



FOR  
SALE

# 2401 HWY 13 WEST

BURNSVILLE, MN 55337

2401 Hwy 13 West in Burnsville offers 15,352 SF of high-visibility commercial space with direct frontage on Highway 13, next to Menards. This B-4 Highway Commercial property features 6,405 SF of office/showroom, 8,947 SF of warehouse space, 14'-20' clear heights, one dock door, two drive-in doors (with ability to add another), and prominent storefront and pylon signage. Situated on one acre and fully sprinklered, the building is configured for two tenants, making it ideal for an owner-user or investor. Recent roof improvements (2021 & 2023) add long-term value and peace of mind.

## HUNTER STANEK

✉ HUNTER@GCPMN.COM

📞 612.500.7997

🌐 GONYEACOMMERCIAL.COM



# DETAILS



Address

**2401 HWY 13 West  
Burnsville, MN 55337**



Building Size

**15,352 Square Feet**



Mezzanine

**1,000 Square Feet**



Warehouse Square Footage

**8,947 Square Feet**



Office/Showroom Square Footage

**6,405 Square Feet**



Purchase Price

**\$2,302,800**



Property Taxes

**2025 - \$38,928.00**



Year Built

**1975-1985**



Ceiling Clear Height

**14'-20'**



Zoning

**B-4 Highway  
Commercial**



Sprinkler

**Yes**



Loading Access

**1 Dock Doors  
2 Drive-in Doors  
(ability to install 1 more)**

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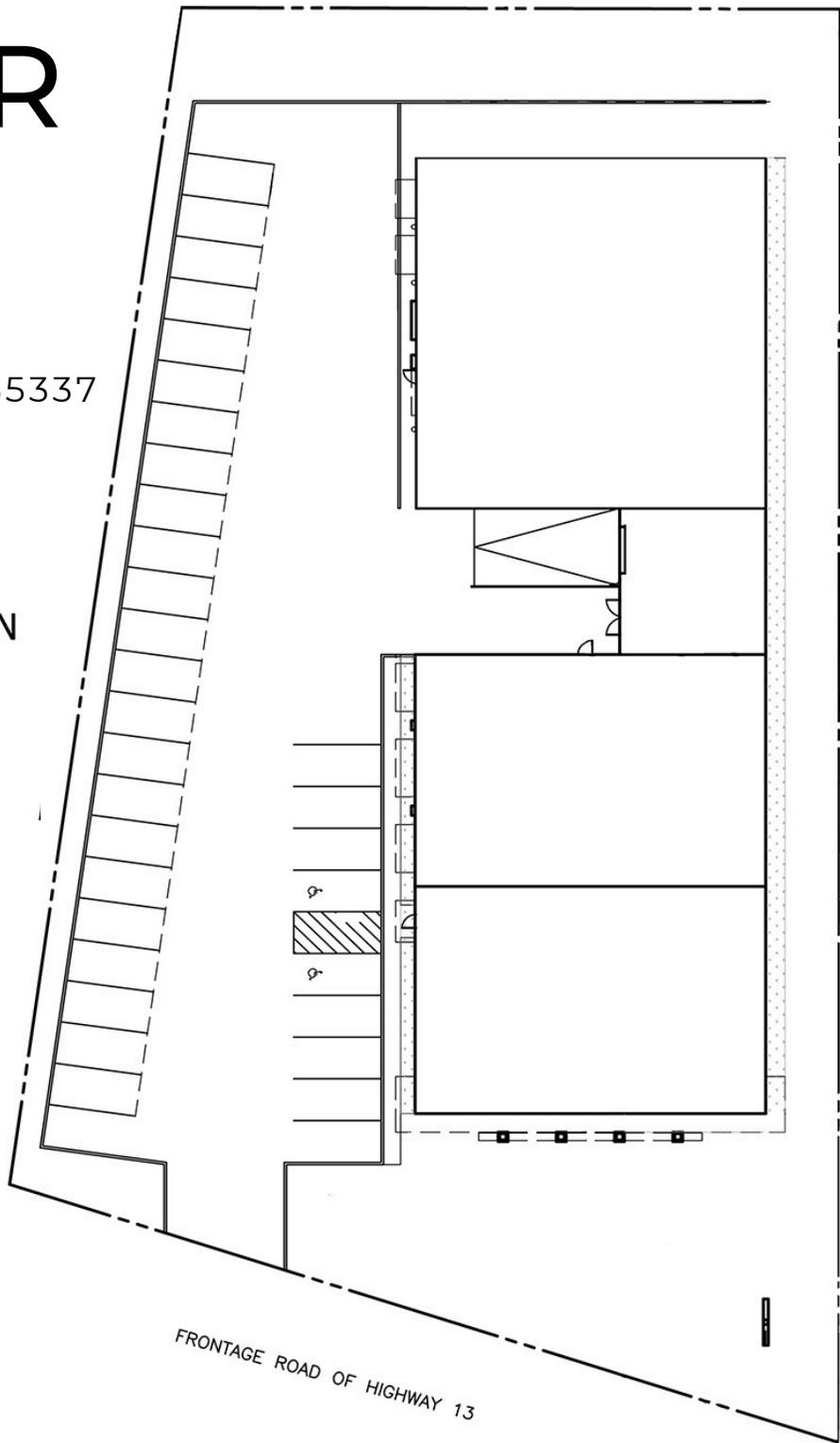
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# FLOOR PLAN

2401 HWY 13 WEST  
BURNSVILLE, MN 55337

SITE PLAN



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# FLOOR PLAN

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## Back Building Floor Plan



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# FLOOR PLAN

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## Front Building Floor Plan



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