



FOR
SALE

2401 HWY 13 WEST

BURNSVILLE, MN 55337

2401 Hwy 13 West in Burnsville offers 15,352 SF of high-visibility commercial space with direct frontage on Highway 13, next to Menards. This B-4 Highway Commercial property features 6,405 SF of office/showroom, 8,947 SF of warehouse space, 14'-20' clear heights, one dock door, two drive-in doors (with ability to add another), and prominent storefront and pylon signage. Situated on one acre and fully sprinklered, the building is configured for two tenants, making it ideal for an owner-user or investor. Recent roof (2026, 2023 & 2021) and RTU improvements (2023, 2021 & 2020) add long-term value and peace of mind

HUNTER STANEK

✉ HUNTER@GCPMN.COM

📞 612.500.7997

🌐 GONYEACOMMERCIAL.COM



DETAILS



Address

**2401 HWY 13 West
Burnsville, MN 55337**



Building Size

15,352 Square Feet



Mezzanine

1,000 Square Feet



Warehouse Square Footage

8,947 Square Feet



Office/Showroom Square Footage

6,405 Square Feet



Purchase Price

\$2,190,000.00



Property Taxes

2025 - \$38,928.00



Year Built

1975-1985



Ceiling Clear Height

14'-20'



Zoning

**B-4 Highway
Commercial
Automotive Uses
Permitted**



Sprinkler

Yes



Loading Access

**1 Dock Doors
2 Drive-in Doors
(ability to install 1 more)**

HUNTER STANEK

✉ HUNTER@GCPMN.COM

📞 612.500.7997

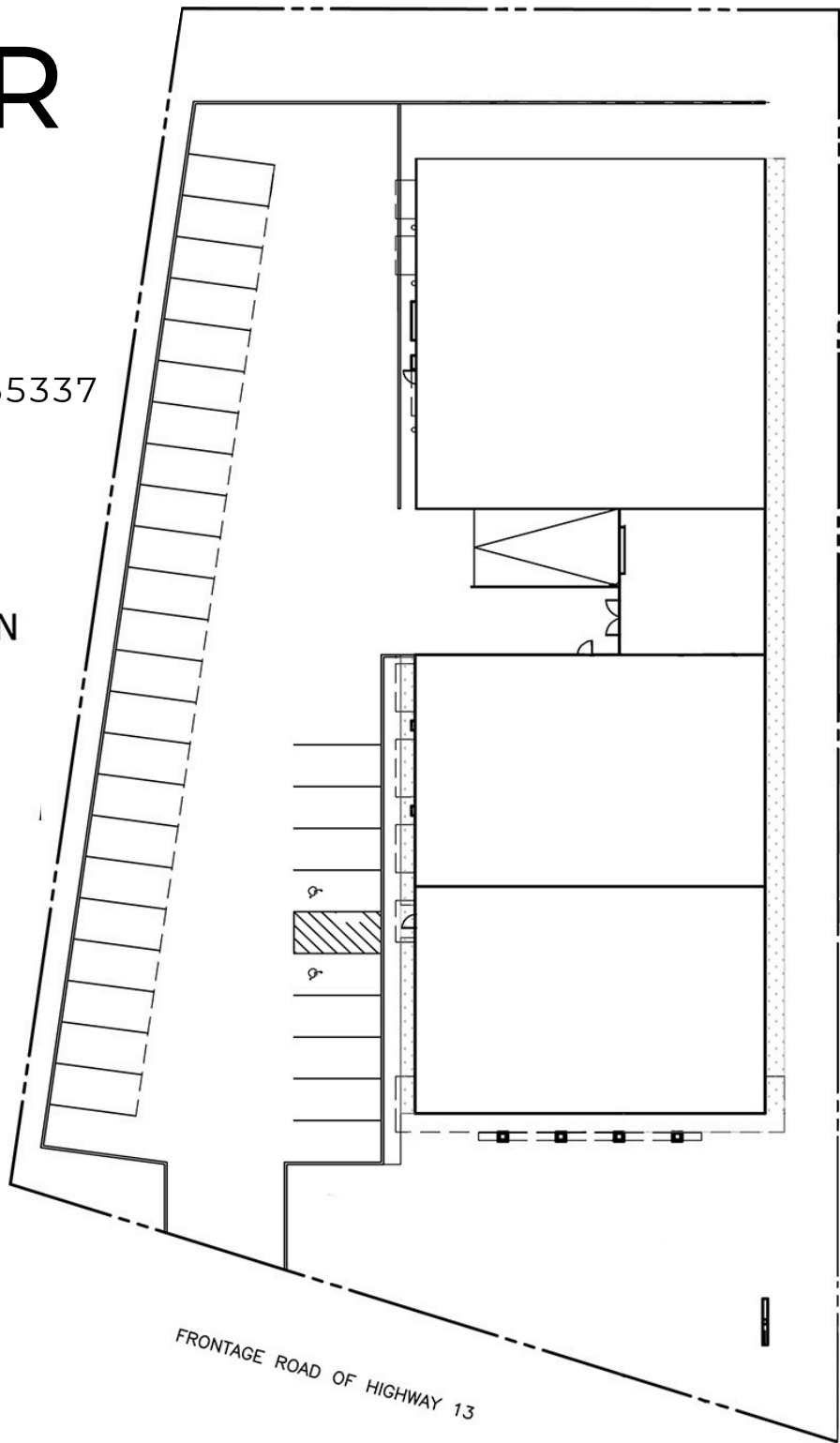
🌐 GONYEACOMMERCIAL.COM



FLOOR PLAN

2401 HWY 13 WEST
BURNSVILLE, MN 55337

SITE PLAN



HUNTER STANEK

✉ HUNTER@GCPMN.COM

☎ 612.500.7997

🌐 GONYEACOMMERCIAL.COM



FLOOR PLAN

2401 HWY 13 WEST
BURNSVILLE, MN 55337

Back Building Floor Plan



HUNTER STANEK

✉ HUNTER@GCPMN.COM

☎ 612.500.7997

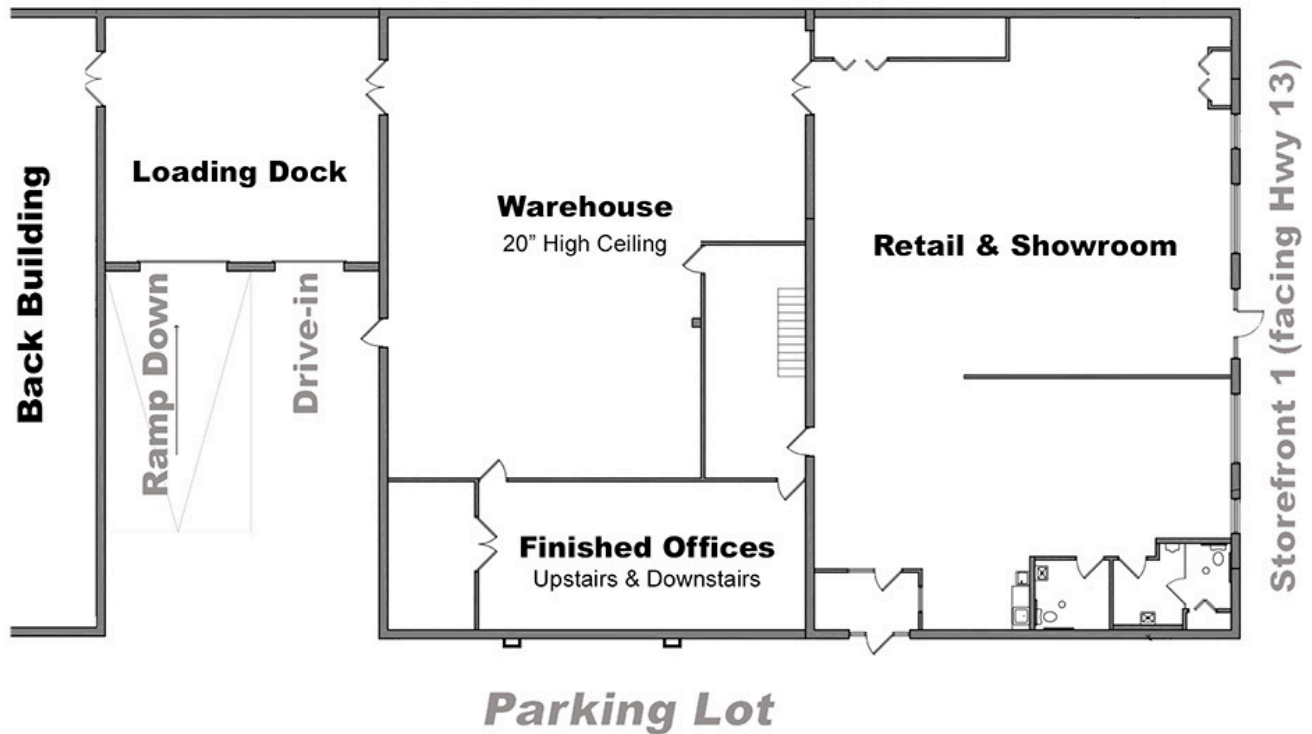
🌐 GONYEACOMMERCIAL.COM



FLOOR PLAN

2401 HWY 13 WEST
BURNSVILLE, MN 55337

Front Building Floor Plan



HUNTER STANEK

✉ HUNTER@GCPMN.COM

📞 612.500.7997

🌐 GONYEACOMMERCIAL.COM

