

INDUSTRIAL OFFICE / WAREHOUSE / SHOP with OUTDOOR STORAGE

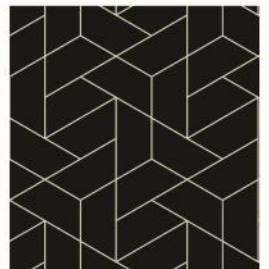
4300 220th STREET W, FARMINGTON, MN 55024

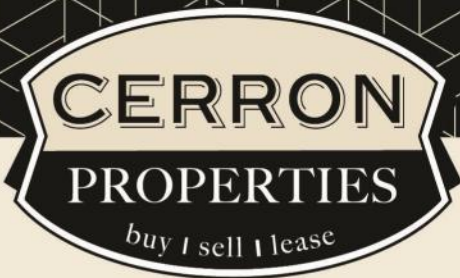


FOR SALE | OFFICE / WAREHOUSE / SHOP / OUTDOOR STORAGE



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





INDUSTRIAL OFFICE WAREHOUSE IOS

4300 220th STREET W, FARMINGTON, MN 55024

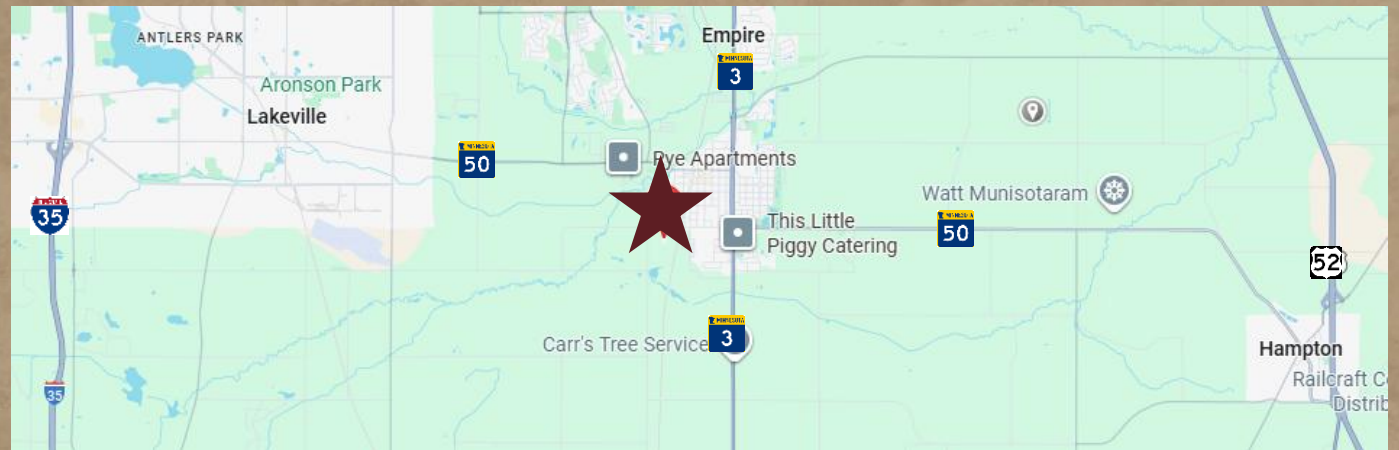
FOR SALE | OFFICE / WAREHOUSE / SHOP / OUTDOOR STORAGE

CERRON Commercial Properties, LLC
21476 Grenada Avenue
Lakeville, MN 55044
www.CERRON.com



PROPERTY HIGHLIGHTS

- Former Dakota Electric Property
- Main Building—91,424 SF
- Service Shop Building—13,616 SF
- Site—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
- 2026 RE Taxes: \$192,460
- 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~~
PRICE REDUCED: \$9,950,000



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:
Darby Regan
651.583.4492
darbyr@cerron.com



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

INDUSTRIAL OFFICE WAREHOUSE IOS

4300 220th STREET W, FARMINGTON, MN 55024

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



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:
Darby Regan
651.583.4492
darbyr@cerron.com



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

AREA MAPS

OFFICE WAREHOUSE BUILDING

4300 220th STREET W, FARMINGTON, MN 55024



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:
Darby Regan
651.583.4492
darby@cerron.com

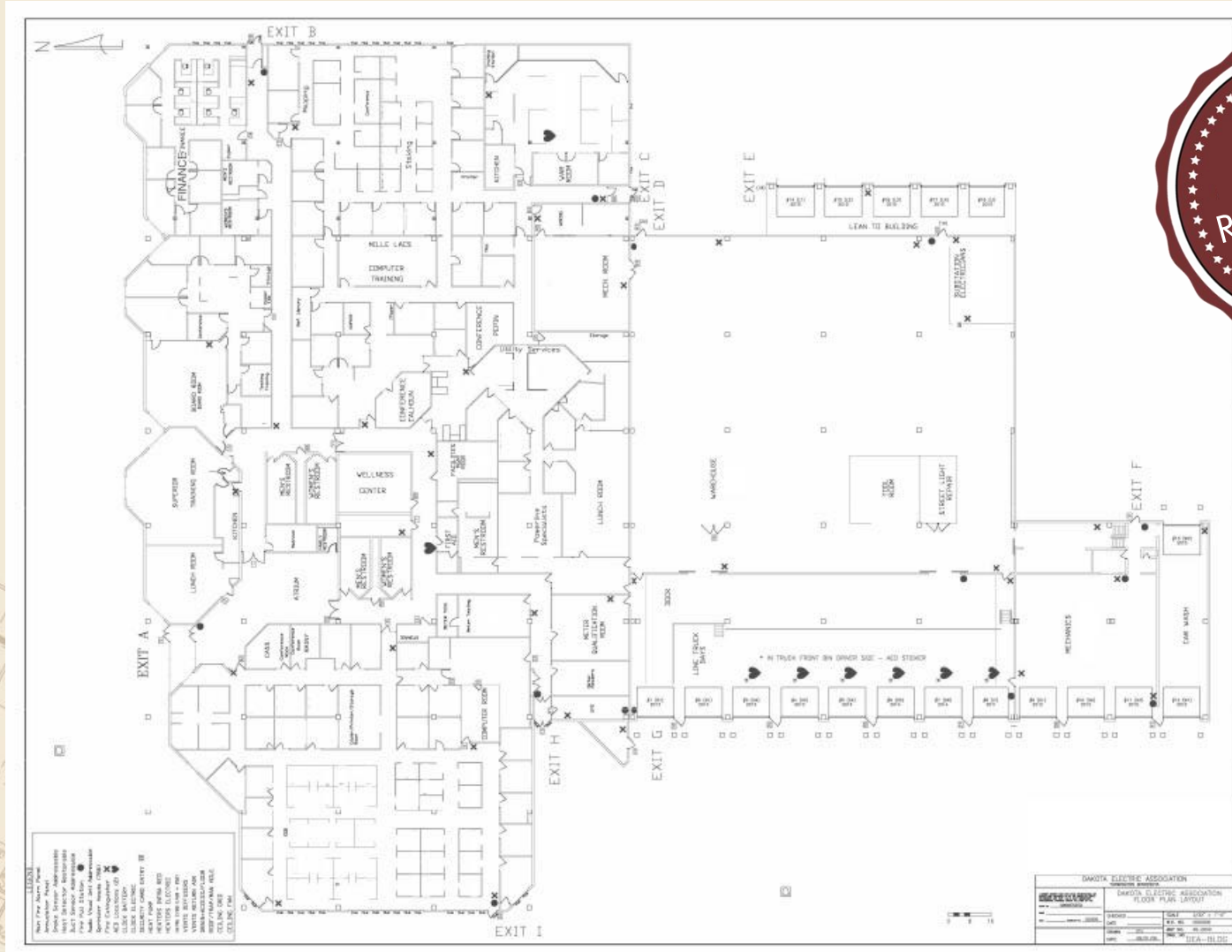


For more information,
please contact:
Rocky Ranch
952.583.6135
rockyr@cerron.com

FLOOR PLAN—MAIN BUILDING

OFFICE WAREHOUSE BUILDING

4300 220th STREET W, FARMINGTON, MN 55024



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:
Darby Regan
651.583.4492
darby@cerron.com

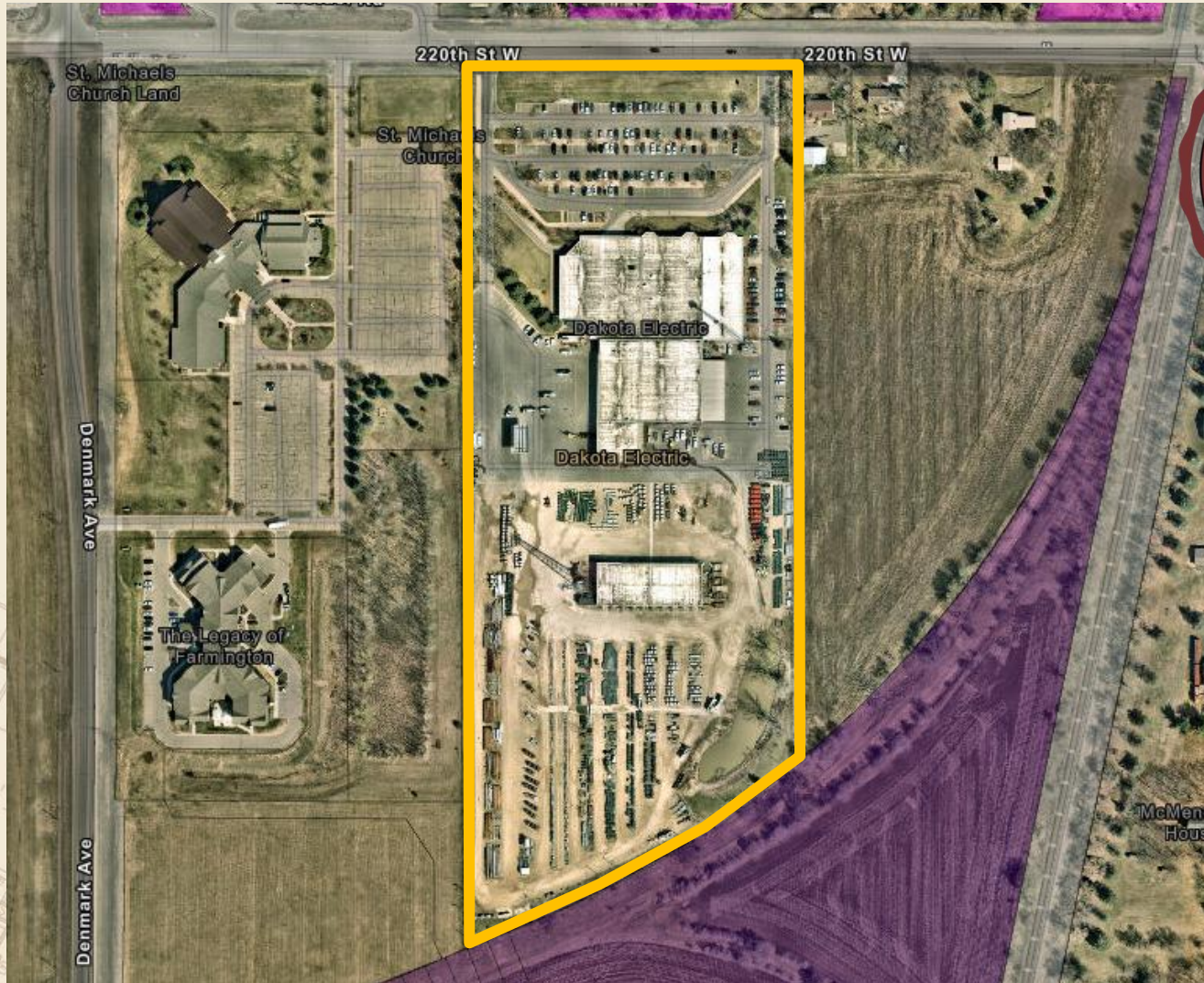


For more information,
please contact:
Rocky Ranch
952.583.6135
rockyr@cerron.com

INDUSTRIAL OFFICE WAREHOUSE IOS

4300 220th STREET W, FARMINGTON, MN 55024

COUNTY AERIAL



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:

Darby Regan
651.583.4492
darbyr@cerron.com



For more information,
please contact:

Rocky Ranch
952.583.6135
rockyr@cerron.com

INDUSTRIAL OFFICE WAREHOUSE IOS

4300 220th STREET W, FARMINGTON, MN 55024

PROPERTY CARD

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
Foundation Sq Ft	NOT APPL	Bathrooms	0.00
Frame		Above Grade Sq Ft	
Multiple Buildings	Y	Garage Sq Ft	
Finished Sq Ft	91,424	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



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:
Darby Regan
651.583.4492
darbyr@cerron.com



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

INDUSTRIAL OFFICE WAREHOUSE IOS

4300 220th STREET W, FARMINGTON, MN 55024

AERIAL/DRONE PHOTOS



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:
Darby Regan
651.583.4492
darbyr@cerron.com



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

INDUSTRIAL OFFICE WAREHOUSE IOS

4300 220th STREET W, FARMINGTON, MN 55024

AERIAL/DRONE PHOTOS



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:
Darby Regan
651.583.4492
darbyr@cerron.com



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

INDUSTRIAL OFFICE WAREHOUSE IOS

4300 220th STREET W, FARMINGTON, MN 55024

OFFICE PHOTOS



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:
Darby Regan
651.583.4492
darbyr@cerron.com



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

INDUSTRIAL OFFICE WAREHOUSE IOS

4300 220th STREET W, FARMINGTON, MN 55024

OFFICE PHOTOS



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:
Darby Regan
651.583.4492
darbyr@cerron.com



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

INDUSTRIAL OFFICE WAREHOUSE IOS

4300 220th STREET W, FARMINGTON, MN 55024

WHSE/SHOP PHOTOS



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:
Darby Regan
651.583.4492
darbyr@cerron.com

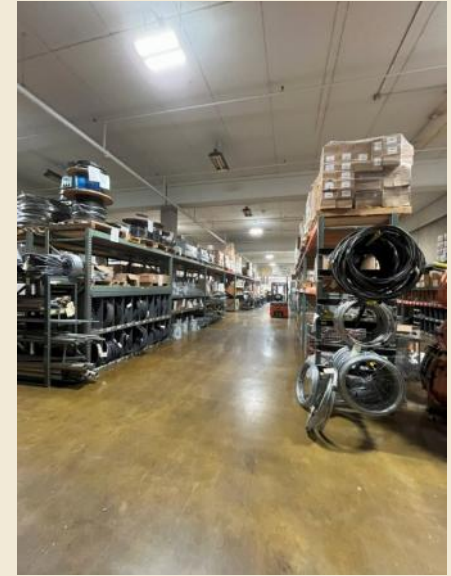


For more information,
please contact:
Rocky Ranch
952.583.6135
rockyr@cerron.com

OFFICE WAREHOUSE SHOP BUILDINGS

4300 220th STREET W, FARMINGTON, MN 55024

WHSE/SHOP PHOTOS



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:
Darby Regan
651.583.4492
darbyr@cerron.com



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

EXT/OUTDOOR STORAGE

INDUSTRIAL OFFICE WAREHOUSE IOS

4300 220th STREET W, FARMINGTON, MN 55024



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:
Darby Regan
651.583.4492
darbyr@cerron.com



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

INDUSTRIAL OFFICE WAREHOUSE IOS

4300 220th STREET W, FARMINGTON, MN 55024

EXT/OUTDOOR STORAGE



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

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:
Darby Regan
651.583.4492
darbyr@cerron.com



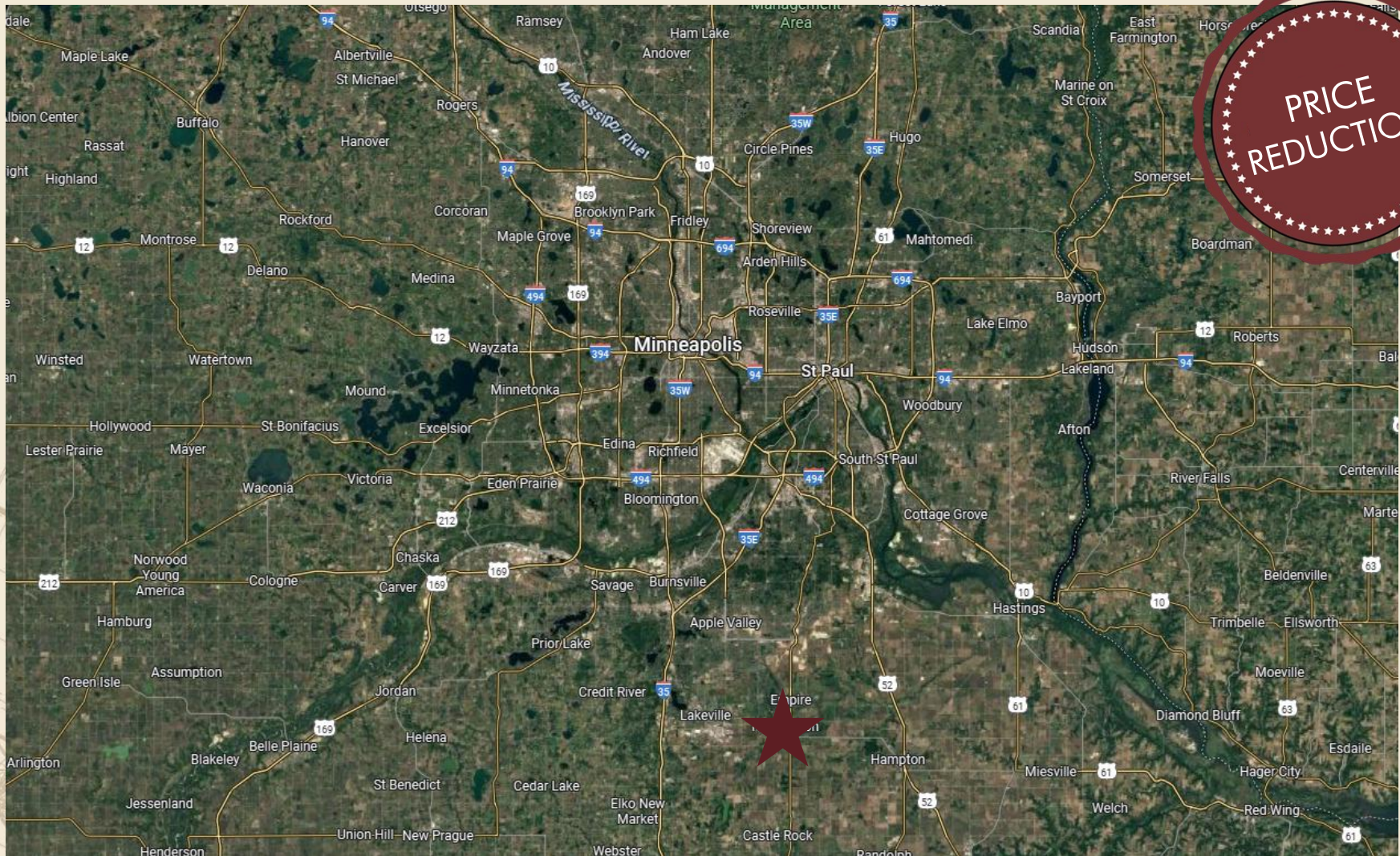
For more information,
please contact:
Rocky Ranch
952.583.6135
rockyr@cerron.com

INDUSTRIAL OFFICE WAREHOUSE IOS

4300 220th STREET W, FARMINGTON, MN 55024

PROXIMITY IN THE TWIN CITIES

PRICE
REDUCTION



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:
Darby Regan
651.583.4492
darbyr@cerron.com



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



let's get started!

Darby O. Regan | 651.583.4492 | darbyr@cerron.com

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

Rocky Ranch | 952.583.6135 | rockyr@cerron.com



WWW.CERRON.COM