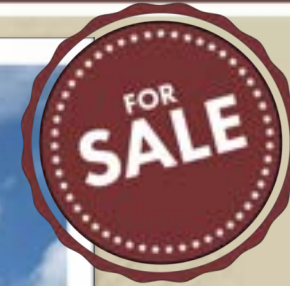


OFFICE WAREHOUSE BUILDING

11356 215th STREET W, LAKEVILLE, MN 55044



FOR SALE | OFFICE / WAREHOUSE / LIGHT MANUFACTURING

PRICE REDUCED | \$6,500,000



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





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■ PROPERTY HIGHLIGHTS

- Available for Sale OR Lease
Approx. 89,775 SF Building on
Approx. 10.79 Acre Site
- SF Breakdown:
5,909 SF Office Showroom Main
1,768 SF Mezz Office
4,127 SF Mezz Storage
45,360 SF Warehouse—20' clear
32,611 SF Warehouse—16' clear
- 13 Dock Doors
- 2 Drive in doors
- Sprinklered
- Dakota County PID#:
22-03600-54-015
- 2026 RE Taxes: \$156,736
- **PRICE REDUCTION—**
ASKING: \$6,500,000
- Lease Option: \$5.95/SF
Absolute Net



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For more information,
please contact:
Rocky Ranch
952.583.6135
rockyr@cerron.com

SUMMARY

OFFICE / WAREHOUSE / LIGHT MANUFACTURING

11356 215th STREET W, LAKEVILLE, MN 55044

PROPERTY SUMMARY

Approx. 10.79 acres

Approx. 89,775 SF building

5,909 SF Office/Showroom Main

1,768 SF Mezzanine Office

4,127 SF Mezzanine Storage

45,360 SF Warehouse—20' Clear

32,611 SF Warehouse—16' Clear

13 - dock doors

2 - drive-in doors

2 - septic systems

City water

Year Built: 1974

Additions: 1990, 1993, 2005

Sprinklered

Fenced yard

Parking: 100 stalls



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EXECUTIVE SUMMARY

Discover an exceptional investment in the heart of Minnesota's thriving south metro area. This versatile office-warehouse facility offers nearly 90,000 square feet of functional space on a sprawling 10.79-acre site, perfectly positioned for logistics, manufacturing, or distribution operations. Priced at \$6.5 million, this property combines modern expansions with robust infrastructure, making it an ideal choice for businesses seeking scalability and efficiency.

Expansive and Adaptable Layout

Built in 1974 with thoughtful additions in 1990, 1993, and 2005, the building spans approximately 89,775 square feet, designed to support a wide range of industrial needs. The space breakdown includes:

- **Office/Showroom (Main Level):** 5,909 SF – A welcoming front-facing area ideal for client interactions, featuring professional finishes and ample natural light.
- **Mezzanine Office:** 1,768 SF – Elevated workspace for administrative teams, providing privacy and oversight of operations.
- **Mezzanine Storage:** 4,127 SF – Convenient overhead storage to maximize floor efficiency.
- **High-Clear Warehouse:** 45,360 SF with 20' clear height – Perfect for heavy machinery, racking systems, or large-scale assembly.
- **Standard Warehouse:** 32,611 SF with 16' clear height – Versatile for general storage, packing, or light manufacturing.

This configuration allows for seamless workflow integration, from executive offices to high-volume warehousing, ensuring your business runs smoothly and grows without constraints.

Key Features and Infrastructure

Engineered for productivity and safety, this property boasts premium amenities that set it apart:

- **Loading and Access:** 13 dock doors and 2 drive-in doors for efficient truck maneuvering and quick turnaround times.
- **Security and Protection:** Fully sprinklered building with a fenced yard for secure outdoor storage or vehicle parking.
- **Parking and Utilities:** 100 dedicated parking stalls to accommodate staff and visitors; serviced by city water and two septic systems for reliable operations.
- **Expansion Potential:** The generous 10.79-acre lot offers room for future development, such as additional buildings or expanded yard space. With a Class C building rating and single-tenancy design, it's ready for immediate customization to fit your vision.

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County Map

OFFICE WAREHOUSE BUILDING

11356 215th STREET W, LAKEVILLE, MN 55044



Strategic Location in a Growing Hub

Nestled in Dakota County, this Lakeville gem benefits from excellent connectivity. Proximity to I-35 provides swift access to the Twin Cities metropolitan area, major airports, and regional supply chains. Lakeville's business-friendly environment, combined with the south metro's economic growth, positions this property as a smart long-term asset. Whether you're expanding locally or establishing a Midwest foothold, the location minimizes transit costs and maximizes market reach.

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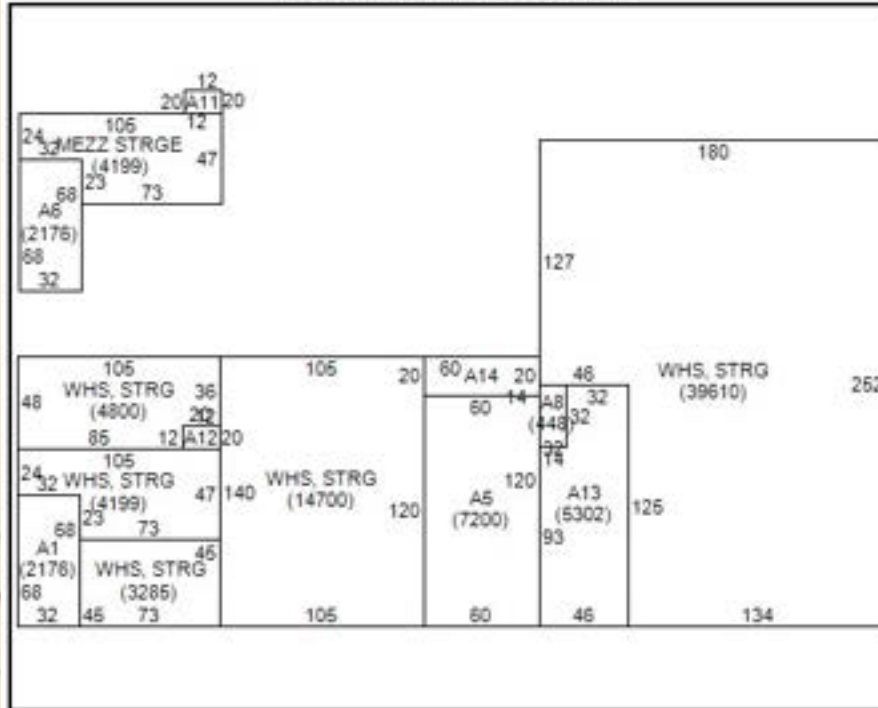
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County Layout

OFFICE WAREHOUSE BUILDING 11356 215th STREET W, LAKEVILLE, MN 55044

Parcel ID: 22-03600-54-015



Code	Description	Area
AOF	AVG OFFICE	2176.00
460	BASE AREA/WHS, STRG	4800.00
460	BASE AREA/WHS, STRG	14700.00
460	BASE AREA/WHS, STRG	39610.00
460	BASE AREA/WHS, STRG	7200.00
AOF	AVG OFFICE	2176.00
MZS	MEZZ STRGE	4199.00
LCO	LOWCST OFC	448.00
460	BASE AREA/WHS, STRG	3285.00
460	BASE AREA/WHS, STRG	4199.00
MZO	MEZZ OFC	240.00
MZO	MEZZ OFC	240.00
460	BASE AREA/WHS, STRG	5302.00
460	BASE AREA/WHS, STRG	1200.00

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OFFICE/SHOWROOM PHOTOS

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WAREHOUSE PHOTOS



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EXTERIOR PHOTOS



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let's get started!

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