



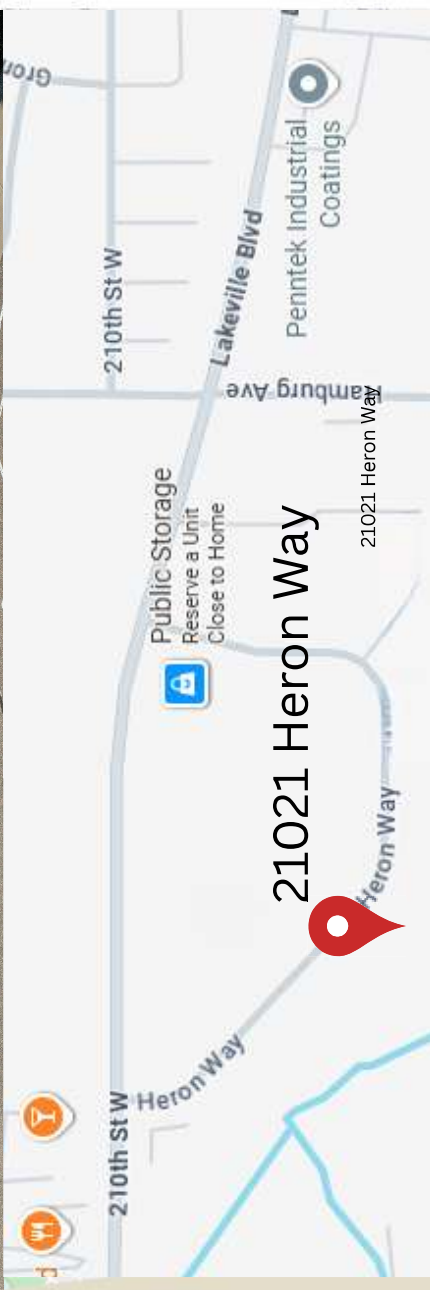
OFFICE WAREHOUSE LEASE SPACE 21021 HERON WAY, LAKEVILLE MN 55044

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

Property Highlights:

- ◆ Current availability: 104, 107
- ◆ Approx. 3,000 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.
- ◆ (1) Drive-in Door
- ◆ Office with reception & restroom
- ◆ Ample parking

FOR LEASE | OFFICE WAREHOUSE



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.

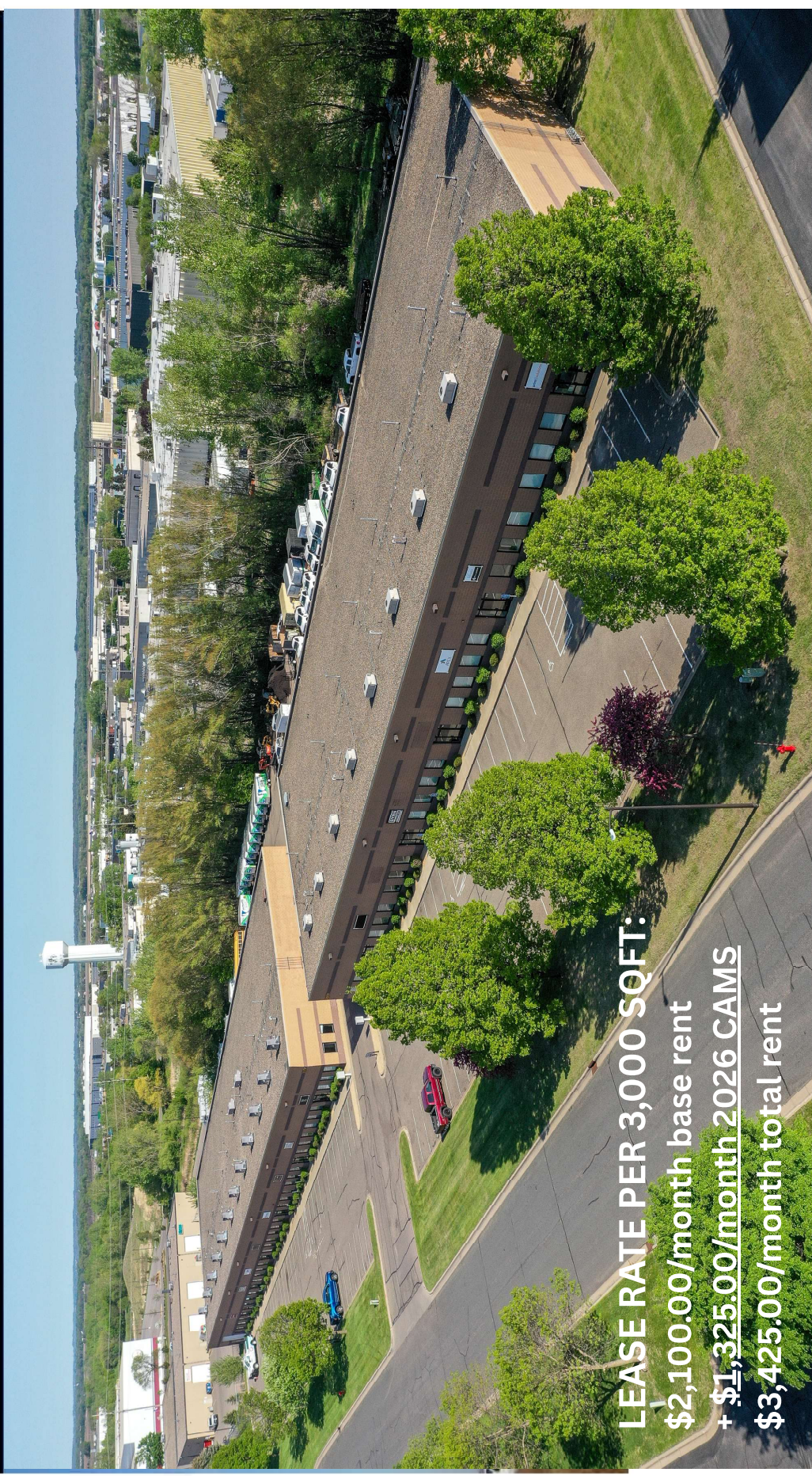


FOR MORE INFORMATION CONTACT:

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
+ \$1,325.00/month 2026 CAMS
\$3,425.00/month total rent

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FLOOR PLAN

Architectural floor plan showing a building layout with a North arrow pointing up. The plan includes the following rooms and dimensions:

- Warehouse (105):** 2,189 S.F., 4 OCC. (Bottom section, 71'-11 1/2" wide)
- Office (102):** 158 S.F., 2 OCC. (Top left, 12'-11" wide)
- Office (103):** 179 S.F., 2 OCC. (Top left, 13'-1 1/2" wide)
- Open Office / Reception (101):** 410 S.F., 4 OCC. (Top right, 11'-1" wide)
- Restroom (104):** (Top right, 7'-9" wide)
- Restroom (106):** (Top right, 7'-9" wide)
- Existing Dock Door:** (Bottom right, 7'-0" wide)

Overall dimensions and other features:

- Top section width: 30'-0"
- Left section width: 50'-0"
- Right section width: 50'-0"
- Staircase: Located at the bottom left.
- North Arrow: Points towards the top of the page.

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AREA MAP

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