

OFFICE WAREHOUSE BUILDING

21029 HERON WAY, LAKEVILLE, MN 55044

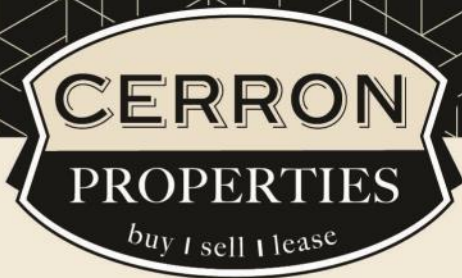


FOR LEASE | OFFICE WAREHOUSE



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





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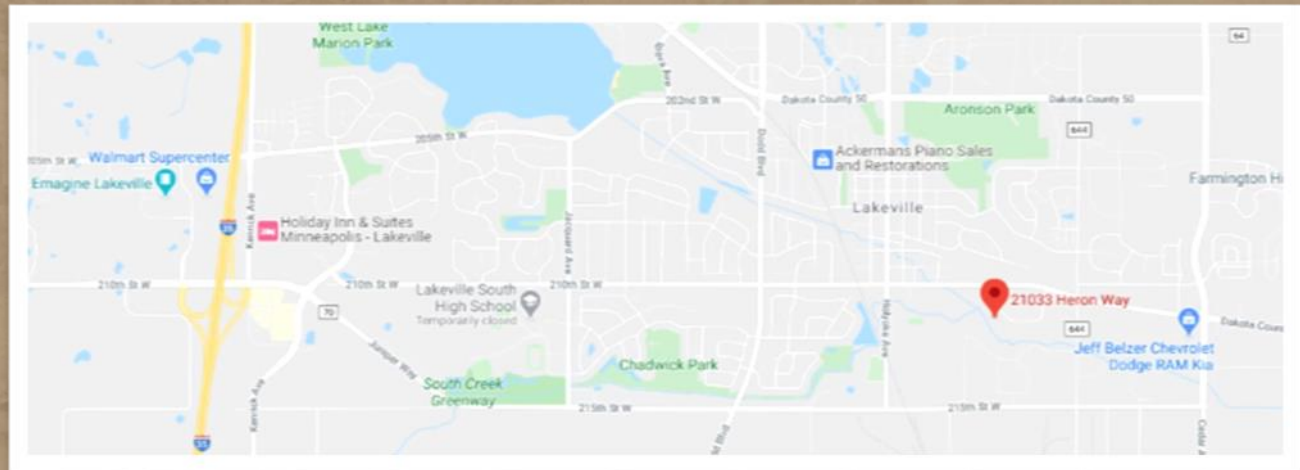
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■ PROPERTY HIGHLIGHTS

- 4,614 Total SF Building on 1.19 Acre Site
Office—3,654 SF
Warehouse/Storage—960 SF
- 1 Drive-In Door
- Expansion potential of 8,000-9,000 SF of warehouse (approx.)
- Full LED lighting update
- New paint & carpet throughout
- Zoning: I-1 Light Industrial
- Near Airlake Airport and I-35
- Dakota County
PID 22-11053-02-070
- 2023 RE Taxes: \$17,048
- Lease Rate: \$5,300/Month Net
+ \$2,050/Month CAM =
\$7,350/Month Total Rent



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.

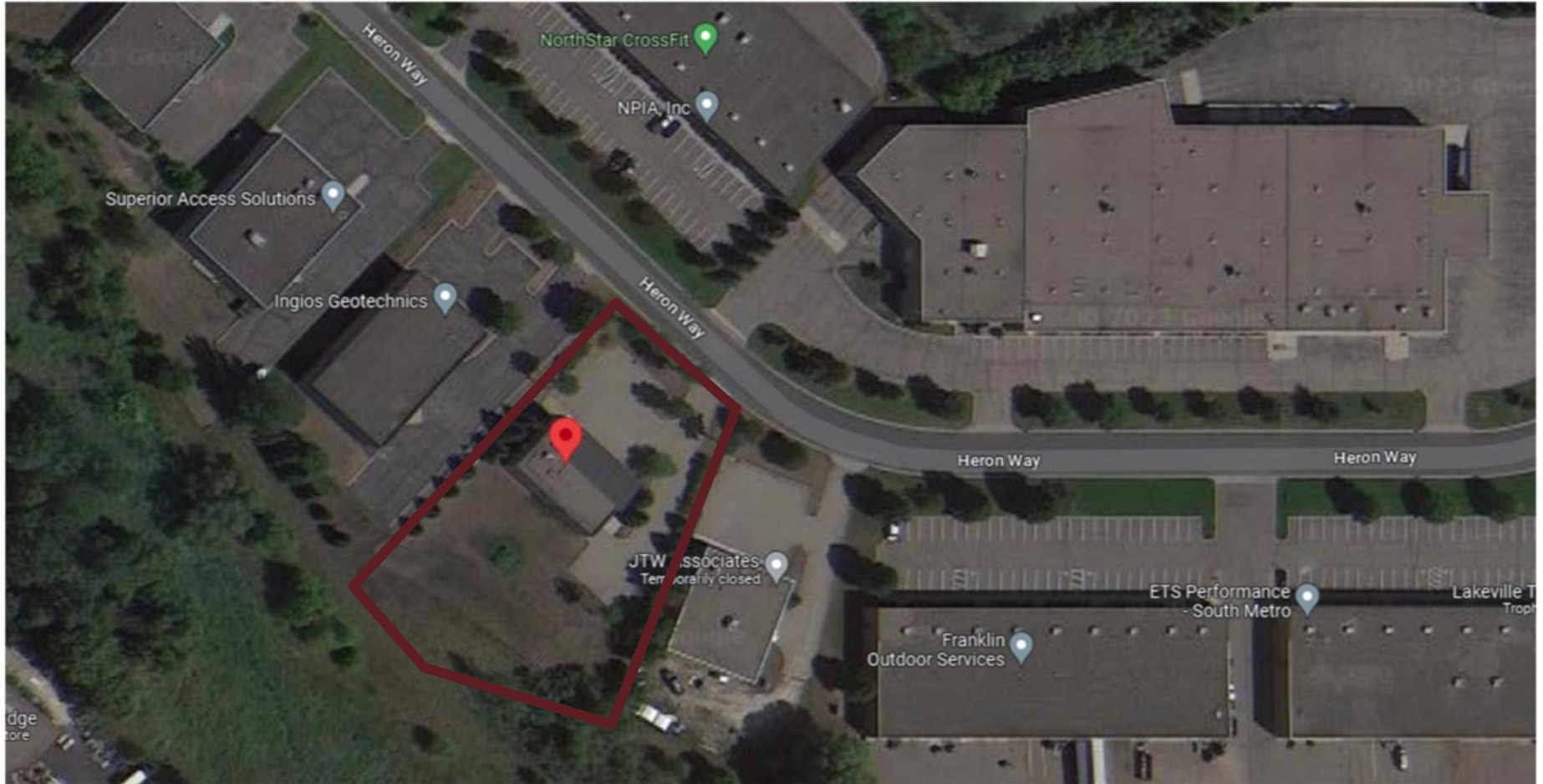


For more information,
please contact:
Bruce Rydeen
952.469.9444
brucer@cerron.com

SITE

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INTERIOR PICS



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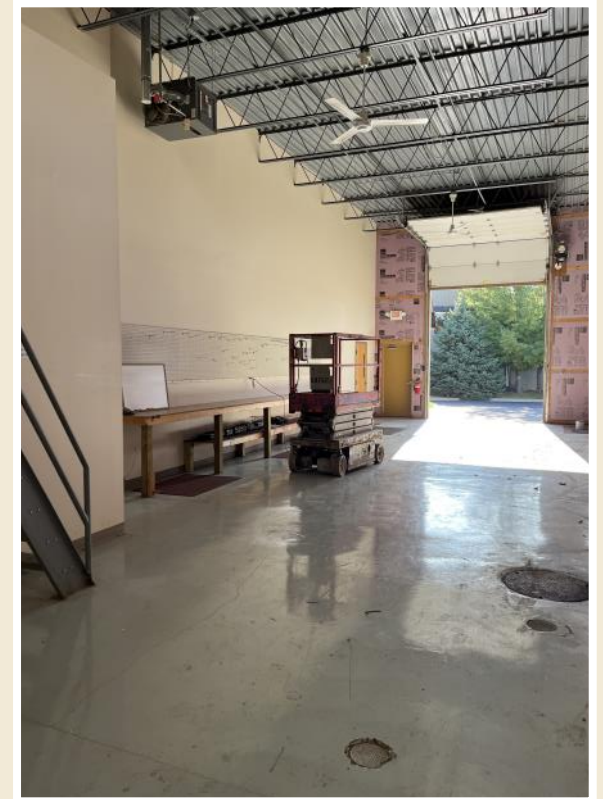
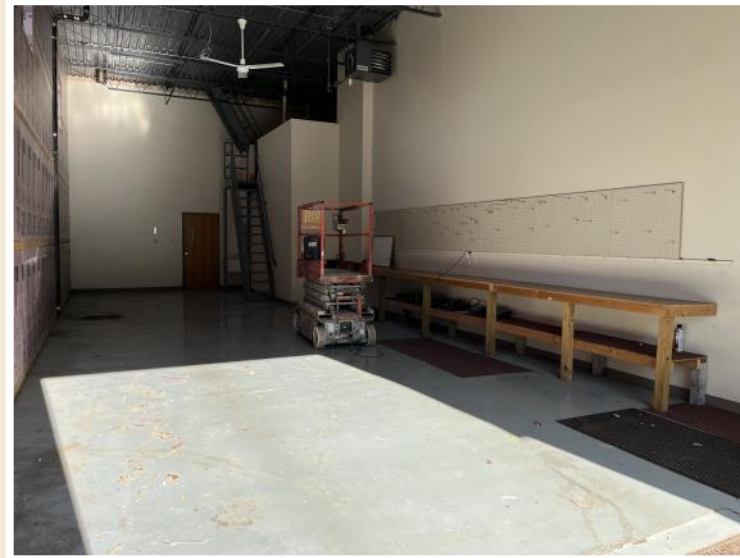
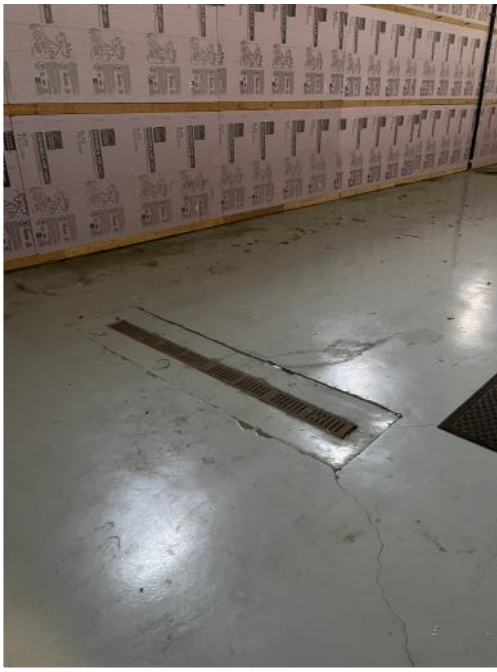


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WHSE/STORAGE PICS



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EXTERIOR PICS



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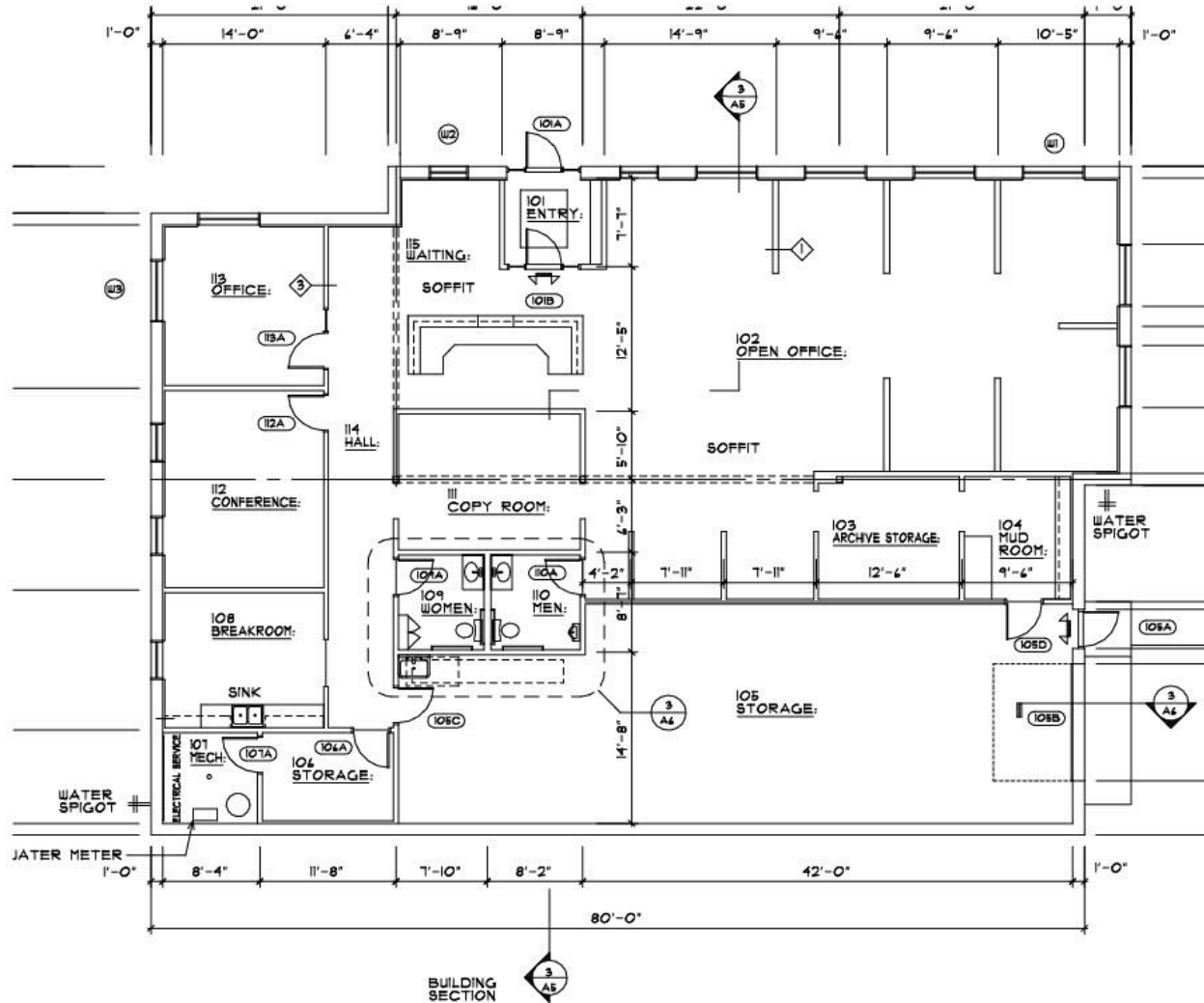


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FLOOR PLAN—MAIN



Please note: Floor plans are for illustration purposes and all dimensions are approximate.

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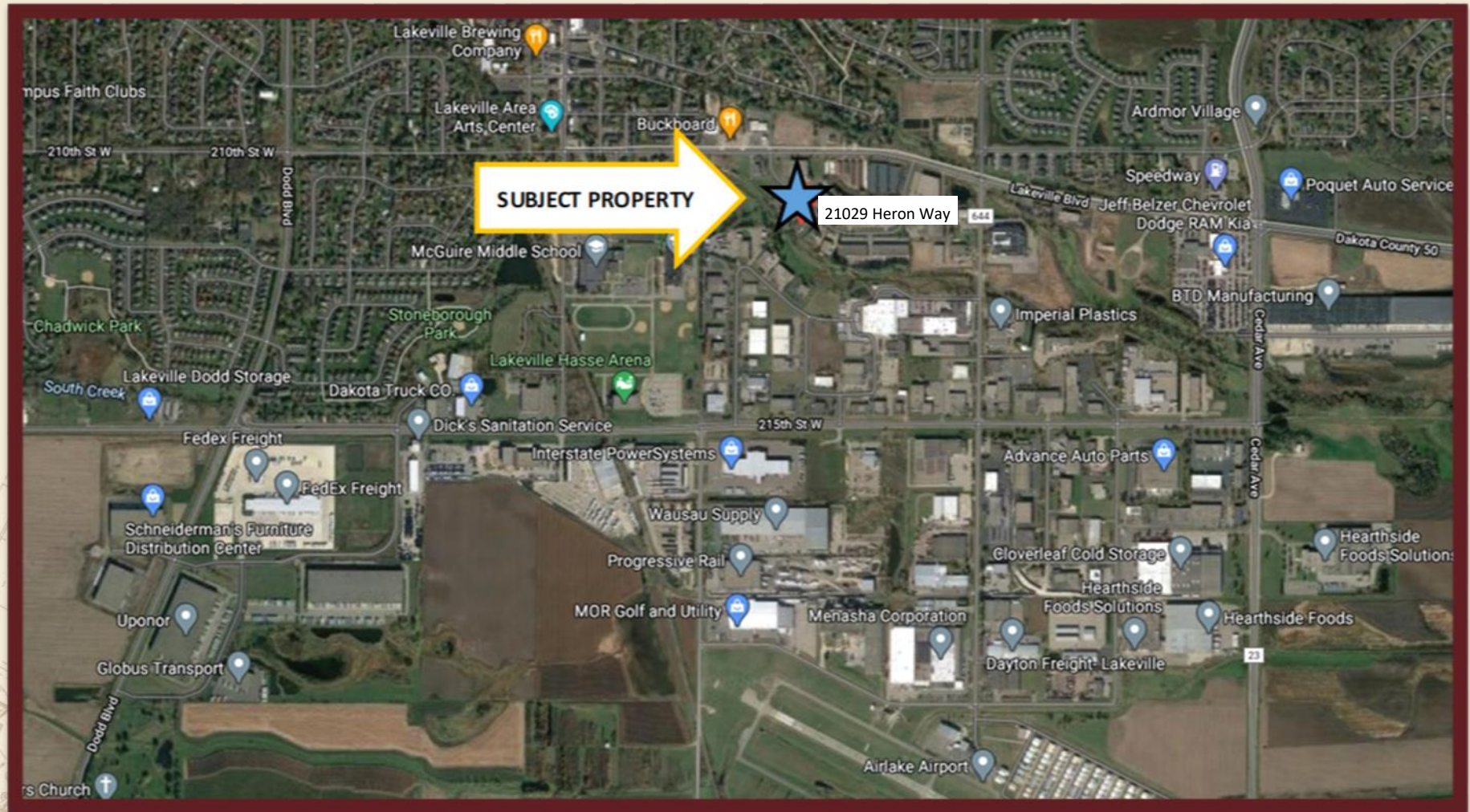


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AREA MAP



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let's get started!

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