive Summary

CERRON Commercial Properties is pleased to present this well-maintained industrial opportunity located in the highly desirable Airlake Industrial Park in Lakeville, Minnesota. This approximately 12,800 square foot office-warehouse facility offers a functional layout, recent capital improvements, and flexible occupancy options, making it well-suited for a variety of industrial users or investors.

The building features approximately 2,000 square feet of office space, including a reception area, private office, open workspace, break room, and restrooms, complemented by 10,800 square feet of warehouse space designed for efficient operations. The warehouse is equipped with two drive-in doors (12' x 12' and 8' x 10') and one dock door, along with clear heights ranging from 12 to 16 feet to accommodate diverse storage and operational needs.

Constructed with a durable concrete frame, the property has benefited from several recent upgrades, including new HVAC systems installed in 2021 and a new roof completed in October 2024, which is backed by a transferable warranty. The site has also been consistently maintained, with seal coating and striping completed in August 2022 and ongoing annual crack filling.

Zoned I-2 (General Industrial), the property supports a wide range of industrial uses. Its strategic location within Airlake Industrial Park provides excellent access to major transportation corridors and a strong surrounding business environment.



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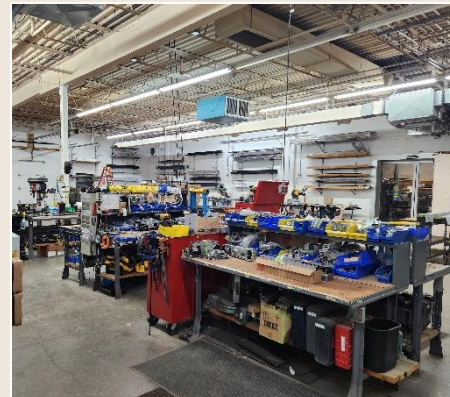
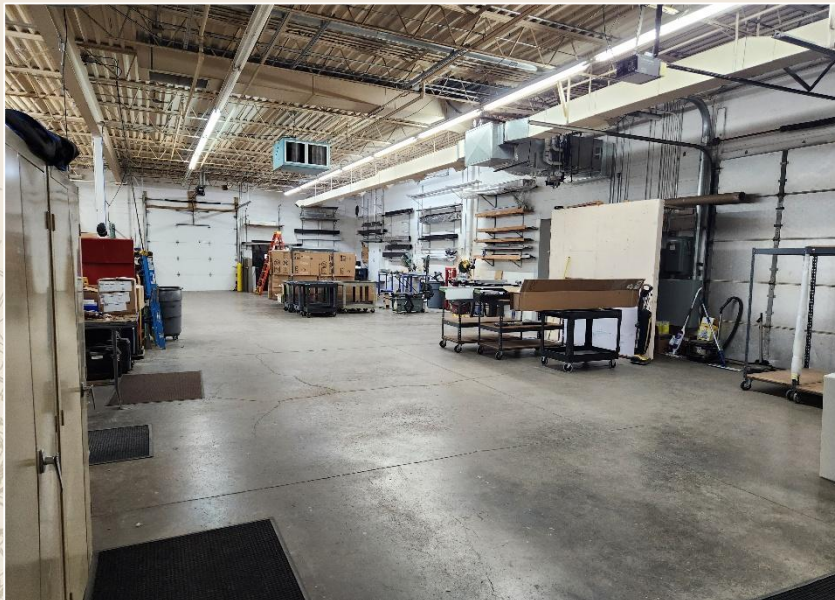


For more information,  
please contact:  
**Rocky Ranch**  
**612.363.2116**  
[rockyr@cerron.com](mailto:rockyr@cerron.com)

## INTERIOR PHOTOS

# OFFICE WAREHOUSE

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**612.363.2116**  
[rockyr@cerron.com](mailto:rockyr@cerron.com)

## EXTERIOR PHOTOS

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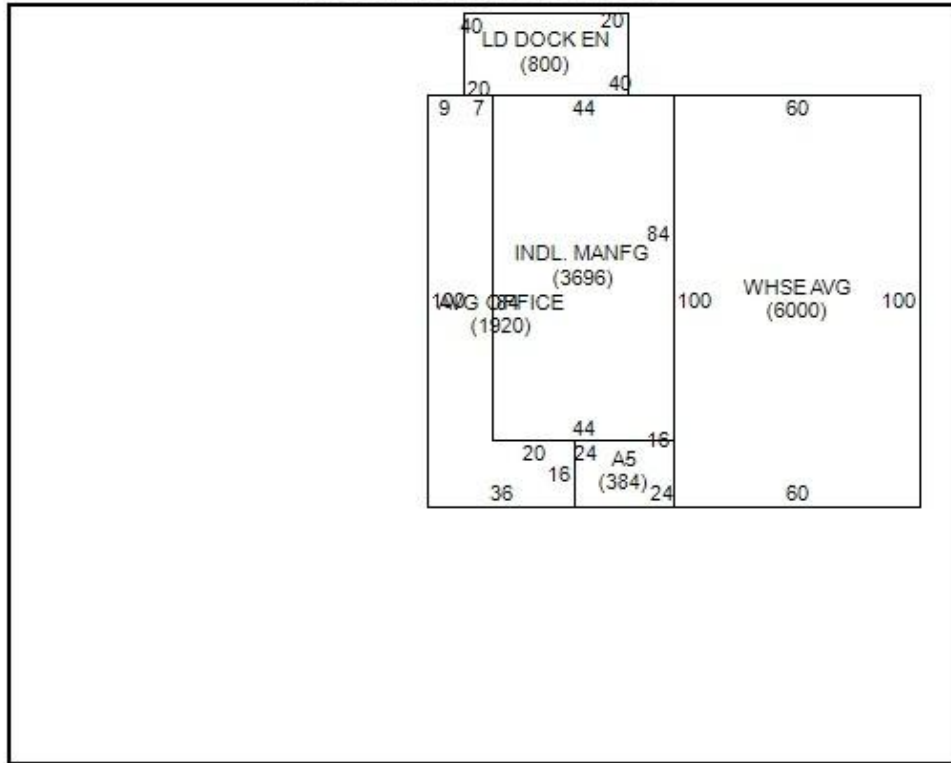
For more information,  
please contact:  
**Rocky Ranch**  
**612.363.2116**  
[rockyr@cerron.com](mailto:rockyr@cerron.com)

# PROPERTY SKETCH

# OFFICE WAREHOUSE

21475 HEATH AVENUE, LAKEVILLE, MN 55044

Parcel ID: 22-11101-03-160



Code	Description	Area	Living Area
AOF	AVG OFFICE	1920.00	0.00
LDE	LD DOCK EN	800.00	0.00
WHA	WHSE AVG	6000.00	0.00
426	BASE AREA/INDL. MANFG	3696.00	0.00
LCO	LOWCST OFC	384.00	0.00

**Disclaimer:** This information is believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

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Rocky Ranch  
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rockyr@cerron.com



*let's get started!*

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

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