

OFFICE / WAREHOUSE / SHOP BUILDINGS with OUTDOOR STORAGE

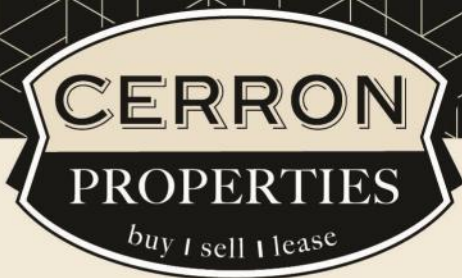
4300 220th STREET W, FARMINGTON, MN 55024



FOR SALE | OFFICE / WAREHOUSE / SHOP / OUTDOOR STORAGE



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



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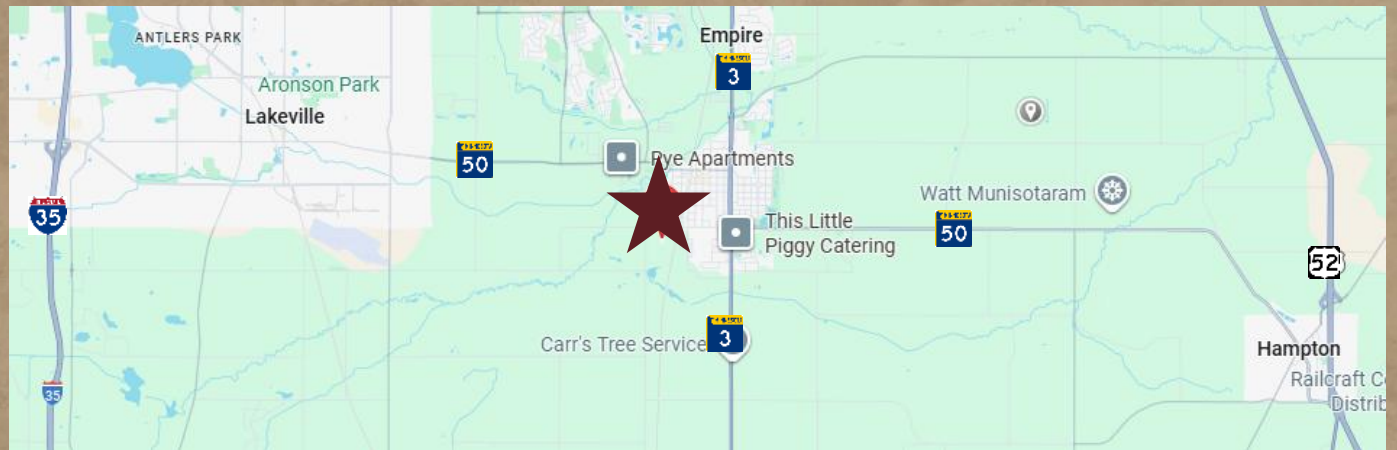
■ PROPERTY HIGHLIGHTS

- Former Dakota Electric Property
- Main Building—91,424 SF
- Service Shop Building—13,616 SF
- Site—19.97 acres (19.28 acres net of ROW)
- Outdoor storage—approx. 260,000 SF (6 acres)
- Available Q3 2027
- Seller open to sale/lease back
- Dakota County PID#: 14-00600-27-012
- 2025 RE Taxes: \$171,034
- Year built: 1978 (additions in 1989 and 1993)
- Zoning: Industrial
- Approx. 8 miles to I-35 and
Approx. 9 miles to MN-52
- Asking Price: \$11,250,000

OFFICE WAREHOUSE SHOP BUILDINGS

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For more information,
please contact:
Darby Regan
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For more information,
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Rocky Ranch
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OFFICE WAREHOUSE SHOP BUILDINGS

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SUMMARY

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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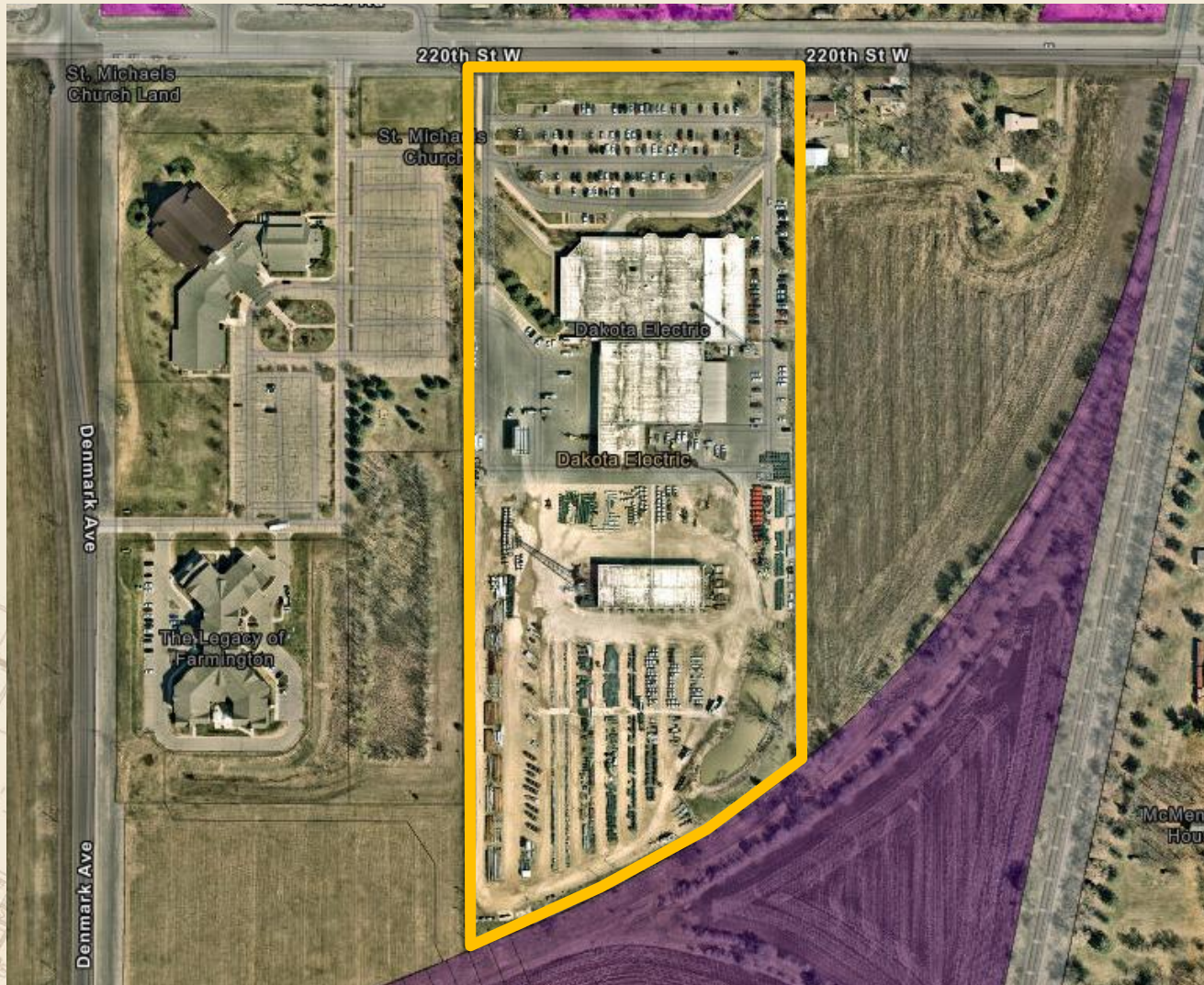


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COUNTY AERIAL

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PROPERTY CARD

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Property Card		Parcel ID Number 14-00600-27-012	
Owner Information			
Fee Owner DAKOTA ELECTRIC ASSN			
Mailing Address 4300 220TH ST W FARMINGTON MN 55024-9583			
Property Address			
Address 4300 220TH ST W			
Municipality FARMINGTON			
Parcel Information			
Sale Date		Total Acres	19.96
Sale Value	\$0.00	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
2025 Building Characteristics (payable 2026)*			
Building Type	OFFICE	Year Built	1978
Building Style		Bedrooms	0
Frame		Bathrooms	0.00
Multiple Buildings	Y	Garage Sq Ft	
		Other Garage	
Miscellaneous Information			
School District	192	Watershed District	VERMILLION RIVER
Homestead	NON HOMESTEAD	Green Acres	
Ag Preserve		Open Space	
Assessor Valuation			
		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
Property Tax Information			
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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OFFICE PHOTOS

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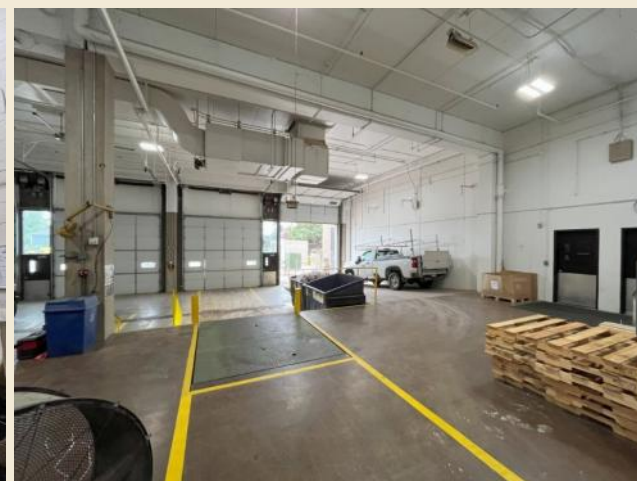
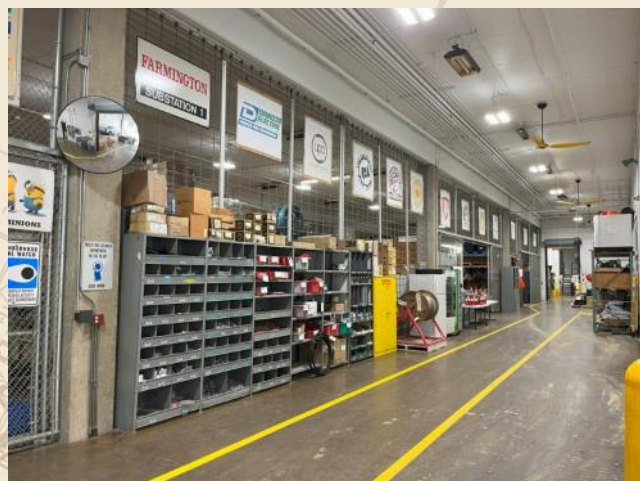


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WHSE/SHOP PHOTOS

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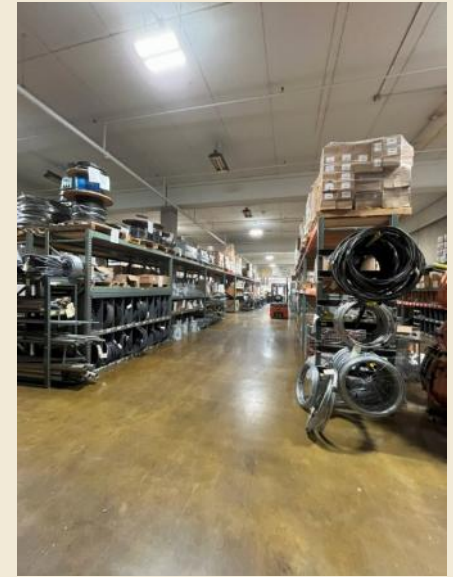
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EXT/OUTDOOR STORAGE

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

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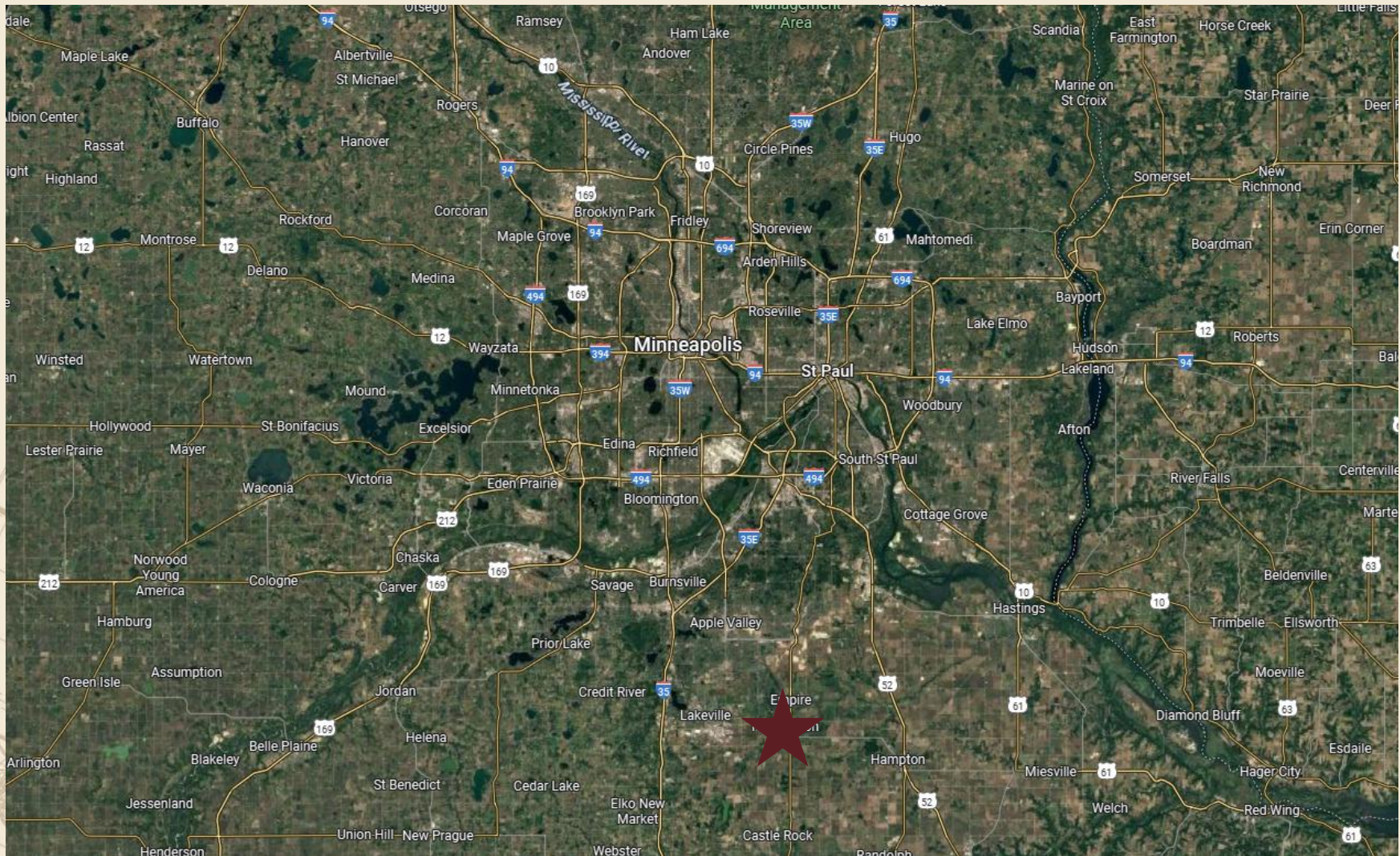


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PROXIMITY IN THE TWIN CITIES



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let's get started!

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