

# OFFICE / WAREHOUSE / SHOP BUILDINGS with OUTDOOR STORAGE

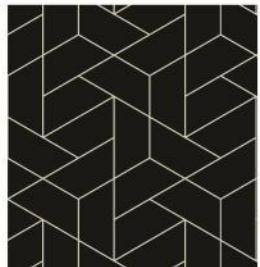
4300 220th STREET W, FARMINGTON, MN 55024

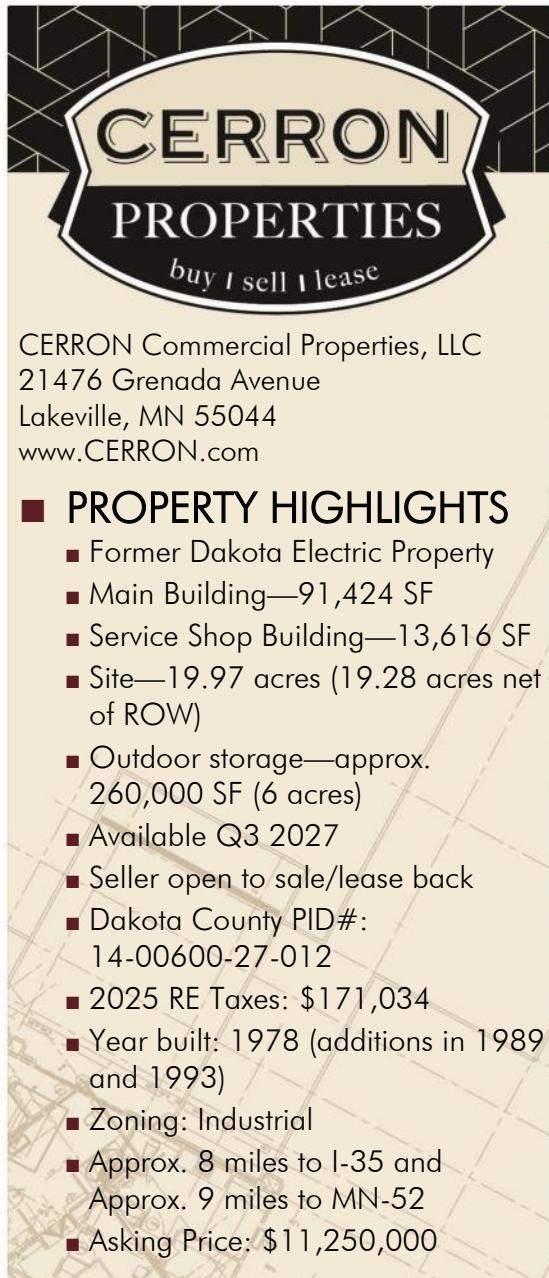


FOR SALE | OFFICE / WAREHOUSE / SHOP / OUTDOOR STORAGE



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





# OFFICE WAREHOUSE SHOP BUILDINGS

4300 220th STREET W, FARMINGTON, MN 55024

FOR SALE | OFFICE / WAREHOUSE / SHOP / OUTDOOR STORAGE



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For more information,  
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For more information,  
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# OFFICE WAREHOUSE SHOP BUILDINGS

4300 220th STREET W, FARMINGTON, MN 55024

## PROPERTY HIGHLIGHTS

- 91,424 SF Main Building
- 13,616 SF Service Shop Building
- 19.97 Acres with outdoor storage (19.28 Net ROI)
- Exterior electrical plug-ins
- Furniture, racking, hoists, cranes to remain
- Ample parking—approx. 300 spaces
- Covered fuel station
- Industrial outdoor storage (IOS)
- Land available for building expansion
- Two (2) cell towers
- Fenced yard
- Fitness center

## BUILDING FEATURES

**Building Sizes:** Main Building—Approx. 91,424 SF  
54,424 SF Existing Office  
28,758 SF Heated Warehouse/Service  
7,938 SF Enclosed Dock/Storage  
Service Shop Building—Approx. 13,616 SF  
10 drive-in doors each side, infloor and overhead heat

**Total Bldg Area:** Approx. 105,040 SF

**Outside Storage:** Approx. 260,000 SF (6 acres)

**Zoning:** Industrial

**Year Built:** 1978 (additions in 1989 and 1993)

**Power:** Heavy power (480/277 Volts with 2,000 Amp Service) and back up generator

**Cranes:** 1 Ton in warehouse and 3 Ton in wash bay

**Clear Heights:** 14.5' clear height in office area, 18' clear height in warehouse/shop

**Ceiling:** Span-crete concrete ceiling



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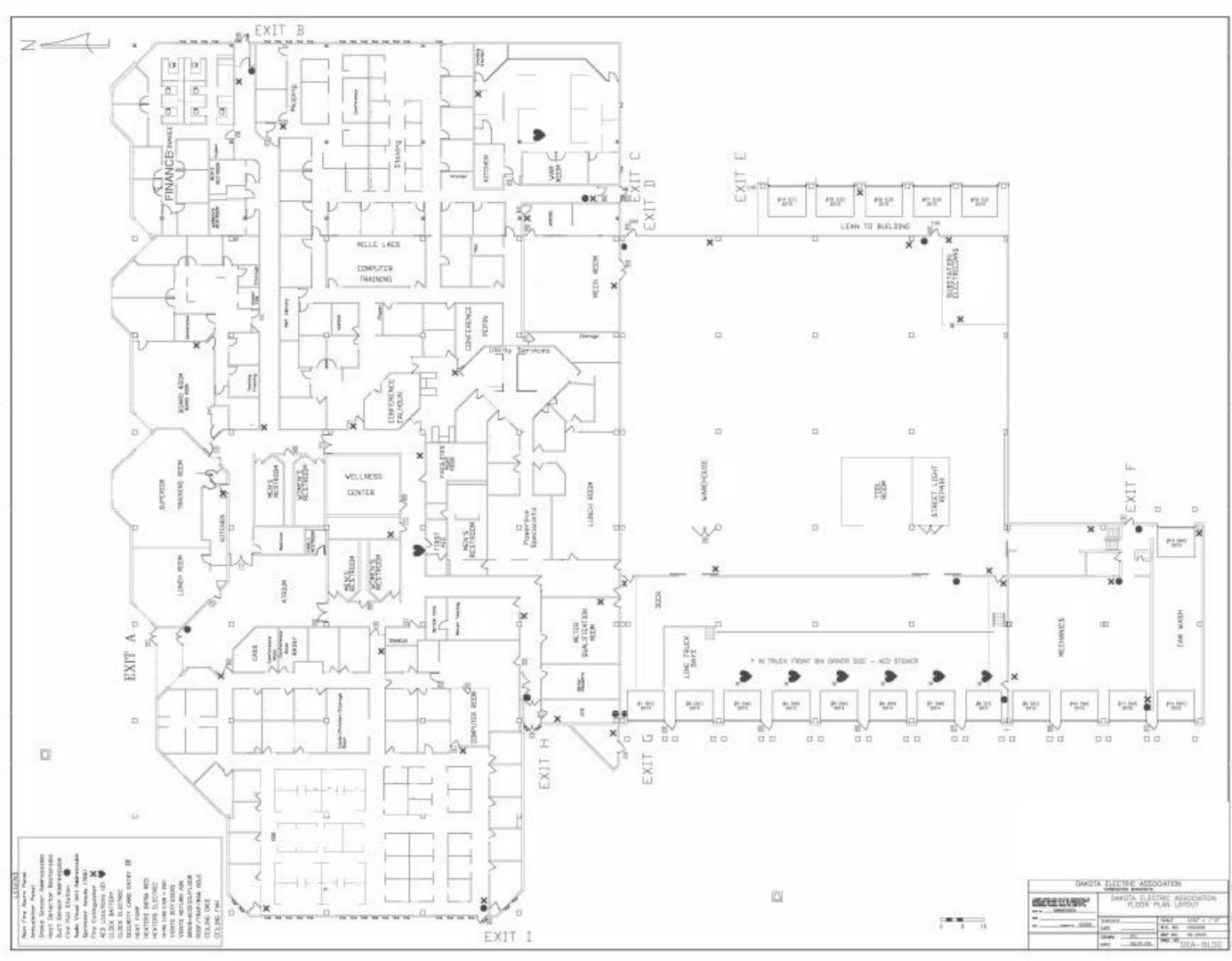
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## FLOOR PLAN—MAIN BUILDING

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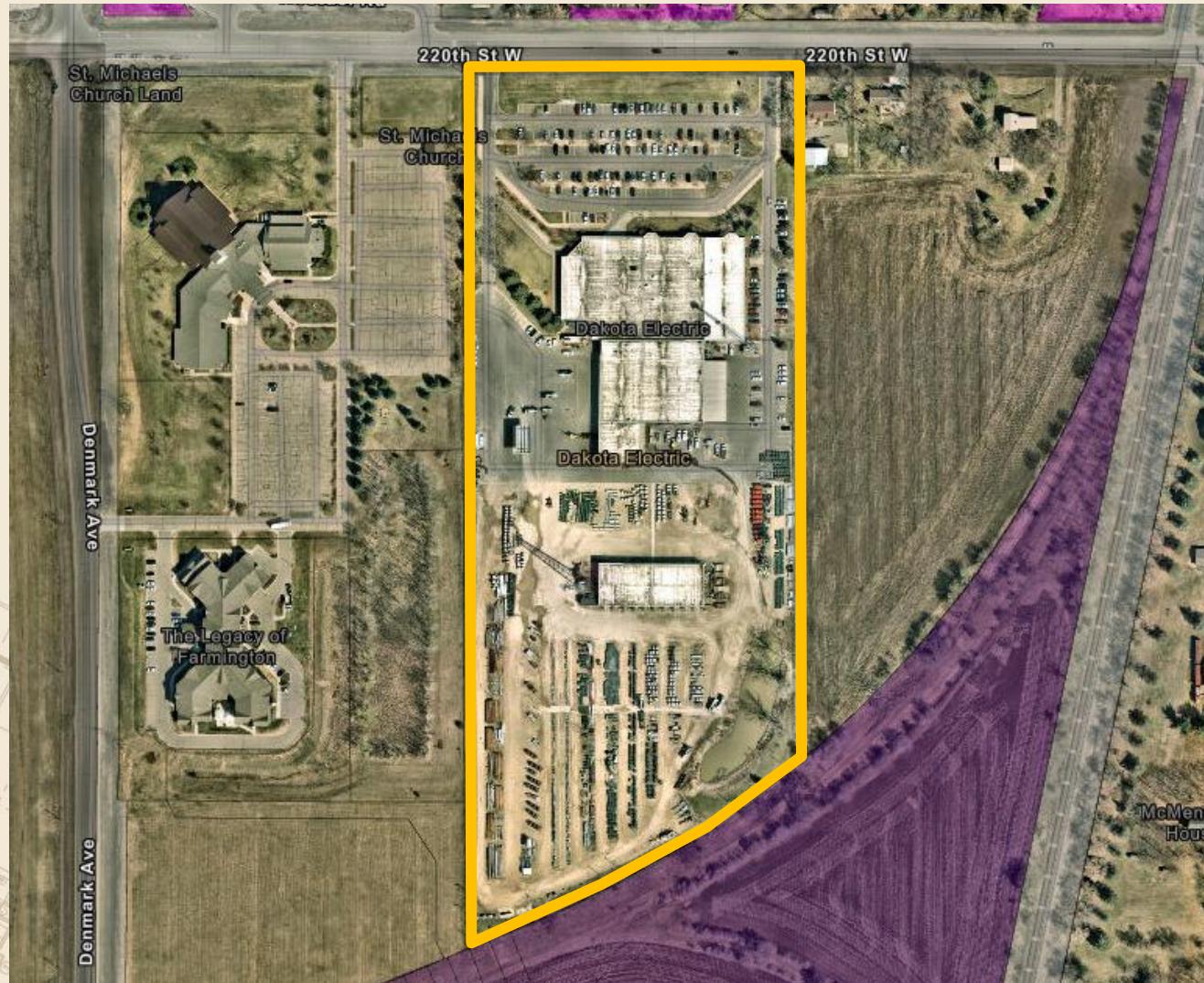


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# OFFICE WAREHOUSE SHOP BUILDINGS

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COUNTY AERIAL



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# PROPERTY CARD

# OFFICE WAREHOUSE SHOP BUILDINGS

4300 220th STREET W, FARMINGTON, MN 55024

Property Card		Parcel ID Number 14-00600-27-012			
<b>Owner Information</b>					
Fee Owner					
DAKOTA ELECTRIC ASSN					
Mailing Address					
4300 220TH ST W					
FARMINGTON MN 55024-9583					
<b>Property Address</b>					
Address					
4300 220TH ST W					
Municipality					
FARMINGTON					
<b>Parcel Information</b>					
Sale Date	Total Acres	19.96			
Sale Value	R/W Acres	0.69			
Uses	COMMERCIAL-PREFERRED				
Water Acres					
Plat SECTION 6 TWN 113 RANGE 19					
Lot and Block 6 113 19					
Tax Description E 597.97 FT OF W 1/2 OF NW 1/4 LYING N OF N R/W RR					
<b>2025 Building Characteristics (payable 2026)*</b>					
Building Type	OFFICE	Year Built	1978		
Building Style		Foundation Sq Ft	NOT APPL		
Frame		Above Grade Sq Ft	0.00		
Multiple Buildings	Y	Finished Sq Ft	91,424		
<b>Miscellaneous Information</b>					
School District	Watershed District	Homestead	Green Acres		
192	VERMILLION RIVER	NON HOMESTEAD	Ag Preserve		
			Open Space		
<b>Assessor Valuation</b>					
	Taxable	Estimated			
2025 Land Values (payable 2026)	\$1,870,300.00	\$1,870,300.00			
2025 Building Values (payable 2026)*	\$4,163,500.00	\$4,163,500.00			
2025 Total Values (payable 2026)*	\$6,033,800.00	\$6,033,800.00			
2024 Total Values (payable 2025)*	\$5,733,900.00	\$5,733,900.00			
<b>Property Tax Information</b>					
Net Tax (payable 2025)	Special Assessments (2025)	Total Tax & Assessments (2025)			
\$171,034.00	\$0.00	\$171,034.00			

\* Manufactured Homes Payable the Same Year as Assessment.

**Disclaimer:** Map and parcel data are 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.

Parcel data current as of 09/03/2025

Dakota County, MN

Page 1 of 1

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## AERIAL/DRONE PHOTOS

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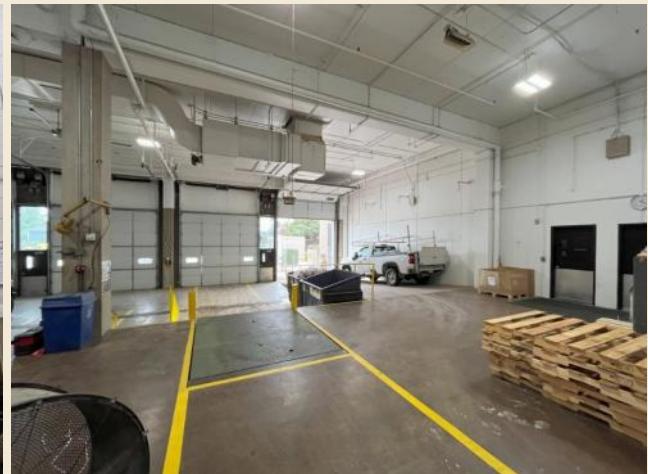
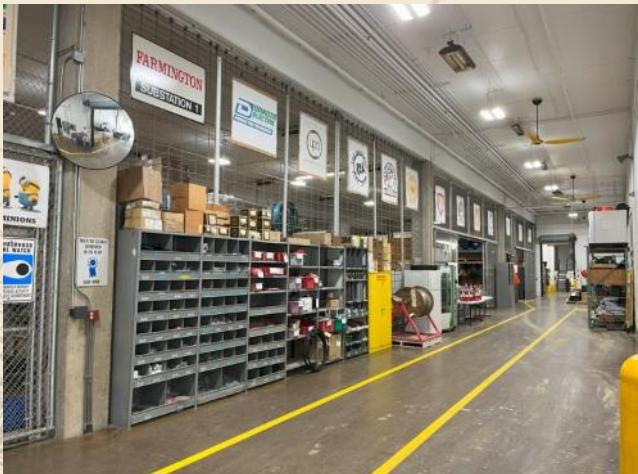
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## WHSE/SHOP PHOTOS

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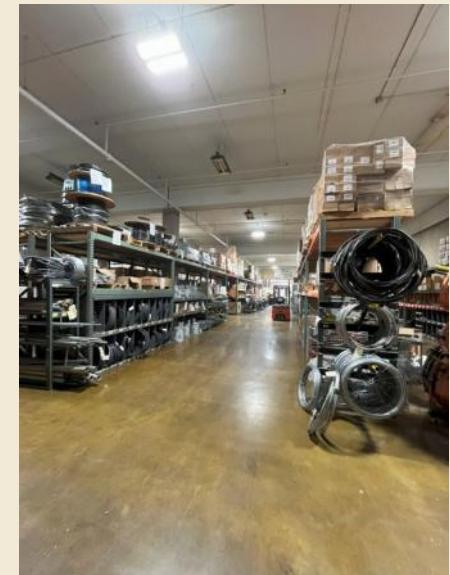
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## WHSE/SHOP PHOTOS



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## EXT/OUTDOOR STORAGE

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EXT/OUTDOOR STORAGE

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TO VIEW FULL SET OF PHOTOS, CLICK ON LINK: [DEA PHOTOS](#)

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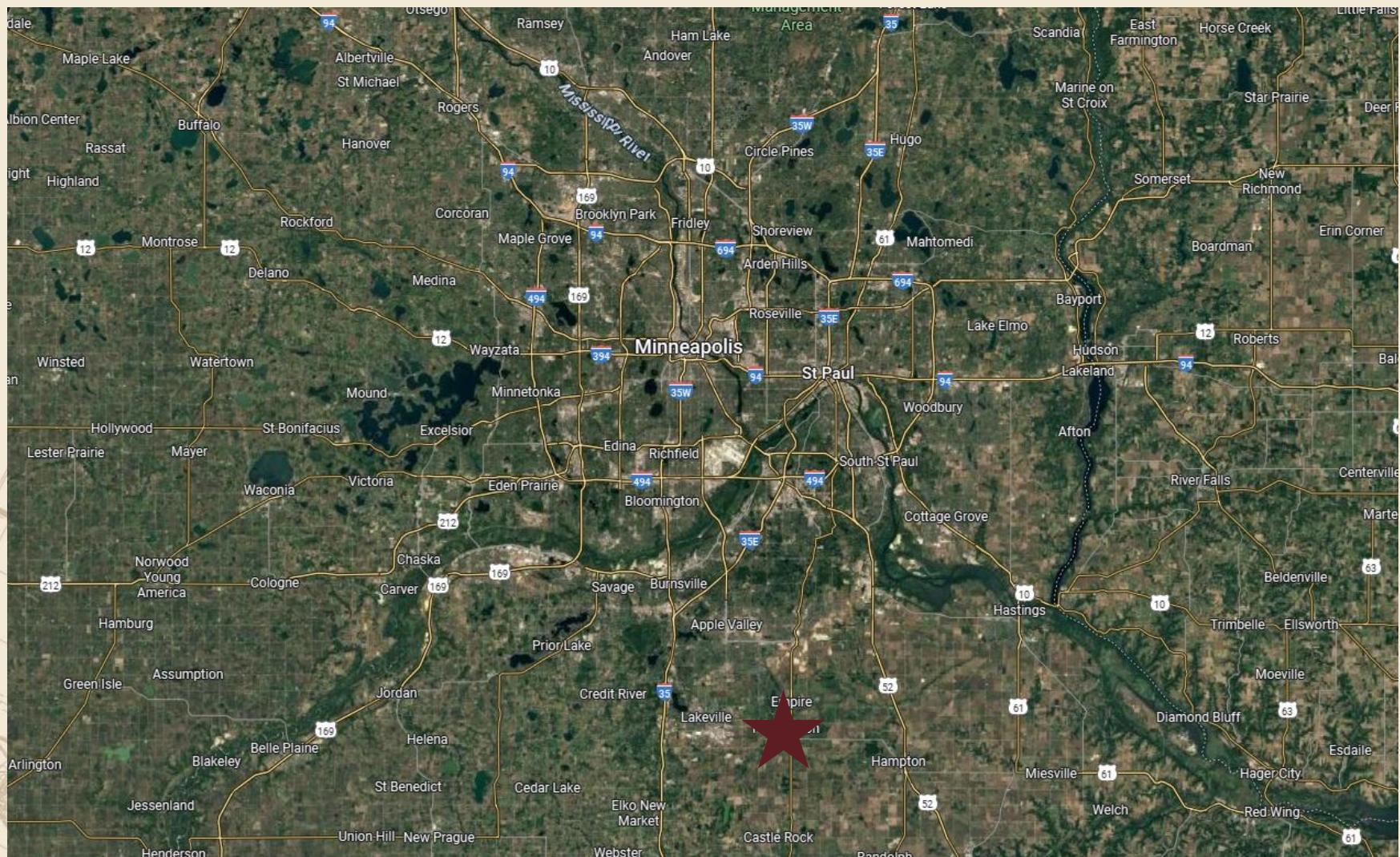


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# OFFICE WAREHOUSE SHOP BUILDINGS

## 4300 220th STREET W, FARMINGTON, MN 55024

PROXIMITY IN THE TWIN CITIES



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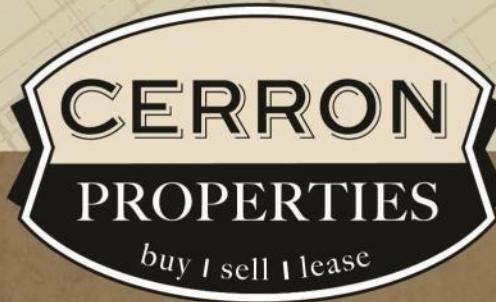


let's get started!

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