

14450-14470 Burnsville Parkway West

Burnsville, MN

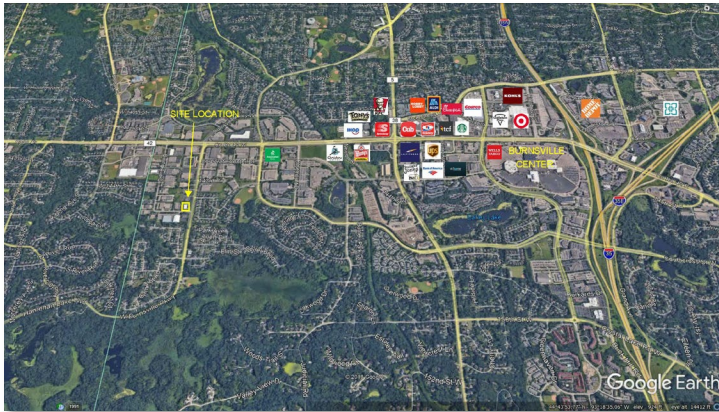
FOR LEASE | INDUSTRIAL



Highlights

- 3,940 SF Office / Warehouse
 - 1,225 SF Office
 - 2,715 SF Warehouse
- 16' Clear Height
- 1 Dock
- 22 Surface Parking Spaces
- Just South of County Road 42
- Burnsville Parkway Frontage

Surrounding Area



Average Daily Traffic Volumes:

▪ County Road 42: 38,000 VPD
▪ Burnsville Parkway: 8,600 VPD
▪ Combined: 46,600 VPD
▪ 2 Miles from I-35 split / 5 miles from Hwy 169

Demographics

Miles	1	3	5
Population	7,818	62,488	144,427
Avg Income (\$)	120,077	100,251	111,936
Households	2,579	23,460	53,838

High Visibility

High Traffic

High Demand

For more information, please contact:

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REAL ESTATE | CONSTRUCTION | PROPERTY MANAGEMENT

All of the information herein has either been given to us by the Owner of the Property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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Year Built / Renovated:

- 1981

Floors:

- 1

Total Building Rentable Area:

- 10,000 SF

Suites Available:

- 3,940 SF Office / Warehouse
 - 1,225 SF Office
 - 2,715 SF Warehouse

Net Rate (*annual escalations):

- \$9.50 per SF Office, Annual, NNN
- \$5.00 per SF Warehouse, Annual, NNN

Operating Expenses & Real Estate Taxes:

- \$5.36 per SF, Estimated
- (excludes metered utilities, phone, cable, internet, janitorial)

Terms of Lease:

- Flexible

Parking:

- 22 Surface Parking Spaces

Fire / Life / Safety

- Wet Fire Suppression System

Building & Roof Construction:

- Block / Masonry Structural Steel Building

HVAC:

- Warehouse: Unit Heaters

Utility Services:

- MN Valley Electric Co-Op / Center Point Energy
- Integra / Century Link

Electrical:

- 120/208
- 3 Phase

Zoning:

- I-3 Office & Industrial Park

Building Amenities:

- Building Signage Available
- 16' Clear Height
- 1 Dock
- Professional Building Management

Area Amenities:

- Burnsville Parkway Frontage
- Minutes to I-35 split
- Close to Employee Base, Restaurants, Retail, and Service



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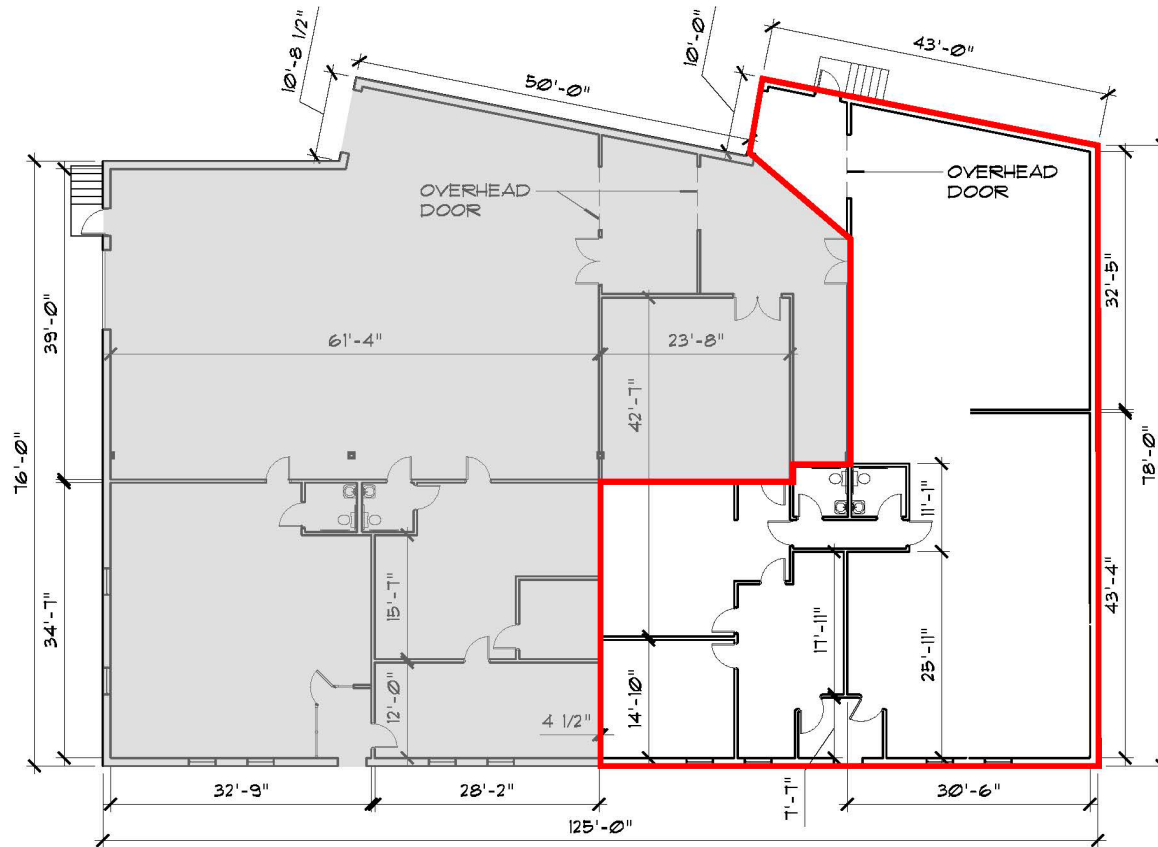
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Floor Plan



14470 BURNSVILLE PARKWAY

SCALE: 1/16"=1'-0"



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