



**INVISTA**  
PARTNERS

# FOR SALE OR LEASE

INDUSTRIAL/RETAIL  
OPPORTUNITY

3200 HWY 13 W  
BURNSVILLE, MN 55337

Prime location near surrounding local and national  
retailers and automotive uses.

<b>BUILDING SIZE</b>	Approx. 33,350 sq.ft
<b>PROPERTY SIZE</b>	1.96 acres
<b>PURCHASE PRICE</b>	Negotiable
<b>LEASE RATE</b>	Negotiable (willing to demise)

## PROPERTY HIGHLIGHTS

- 11'-15' clear height (majority 14'-15')
- 2 drive-ins (ability to add more)
- 2 dock doors
- Great owner-User opportunity
- Visibility to 51,000 VPD (2019 MNDOT)
- Outdoor storage opportunity
- Huge Pylon sign and building signage
- Multi-tenant capabilities

**QUESTIONS?  
CONTACT**

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612-875-4652  
Kyle@invistapartners.com

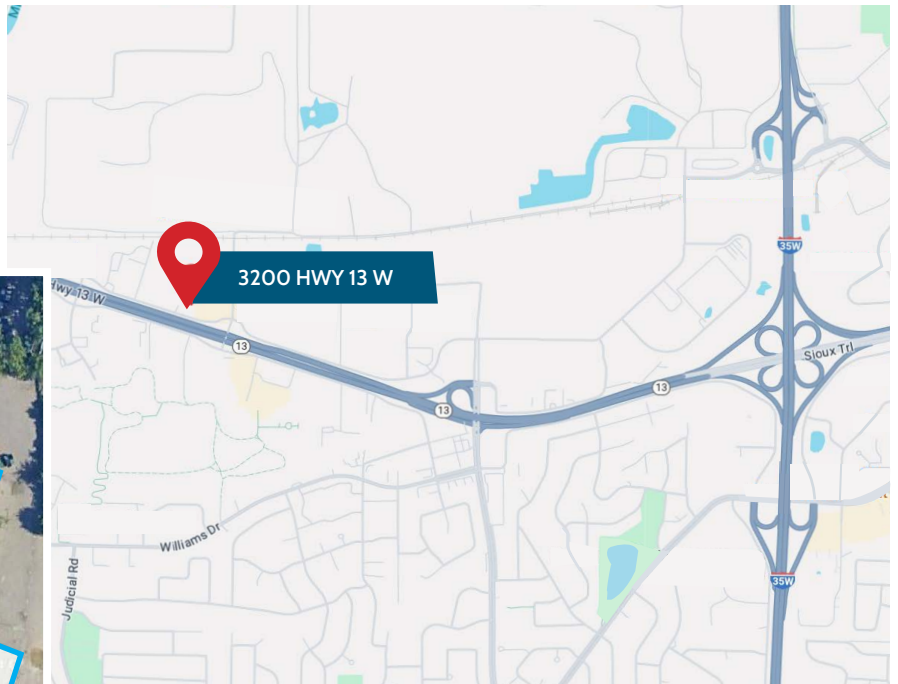
Colin Quinn, Principal  
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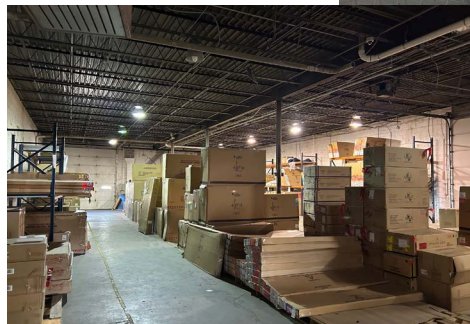
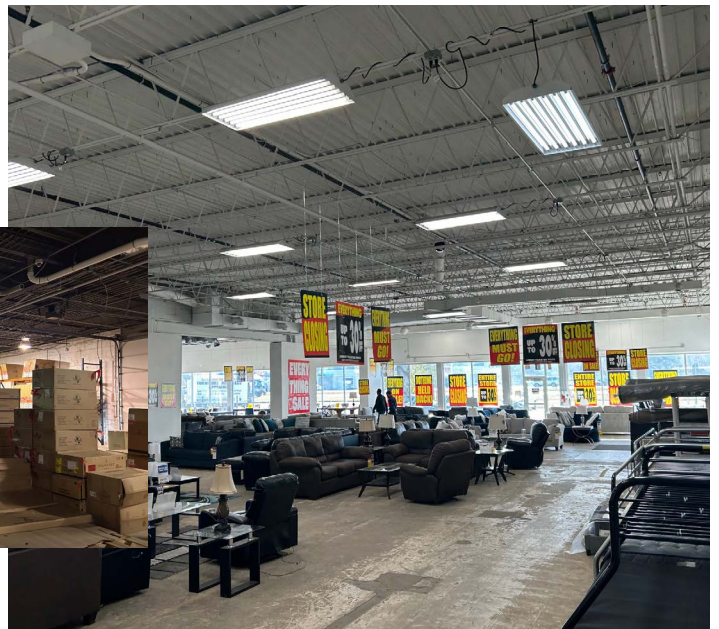
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AERIAL VIEW

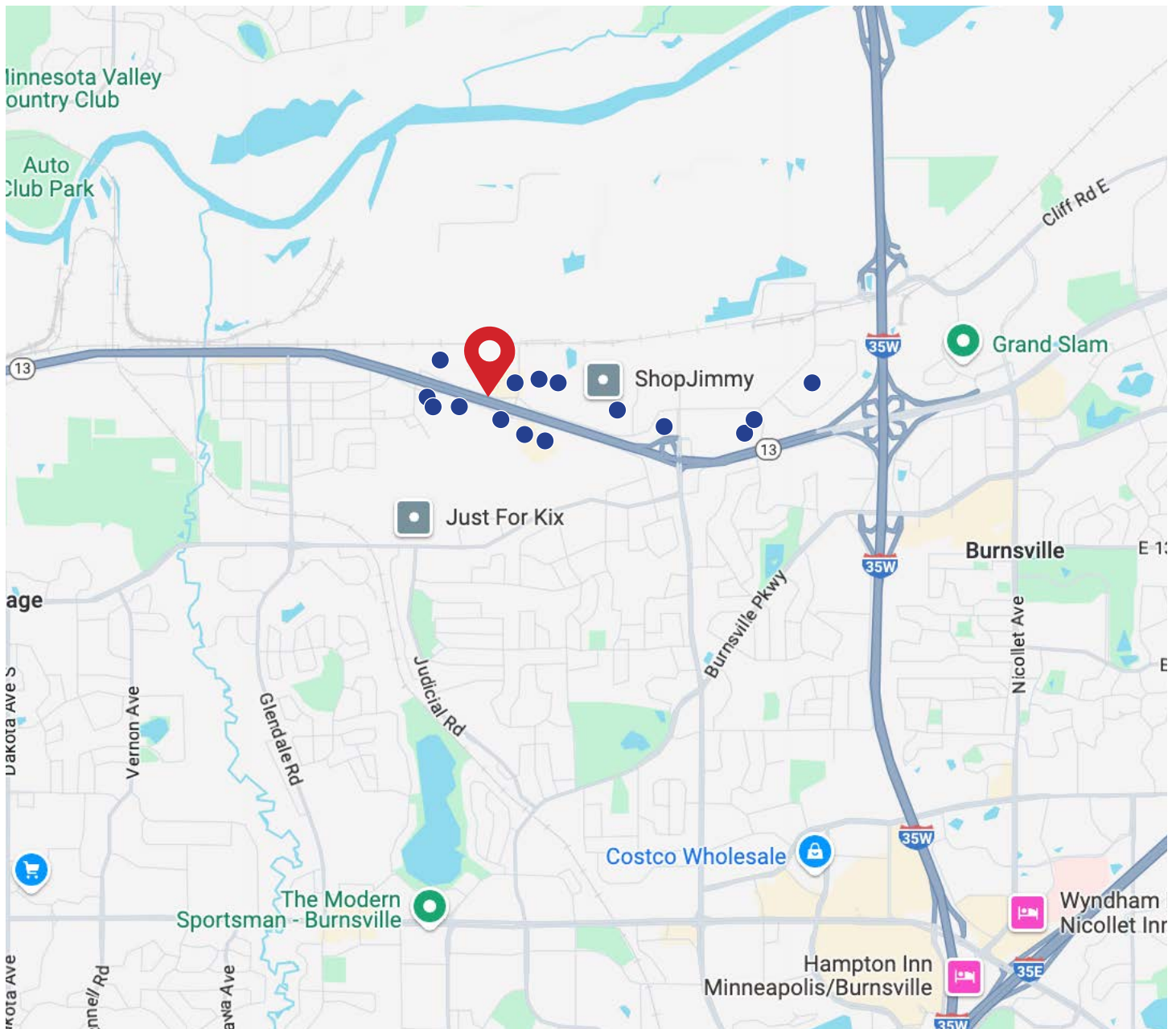


## PROPERTY HIGHLIGHTS

- Immediate access to Highway 13 and within close proximity to I-35W
- Zoning: GIH (Gateway Industrial Heavy District)
- Partial roof replacement (2023)
- Fully sprinkled building
- Partial building demo could create additional outdoor storage/parking

**DISCLAIMER:** We obtained the information above from sources we believe to be reliable. However, we do not claim to make a guarantee, warranty or representation about such information. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





## NEARBY AUTO USES/RETAILERS

- TransDev
- Menards
- Harbor Freight Tools
- Really Cool Living Affordable Luxury
- Patio Town
- RavMotors
- Cisco Enterprises, Inc.
- Park Chrysler Jeep
- Astleford International & Isuzu
- Rock Hard Landscaping
- McDonald's
- Genz-Ryan
- CarHop
- Ryder Truck

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