



Colliers

Interstate 35W
1.75 miles

Southcross Blvd.

County Rd. 42

37,000 vpd

Corporate Center Dr.

Southcross Commerce Center II

3201 W County Rd. 42

Burnsville, MN

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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

	1	3	5
Radius	MILE	MILE	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

Southcross Commerce Center II

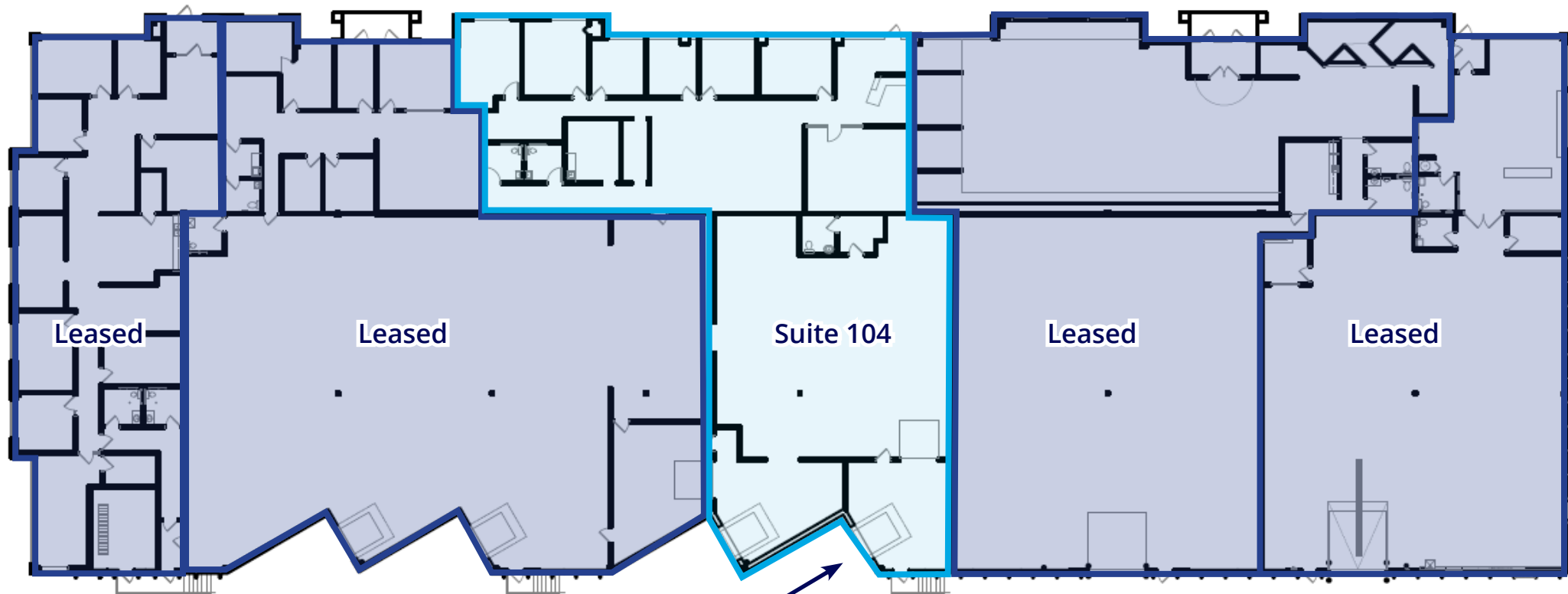
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Building Plan



Suite 104

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



Suite 104 Shared Dock Door

Southcross Commerce Center II

Suite 104 Warehouse Photos



Southcross Commerce Center II

Suite 104 Office Photos





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