



Office/Warehouse space for lease

Nicollet Business Center
12125 Nicollet Ave S | Burnsville, MN
16,935 SF available with 24' clear height



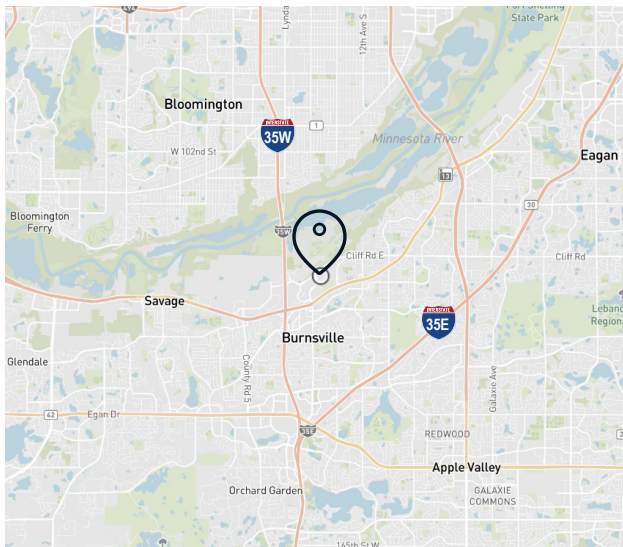
SEE A BRIGHTER WAY





Building highlights

- End cap space
- Located just off Hwy 13 and less than 1 mile from I-35W
- Electrical: 3,000 Amps; 277/480V; 3-phase
- Floor drain at drive-in doors
- ESFR sprinklers
- Column spacing: 40' x 40'



Location	12125 Nicollet Ave S Burnsville, MN
Building size	118,125 SF
Year built	1997
Available SF	Suite 12101 6,974 SF office (LL can downsize) <u>9,961 SF warehouse</u> 16,935 SF total
Clear height	24'
Loading	One (1) dock door Two (2) drive-in doors
Parking ratio	3.72/1,000 SF
Available	October 1, 2024
Lease rate	Negotiable
2024 Est. CAM & Tax	\$4.55 PSF Total

12125 Nicollet Ave S / Burnsville

Suite 12101

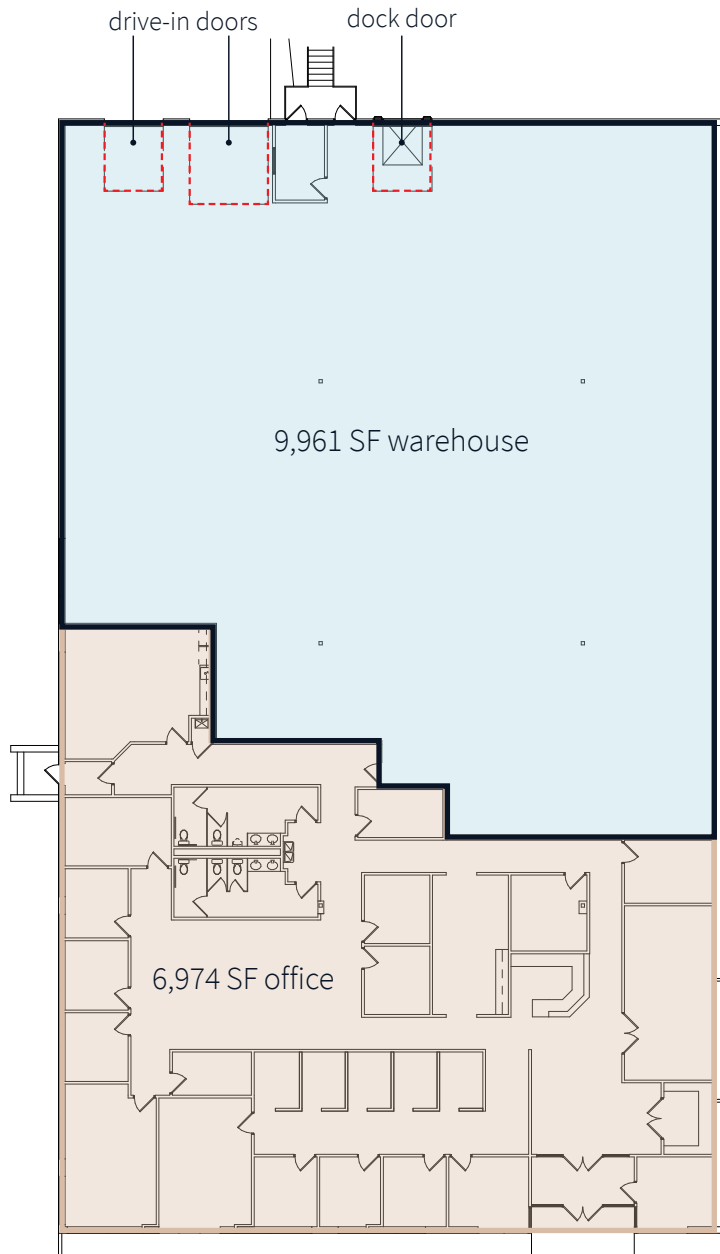
6,974 SF office (LL can downsize)

9,961 SF warehouse

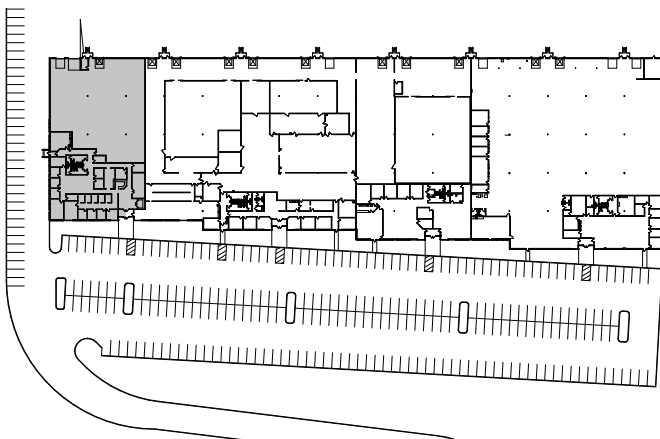
16,935 SF total

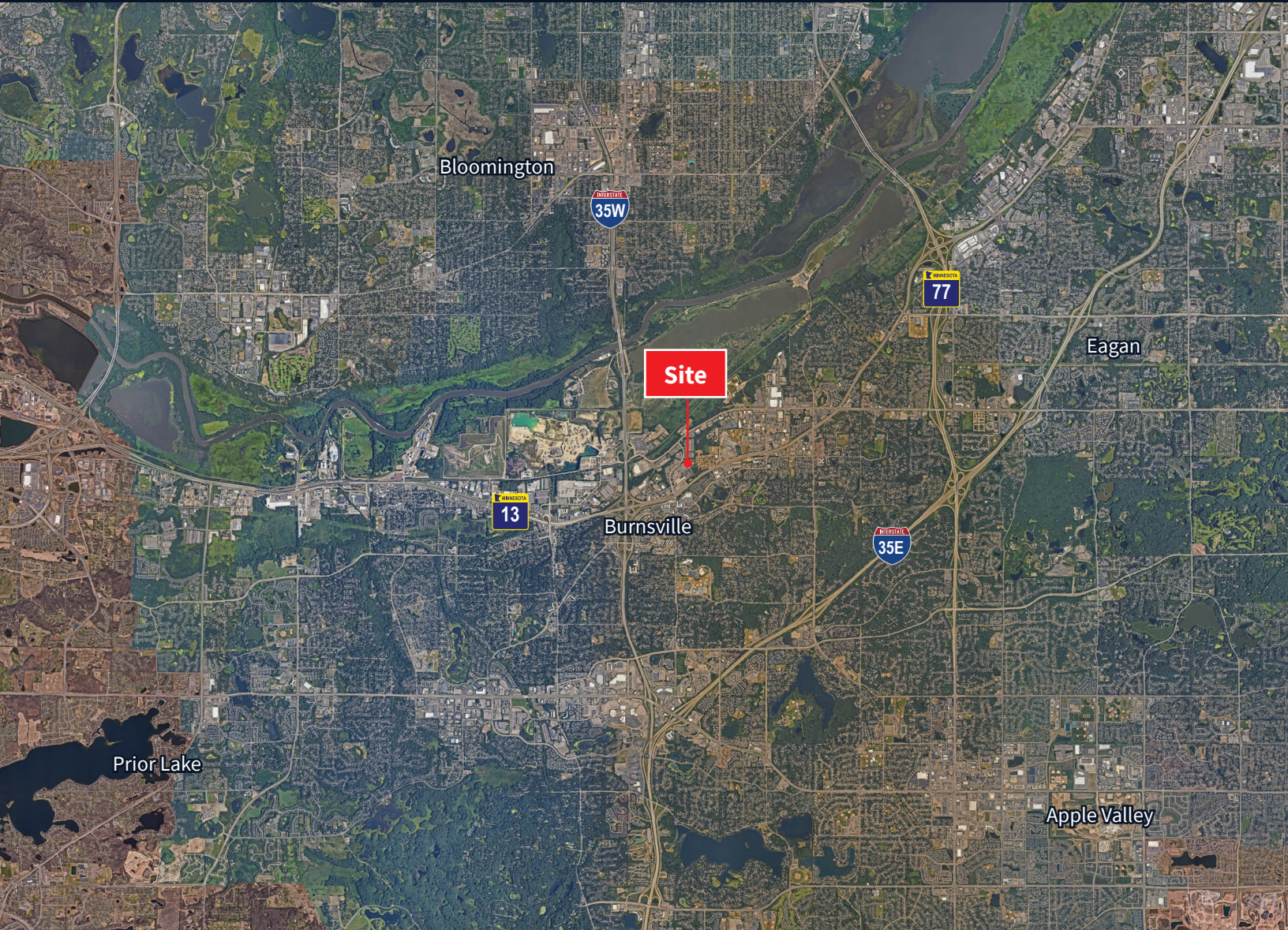
(1) dock door

(2) drive-in doors



Key plan / Site plan





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