



Colliers



Southcross Commerce Center II

3201 W County Rd. 42
Burnsville, MN

Ryan Krzmarzick CCIM, SIOR

Executive Vice President
+1 952 897 7746
ryan.k@colliers.com

Ansel Cook

Associate
+1 952 897 7894
ansel.cook@colliers.com

Accelerating success.

Southcross Commerce Center II

Property Overview

Office/Warehouse Building For Lease

- Building and monument signage available
- Excellent presence along County Road 42
- Great access to I-35W & I-35E
- Close proximity to Burnsville Mall and abundance of restaurants/retail
- Locally owned and professionally managed

Property Details

Building Size	35,885 SF
Availability	<u>Suite 104</u> <ul style="list-style-type: none">• 7,077 SF total 3,544 SF office & 3,533 SF warehouse• One (1) dedicated dock door• One (1) shared dock door
Year Built	2001
Net Lease Rate	Negotiable
2026 CAM/Tax	\$6.01 PSF
Clear Height	16'
Parking	72 spaces
Zoning	I-3 Office & Industrial Park
HVAC	Rooftop mounted HVAC units Gas-fired unit heaters
Electrical	120/208 3 phase



Demographics

Radius	1 MILE	3 MILE	5 MILE
Population	10,183	65,818	150,289
Median HH Income	\$80,740	\$81,809	\$92,293
Average HH Income	\$100,931	\$101,384	\$116,069

Traffic Counts

Road	VEHICLES PER DAY
County Rd. 42	37,000 VPD
Burnsville Pkwy.	9,000 VPD

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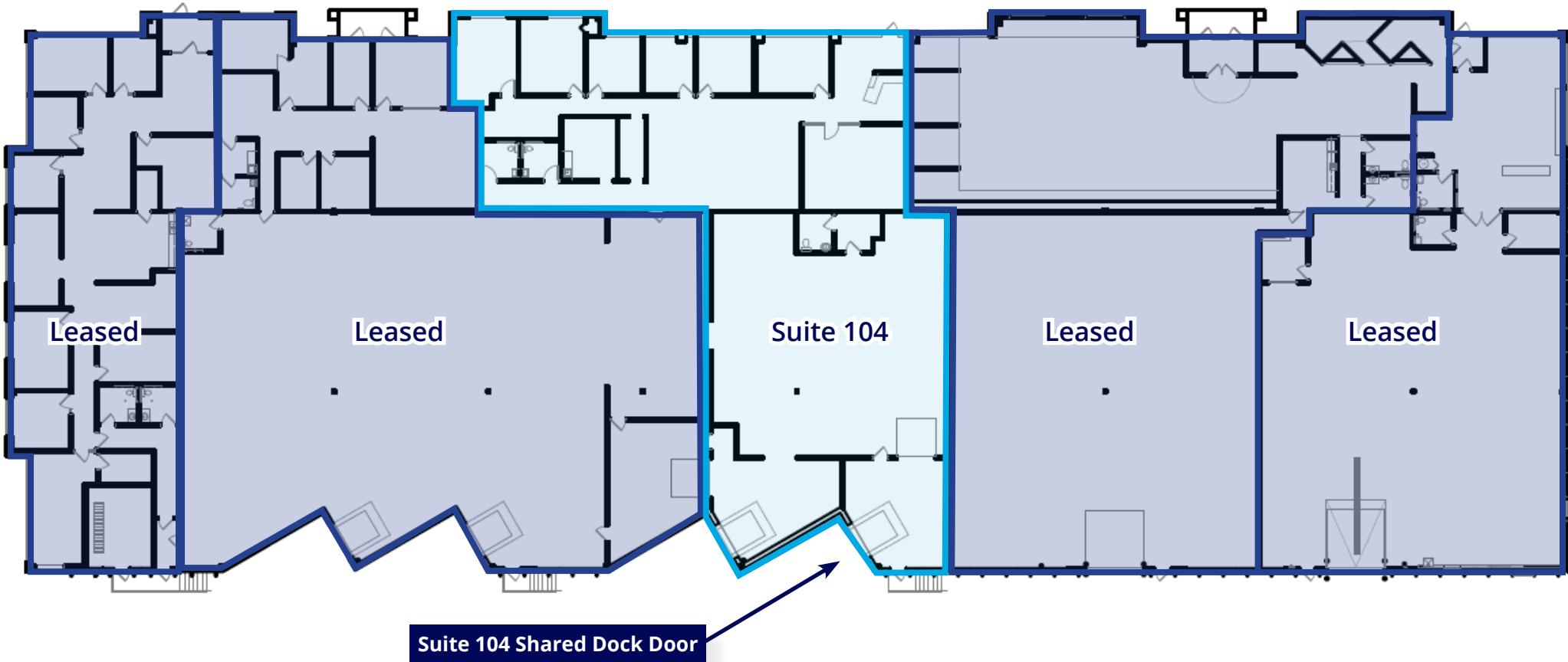


Building Plan



Suite 104

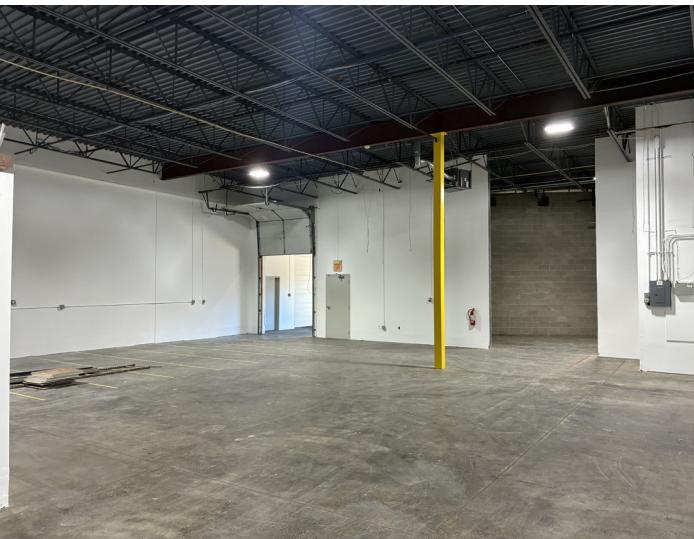
- 7,077 SF Total | 3,544 SF Office & 3,533 SF Warehouse
- One (1) Dock Door
- One (1) Shared Dock Door



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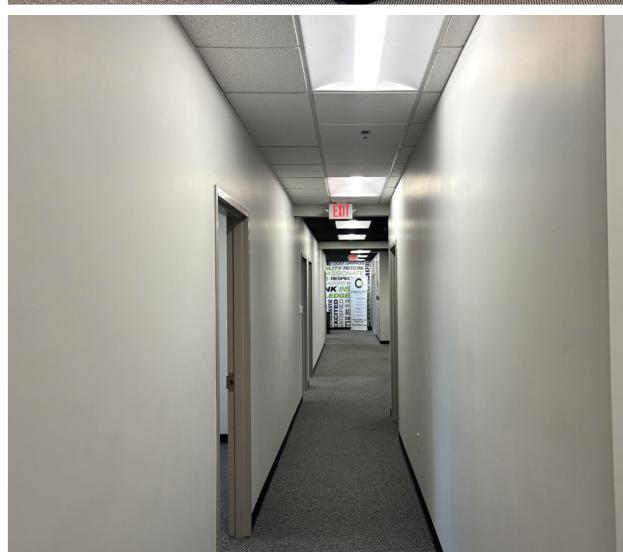
Suite 104 Warehouse Photos



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Suite 104 Office Photos





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1600 Utica Avenue South
 Suite 300
 Minneapolis, MN 55416
colliers.com/msp

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