

BUILD TO SUIT OFFICE WAREHOUSE

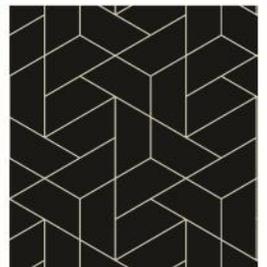
7505 215TH ST W, LAKEVILLE, MN 55044

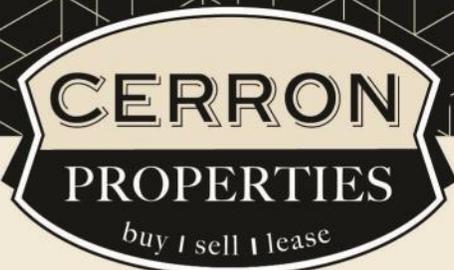


FOR LEASE | OFFICE WAREHOUSE



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044
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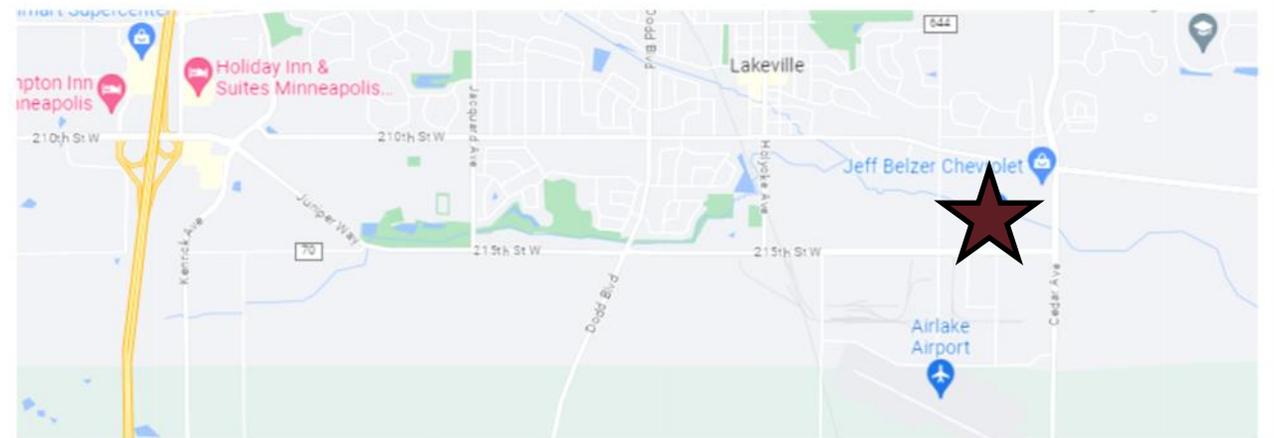
■ PROPERTY HIGHLIGHTS

- Approx. 13,050 SF build to suit office/warehouse building for single tenant to lease
- 18' clear height
- (4) Four drive-in doors—12'x14'
- Potential for outdoor storage
- Net Lease Rate—negotiable
- Operating Expense:
 - \$1.00/SF Year 1 Op/Ex
 - \$2.00/SF Year 2 Op/Ex
 - \$3.25/SF Year 3 Op/Ex
- Near Airlake Airport, just off of Cedar Avenue and CR-70, and minutes to Interstate I-35.
- Zoned I-2 General Industrial

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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:
Bruce Rydeen
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SUMMARY



■ TRAFFIC COUNTS:

- 8,000 vpd @ CR-70 & Cedar Ave
- 11,985 vpd @ Cedar Ave & Lakeville Blvd.
- 16,267 vpd @ Lakeville Blvd., East of Cedar

■ DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	3,128	23,620	80,860
Median HH Income	\$84,389	\$113,771	\$113,130
Avg HH Income	\$111,903	\$144,547	\$143,396

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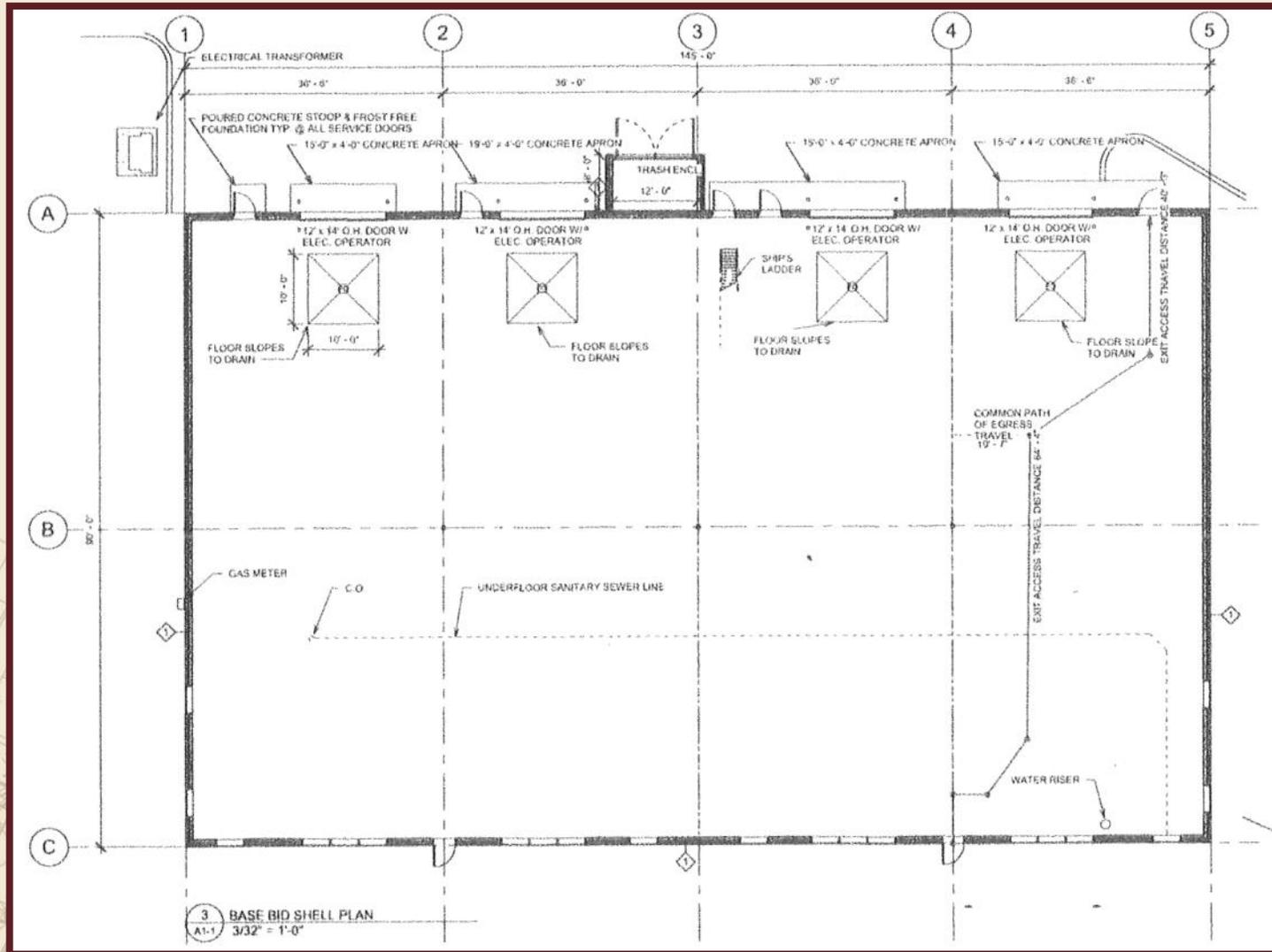


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SHELL FLOOR PLAN



Alternative build-out floor plan is available upon request to illustrate a multi-tenant scenario.

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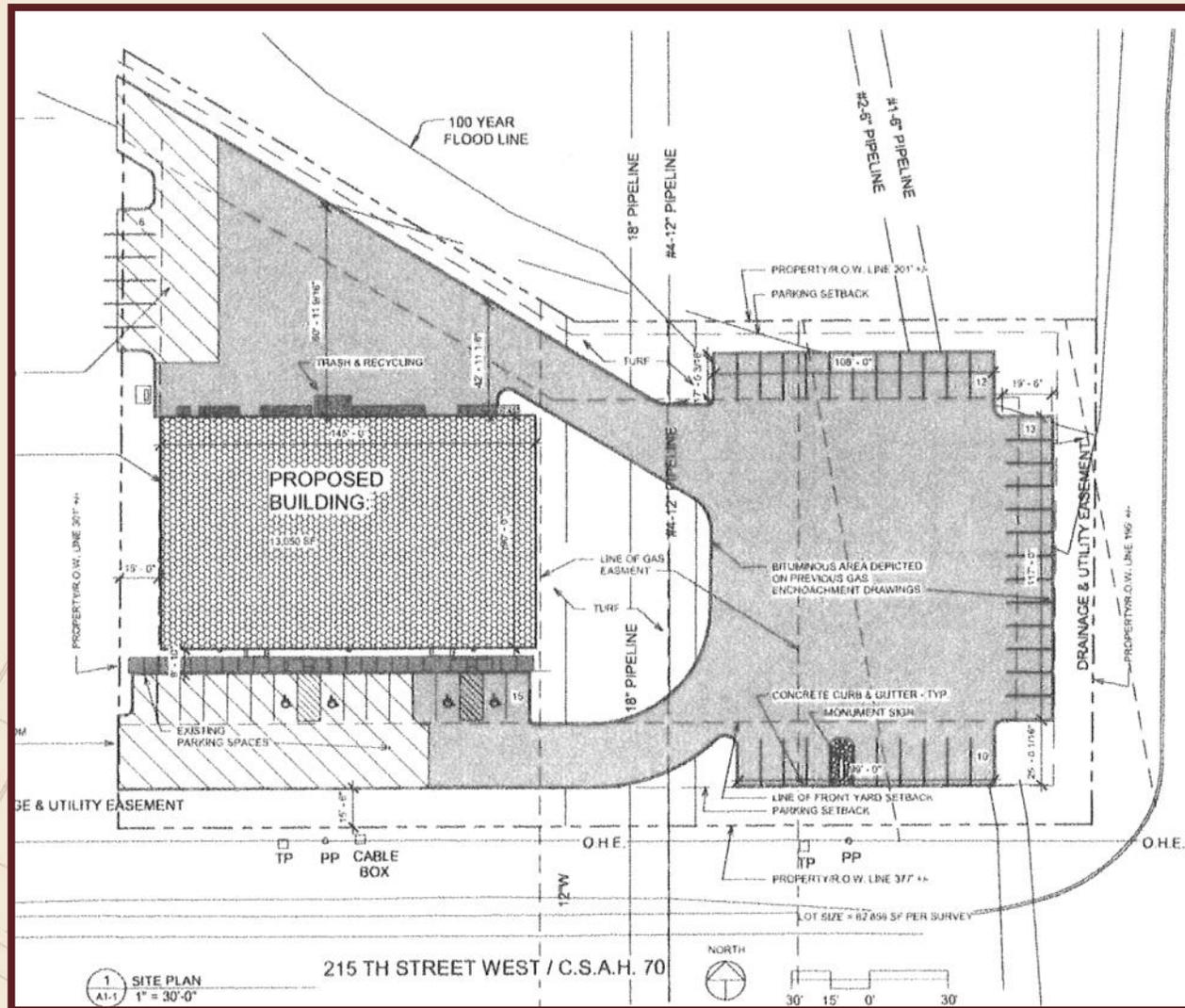


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SITE PLAN



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let's get started!

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