

OFFICE WAREHOUSE FOR LEASE

21044 HERON WAY, LAKEVILLE, MN 55044

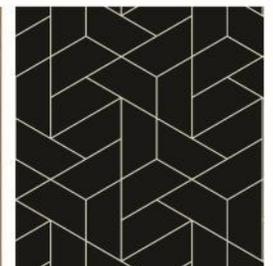


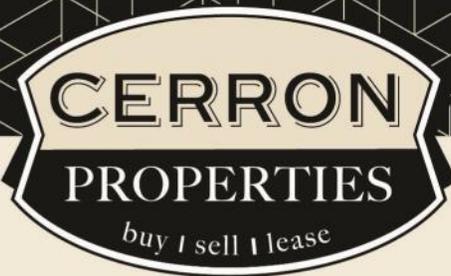
AVAILABLE SPACE

FOR LEASE | OFFICE WAREHOUSE



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





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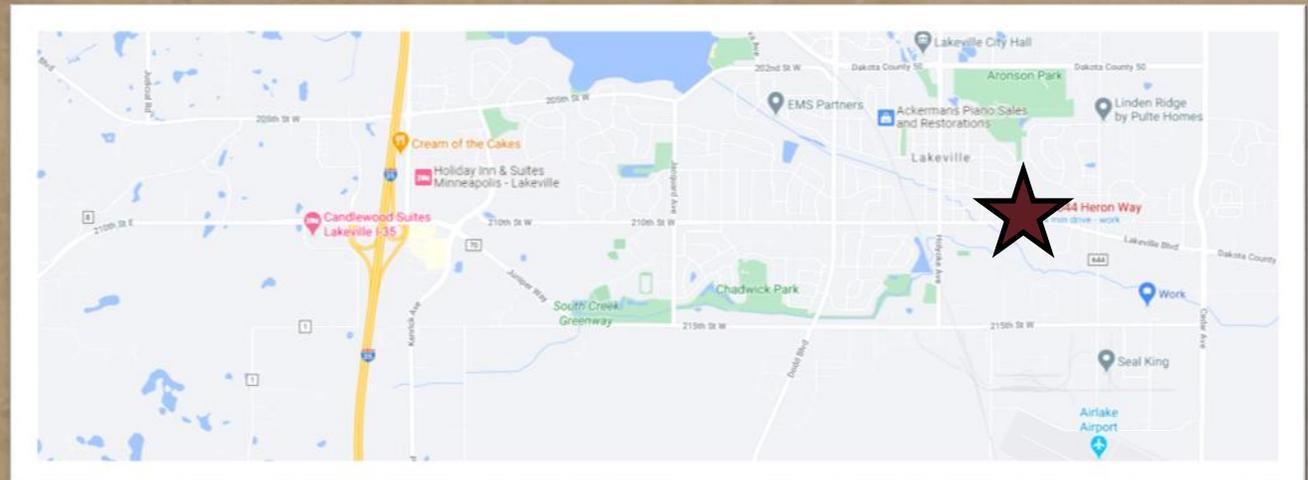
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■ PROPERTY HIGHLIGHTS

- Office/Warehouse space now available for lease (most recent use—sports training space)
- Approx. 8,861 SF Total
- Office approx. 1,725 SF and Warehouse approx. 7,136 SF
- Industrial zoning
- 20' Clear height
- 1—12'x14' drive-in door
- 1—dock door
- 400A/208v Power
- LED Lights
- Net Lease Rate: \$7,250/month (\$9.82/SF)
- Estimated Operating Expense: 2026: \$3.83/SF (\$2,830/mo.)
- Total Rent: \$10,080/month



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.

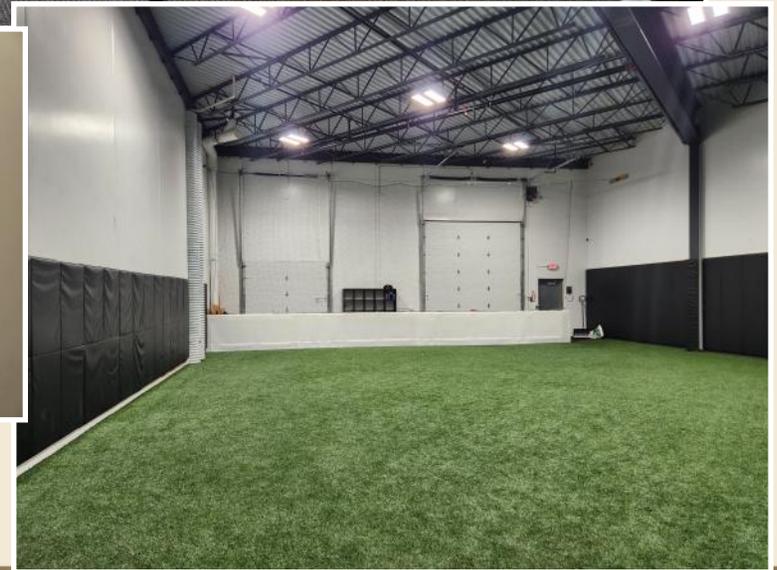
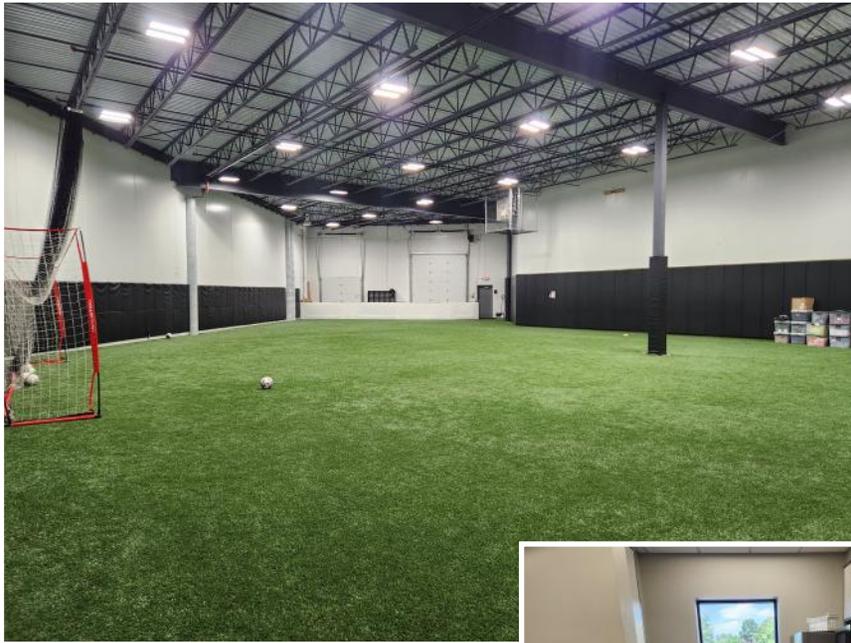


For more information,
please contact:
Rocky Ranch
952.583.6135
rockyr@cerron.com

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PHOTOS



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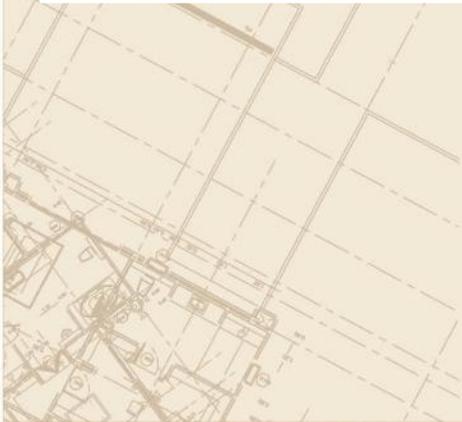


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let's get started!

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