

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the text are three horizontal stripes: a yellow stripe on top, a red stripe in the middle, and a blue stripe on the bottom.

INVESTMENT SALE | 7,883 SF on 1.02 Acres

**755 Cliff Road East
Burnsville, MN**



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7,883 SF
Industrial/Office Building



Fully Occupied by
Single Tenant



Excellent Access to I-35W
(3 minutes)

755 Cliff Rd E | Investment Sale

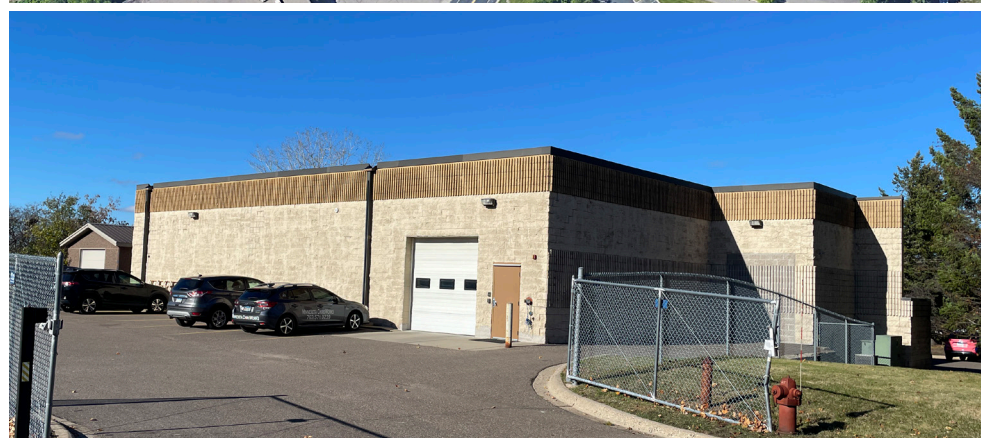
Property Profile

Property Overview

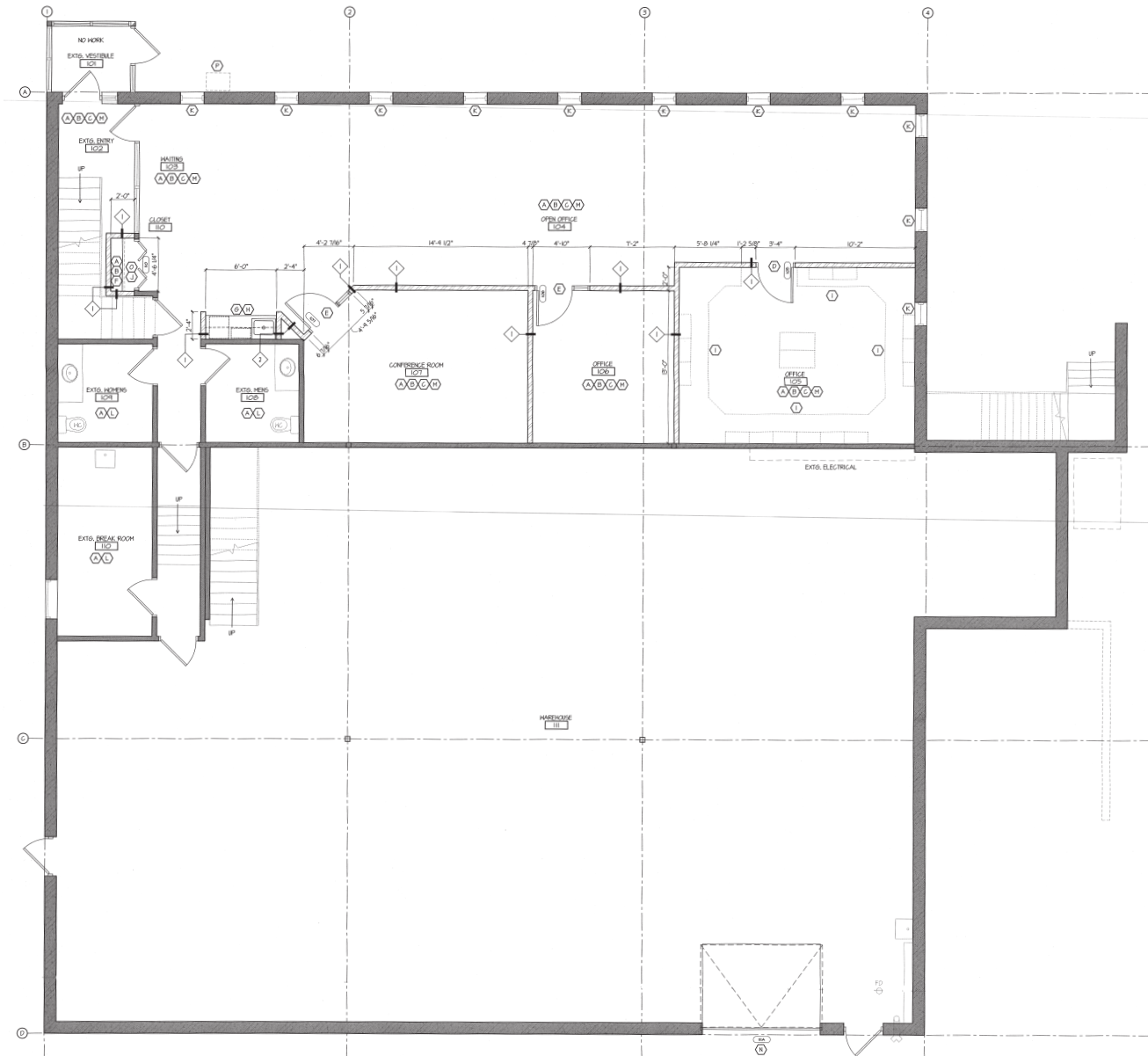
Location	755 Cliff Road East Burnsville, MN 55337
PID #	02.64304.01.010
Building Size	2,108 SF 1st Office 2,108 SF 2nd Office <u>3,667 SF Warehouse</u> 7,883 SF Total
Land Size	1.02 Acres
Year Built	1984
Clear Height	17'
Loading	1 Drive-In Door
Zoning	I1: Industrial Park
2024 Taxes	\$25,330.00
Occupancy	100%
Lease Expiration	December 31, 2025
Current NOI	\$103,934.42 w/ 1.5% Annual Escalations

Sale Price

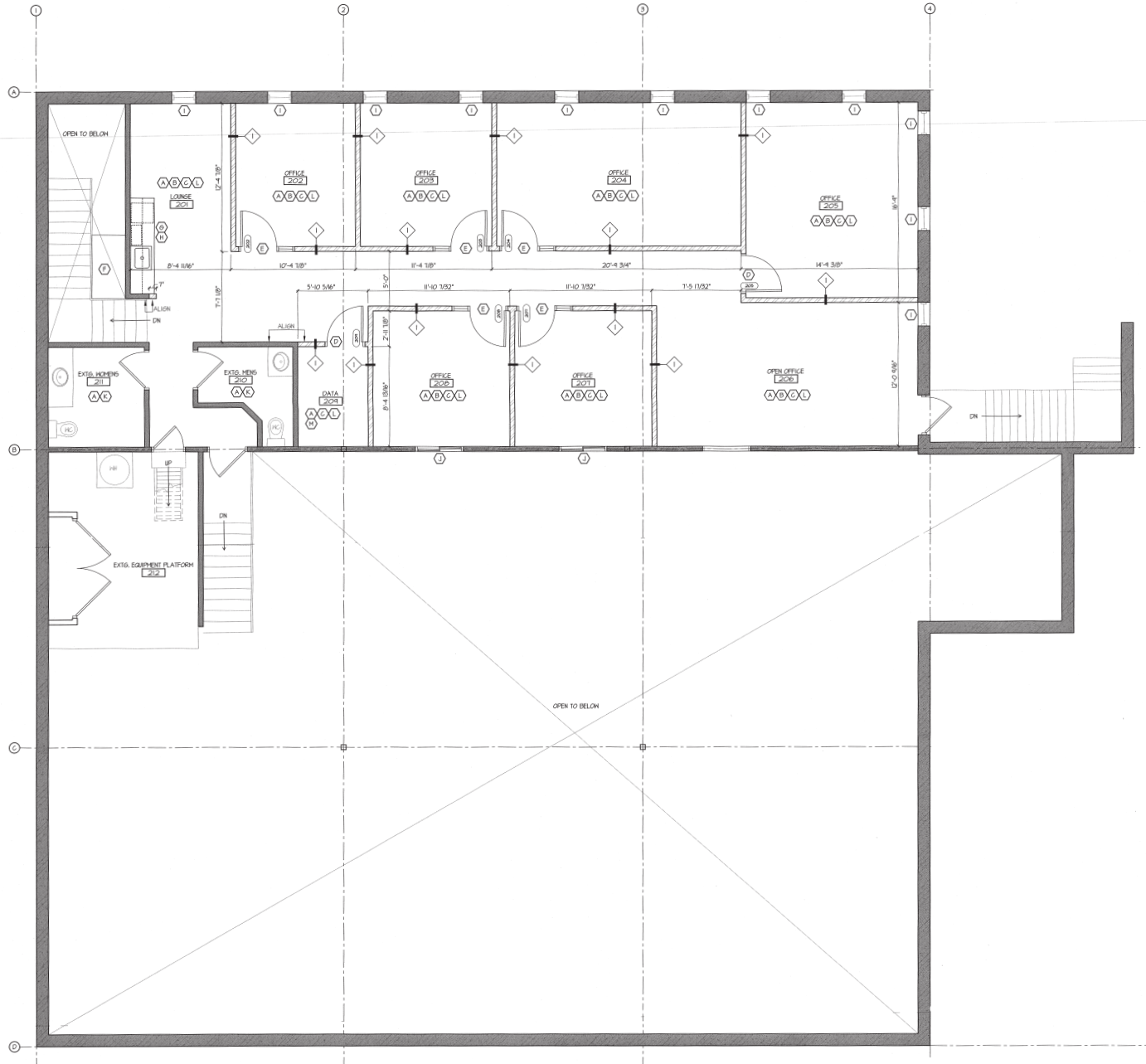
Negotiable



Floor Plan - Main Level



Floor Plan - Upper Level



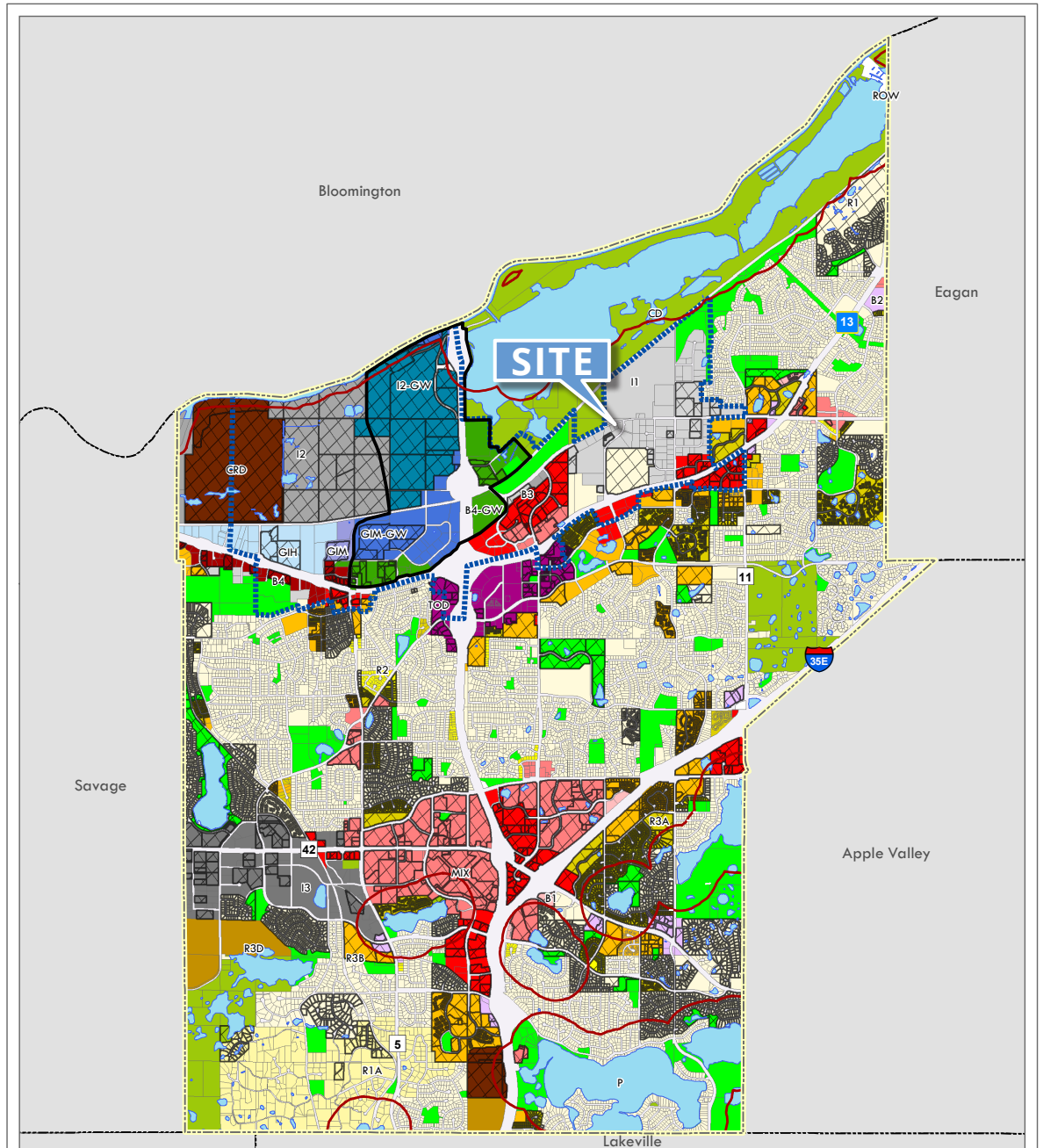
Zoning Map



CLICK FOR PRINTABLE ZONING MAP



CLICK FOR I: INDUSTRIAL PARK DISTRICT ZONING CODE

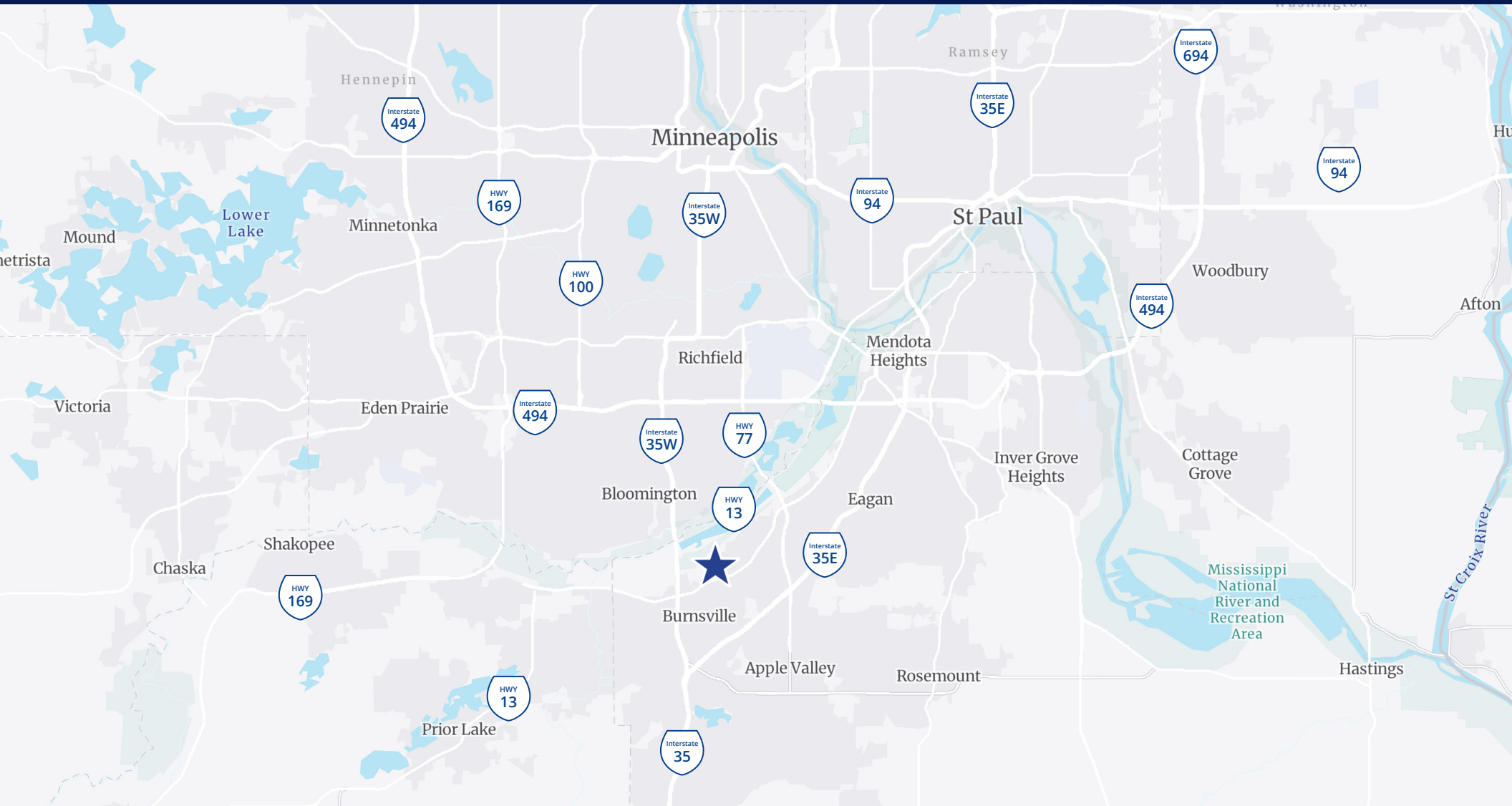


Shoreland Buffers	B4-GW - Hwy Commercial Gateway Dist	MIX - Mixed Use
Gateway District	CD - Conservancy	P - Park
Drinking Water Overlay	CRD - Commercial Recreation	R1 - Single Family Residential
Water	GIH - Gateway Industrial Heavy	R1A - One Family Rural Residential
Planned Unit Development	GIM - Gateway Industrial Medium	R2 - Two Family Residential
B1 - Office Business	GIM-GW - Gateway Ind. - Medium	R3A - Medium Density Residential
B2 - Neighborhood Business	I1 - Industrial Park	R3B - High Density Residential
B3 - General Business	I2 - General Industry	R3D - Mobile Home Park
B4 - Highway Commercial	I2-GW - General Industry Gateway Dist	Right-of-Way
	I3 - Office & Industrial Park	TOD - Transit Oriented Development



City of Burnsville
Zoning Information

Published On: 5/8/2023



Demographics

(5 mile radius)



2024
Population
197,595



2024 Average
Household Income
\$117,774

PROXIMITY BY CAR



MSP Airport
15 Minutes

Minneapolis CBD
20 Minutes

St. Paul CBD
23 Minutes

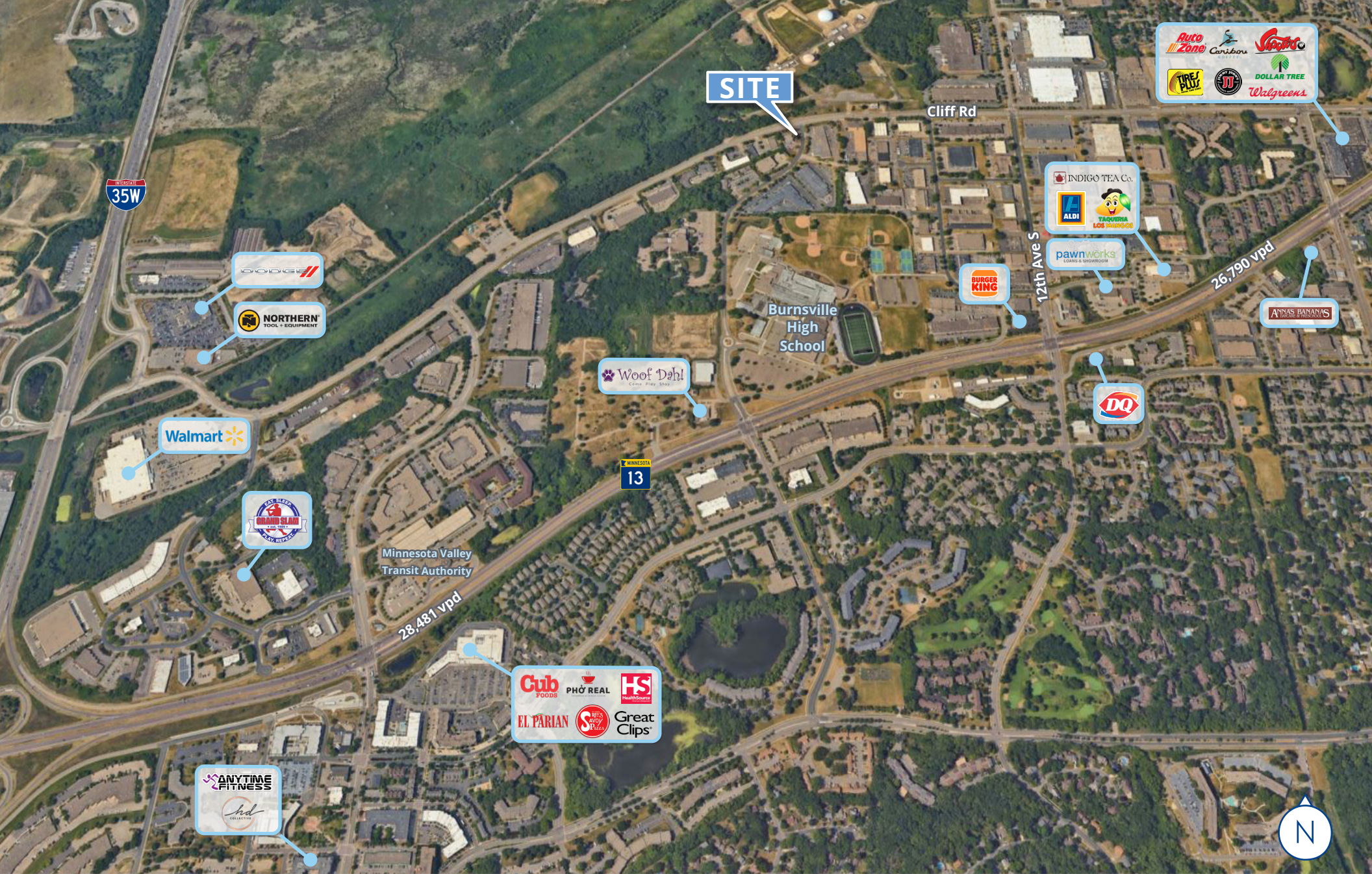
Des Moines CBD
3 Hr 27 Minutes

Sioux Falls CBD
3 Hr 34 Minutes

Des Moines CBD
3 Hr 46 Minutes

Chicago CBD
6 Hr 15 Minutes

Kansas City CBD
6 Hr 16 Minutes



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