



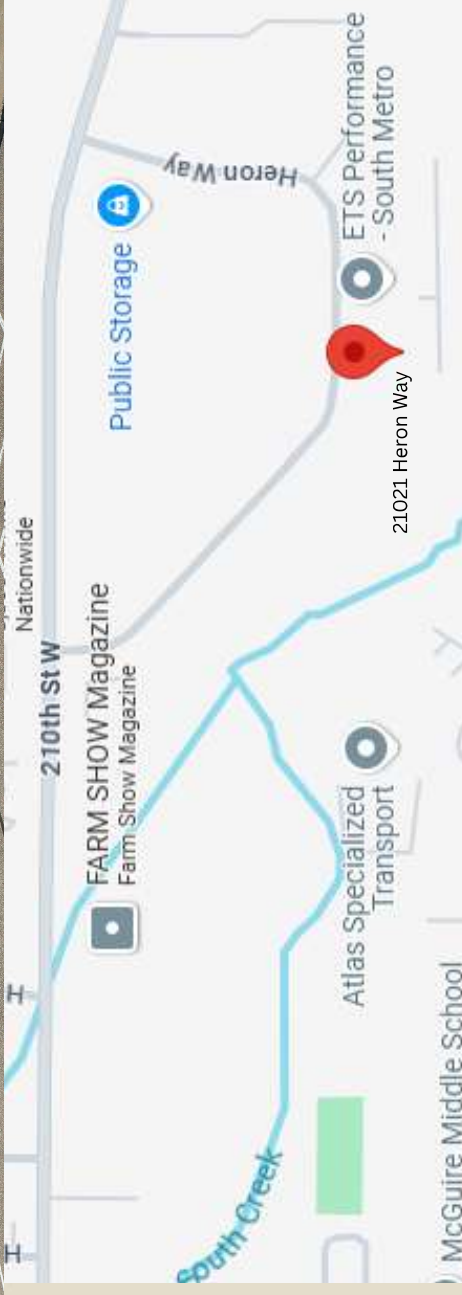
OFFICE WAREHOUSE LEASE SPACE 21021 HERON WAY, LAKEVILLE MN 55044

FOR LEASE | OFFICE WAREHOUSE

Hebert Properties
23300 Grandview Trail,
Lakeville, MN 55044
www.hebertcommercial.com

Property Highlights:

- ◆ Current availability: Contact for information
- ◆ Approx. 3,000-6,000 SF office/warehouse space for lease (including approx. 800 SF Office per 3,000 SF)
- ◆ Utilities by Tenant
- ◆ Excellent Lakeville location, conveniently located in the Lakeville Air Park off of Lakeville Blvd
- ◆ Dock and/or Drive-In
- ◆ Office with reception & restroom
- ◆ Ample parking



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

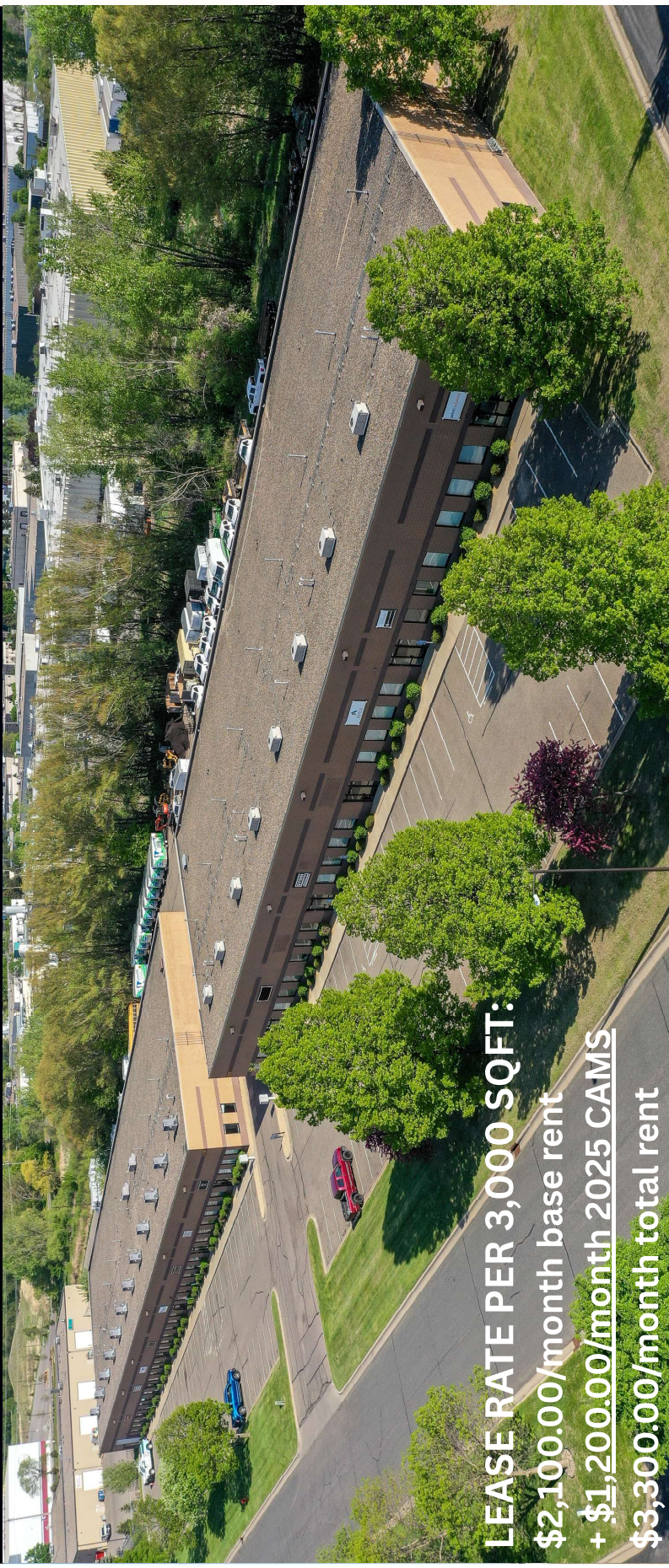


FOR MORE INFORMATION CONTACT:

Nikki Nguyen-Hebert
952.461.4195
hebertcommercialmn@gmail.com

SUMMARY

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LEASE RATE PER 3,000 SQFT:
\$2,100.00/month base rent
+ \$1,200.00/month 2025 CAMS
\$3,300.00/month total rent

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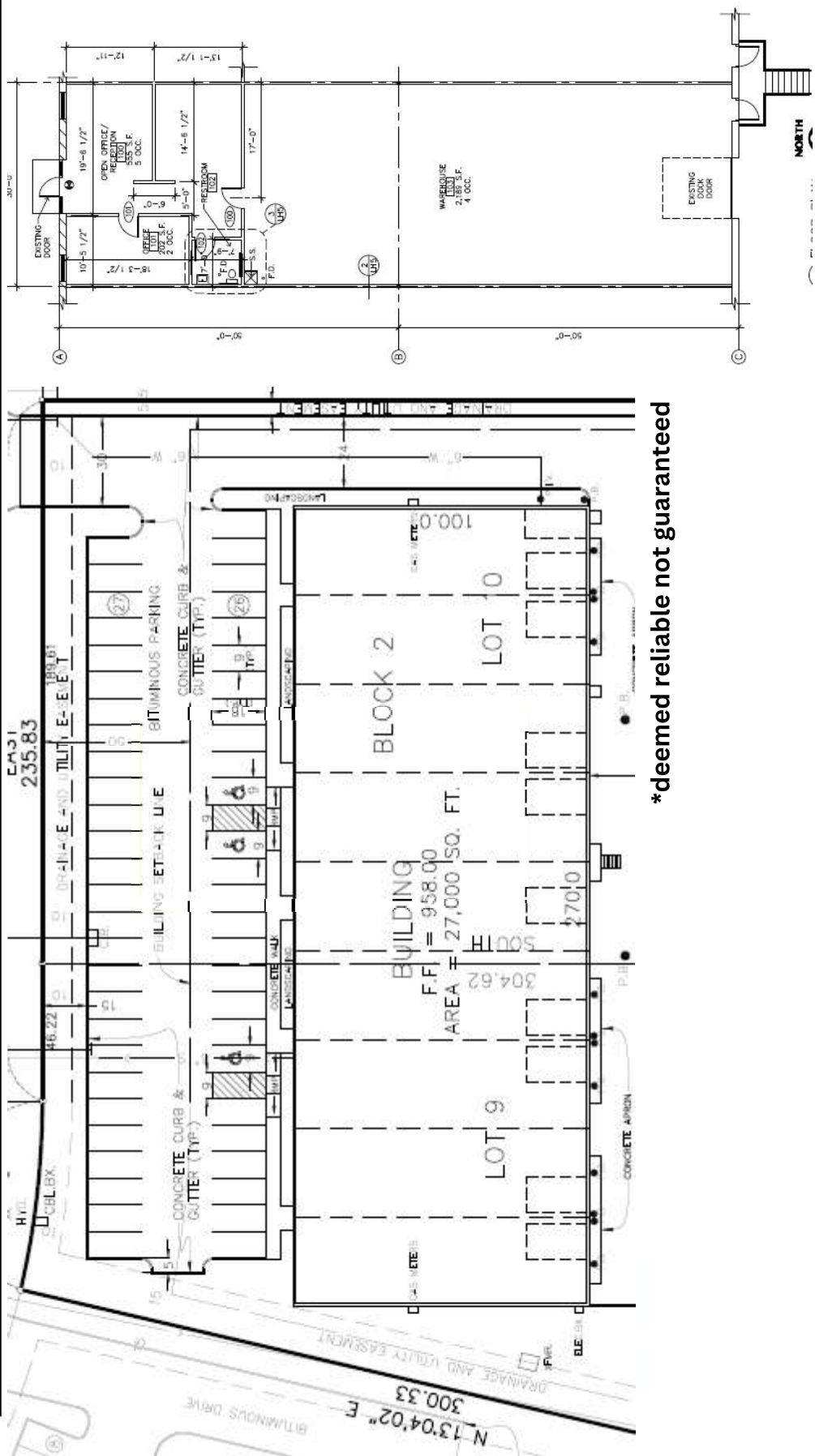
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FLOOR PLAN

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AREA MAP

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