



42EWING

3701 W COUNTY RD 42 & 14201 EWING AVE
BURNSVILLE, MN 55306

SPACE
WE'VE GOT SPACE TO FILL

FOR LEASE



LEASE INFORMATION

OFFICE/WAREHOUSE

ADDRESS:	3701 W County Road 42 & 14201 Ewing Ave Burnsville, MN 55306
AVAILABILITY:	Suite: 14213 Total: 3,005 SF Office: 1,070 SF Warehouse: 1,935 SF
LEASE TERM:	Negotiable
NET LEASE RATE:	Negotiable
2025 CAM/TAX:	CAM: \$2.16 PSF / RE Tax: \$2.12 PSF TOTAL: \$4.28
AVAILABILITY:	Available 12/01/2025



PROPERTY INFORMATION



- Great visibility to County Road 42
- Industrial park setting
- Built in 1981
- Building signage available
- Ample parking - 80 combined surface parking spots
- Dock loading
- 12' clear height
- Zoning: I-3 Office & Industrial Park
- Fully sprinkled
- Private entrances
- Located 2 miles from I-35 split



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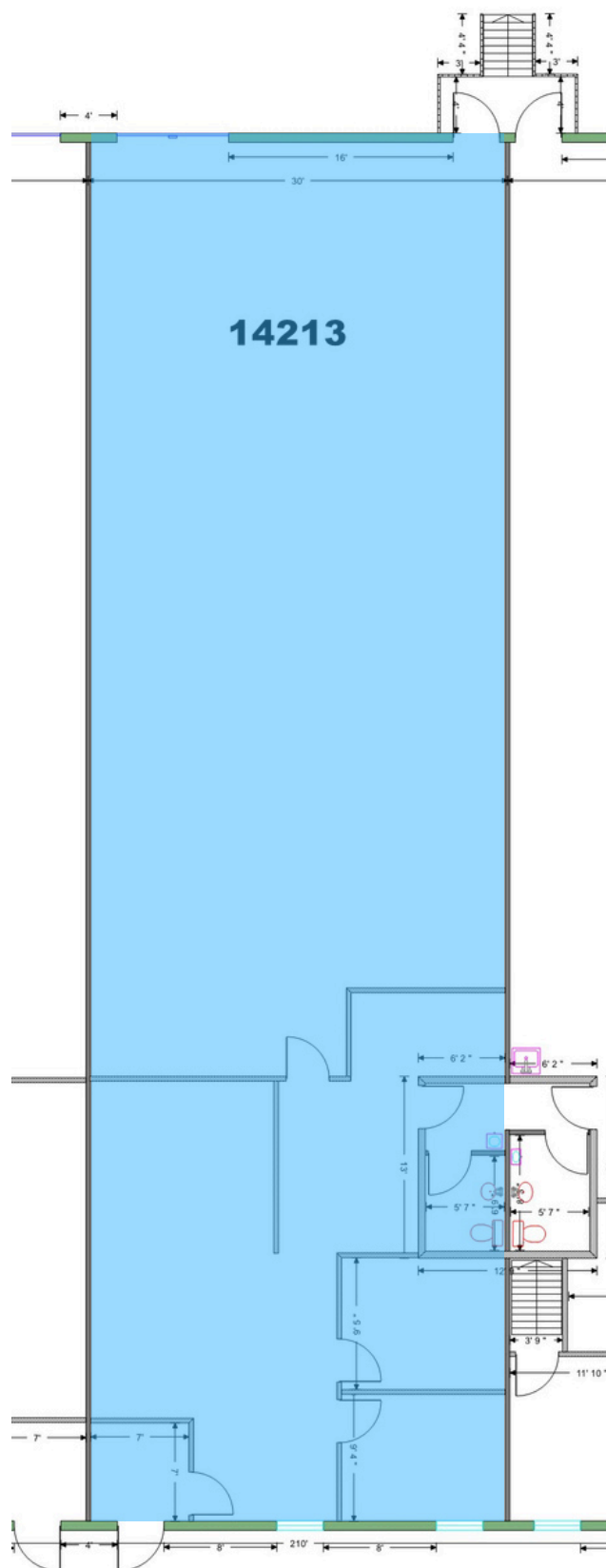


Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee.



FLOOR PLAN

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PHOTOS

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**3701-3735 W County Rd 42
Burnsville, MN 55306**



**14201-14225 County Rd 42
Burnsville, MN 55306**



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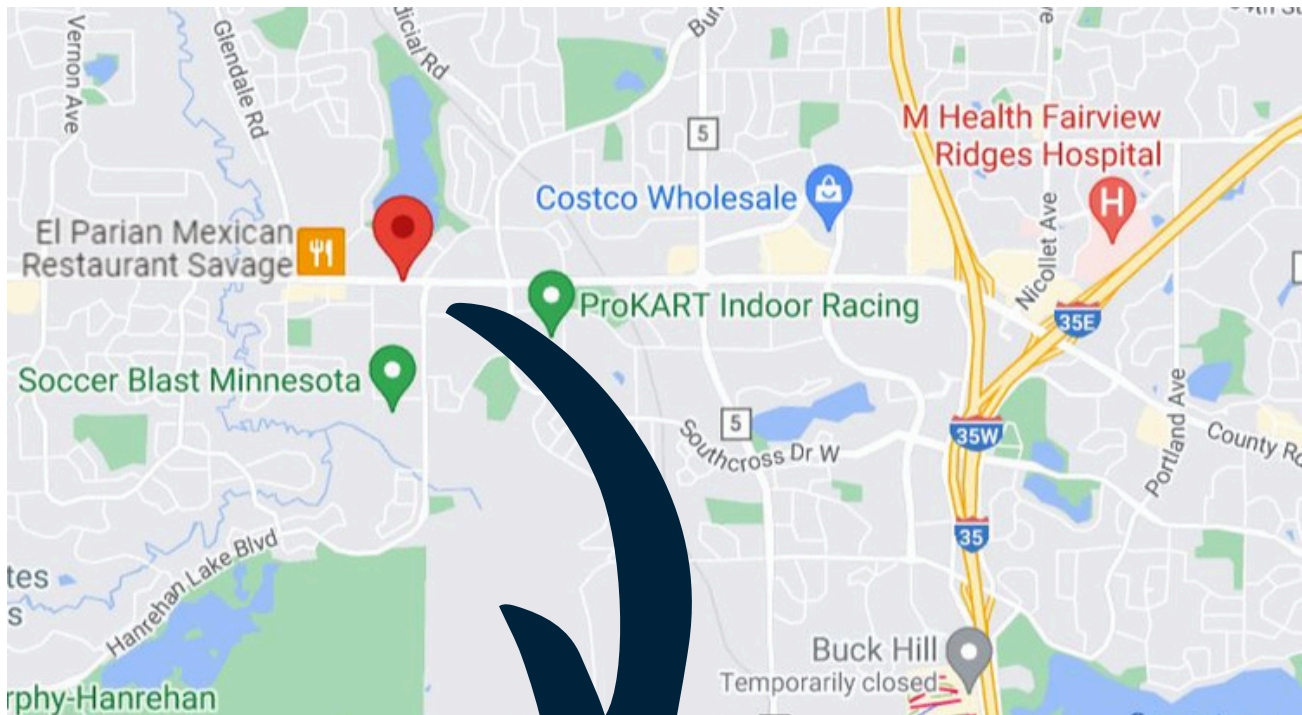


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LOCATION

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