



# 42 EWING

3701 W COUNTY RD 42 & 14201 EWING AVE  
BURNSVILLE, MN 55306

**SPACE**

WE'VE GOT SPACE TO FILL

# FOR LEASE



## LEASE INFORMATION

### OFFICE/WAREHOUSE

ADDRESS:	3701 W County Road 42 & 14201 Ewing Ave Burnsville, MN 55306
AVAILABILITY:	Suite: 3717    Total: 3,008 SF Office: 630 SF Warehouse: 2,378 SF
LEASE TERM:	Negotiable
NET LEASE RATE:	Negotiable
2024 CAM/TAX:	CAM: \$2.27 PSF / RE Tax: \$2.01 PSF TOTAL: \$4.28
AVAILABILITY:	Available 4/01/2025



## PROPERTY INFORMATION



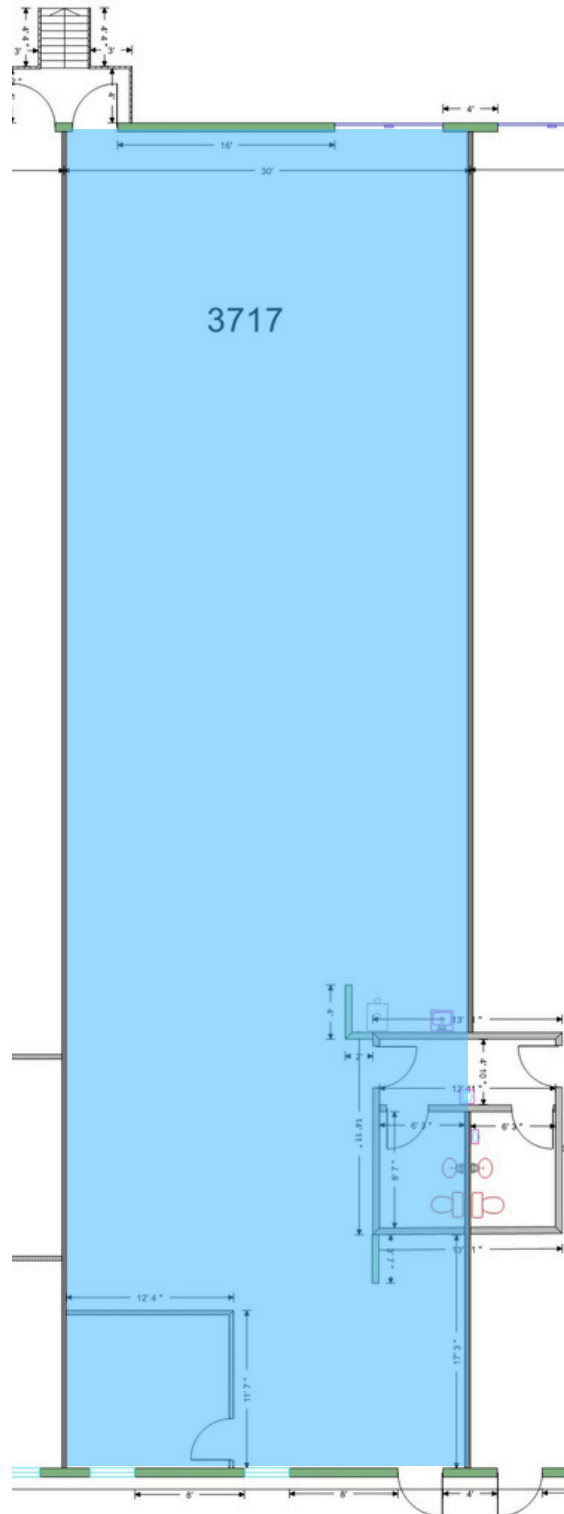
- Great visibility to County Road 42
- Industrial park setting
- Built in 1981
- Building signage available
- Ample parking - 80 combined surface parking spots
- Dock loading
- 12' clear height
- Zoning: I-3 Office & Industrial Park
- Fully sprinkled
- Private entrances
- Located 2 miles from I-35 split





# FLOOR PLAN

For Lease  
42EWING







# PHOTOS

For Lease  
42EWING

3701-3735 W County Rd 42  
Burnsville, MN 55306



14201-14225 County Rd 42  
Burnsville, MN 55306

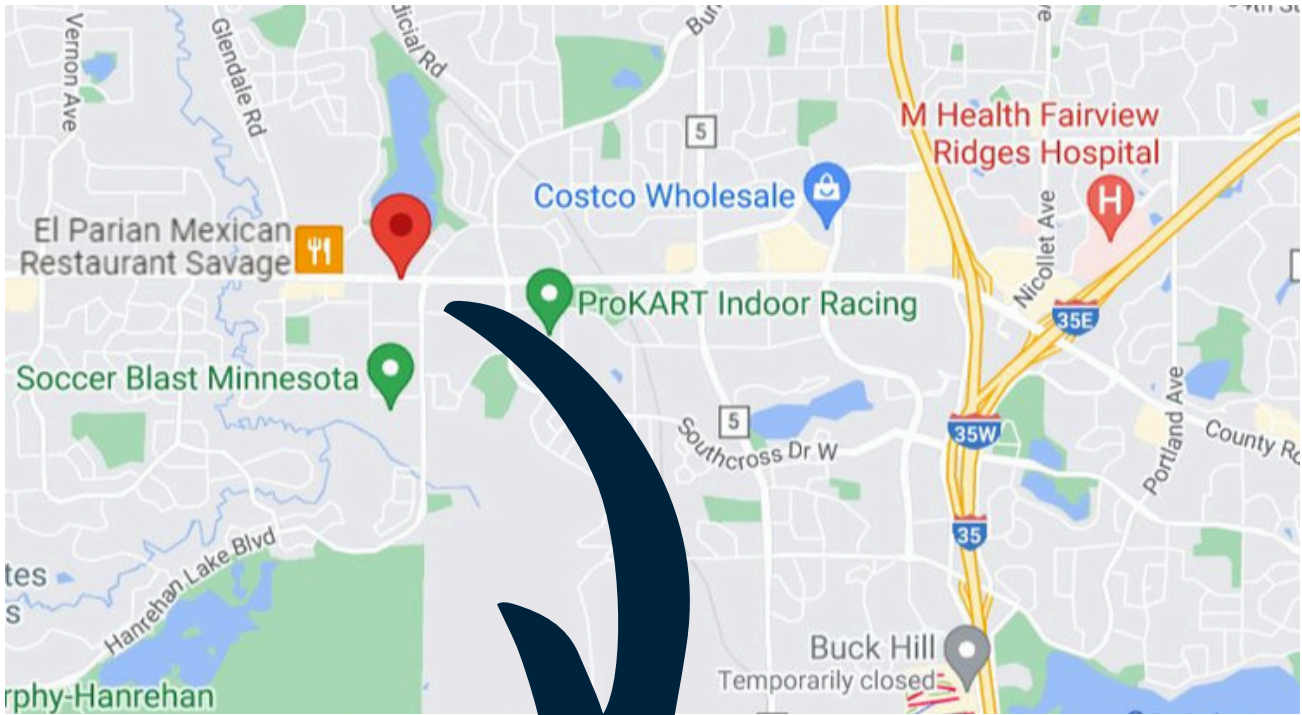






# LOCATION

## For Lease 42EWING



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