

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

Colliers

The background image shows the exterior of a modern, two-story commercial building with a mix of grey and brown panels and large windows. A white SUV is parked in the foreground, and a large evergreen tree is to the right. A blue banner is overlaid on the bottom half of the image.

# Available for Sublease

## Southcross Commerce Center III

14305 Southcross Drive, Burnsville, MN

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# Southcross Commerce Center III

## Office/warehouse space for sublease

- Excellent presence along County Road 42
- Great access to I-35W & I-35E
- Close proximity to Burnsville Mall and abundance of restaurants/retail
- Locally owned and professionally managed

### Property Details

Building Size	69,517 SF
Availability	5,000 - 10,742 SF Office 5,000 - 9,325 SF Warehouse 20,067 SF Total *suites can be divisible or combined.
Loading	• Two (2) 8' x 10' dock doors with bumpers, levelers and seals • One (1) 12' x 14' automatic drive-in door
Year Built	2004
Net Lease Rate	\$12.50 SF Office \$ 6.50 SF Warehouse
2023 CAM/RE Taxes	\$5.12 PSF
Clear Height	23'
Parking	142 spaces
Zoning	I-3 Office & Industrial Park
Lease Expiration	February 28, 2025

[Click for zoning info](#)



### Demographics

Radius	1 MILE	3 MILE	5 MILE
Population	9,931	69,243	156,675
Median HH Income	\$90,154	\$90,794	\$100,638
Average HH Income	\$114,649	\$116,620	\$130,368

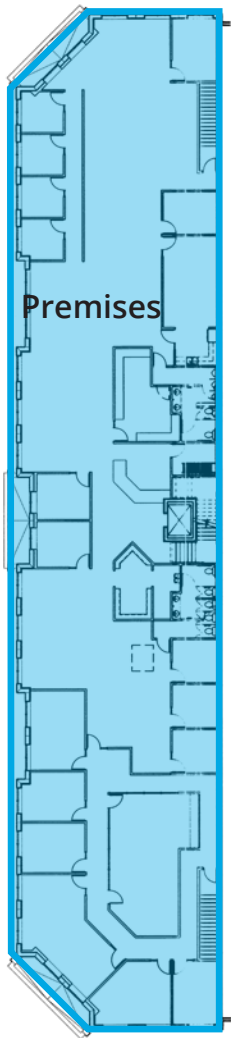
### Traffic Counts

Road	VEHICLES PER DAY
County Rd. 42	37,000 VPD
Burnsville Pkwy.	10,166 VPD

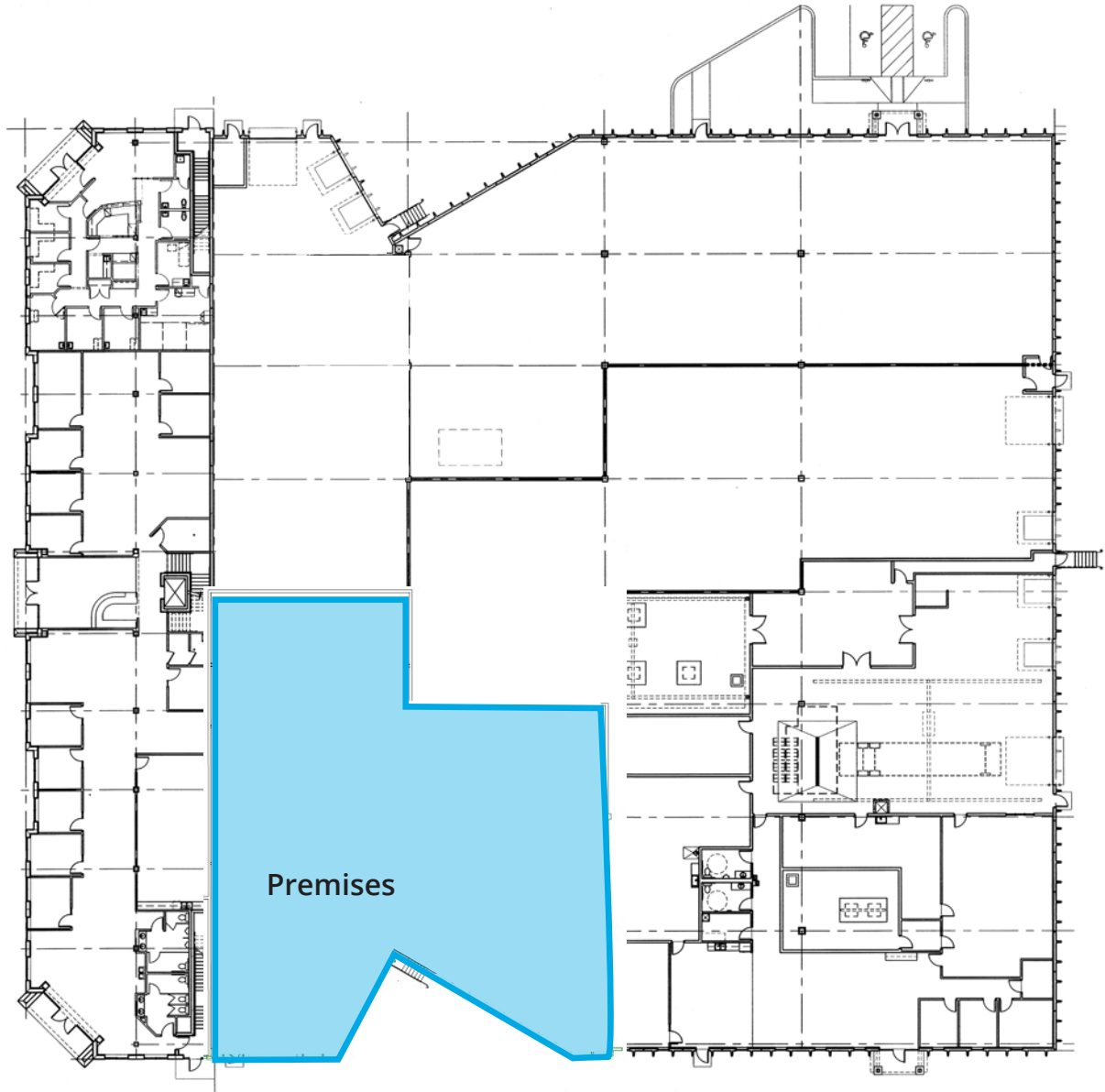




# Floor Plan

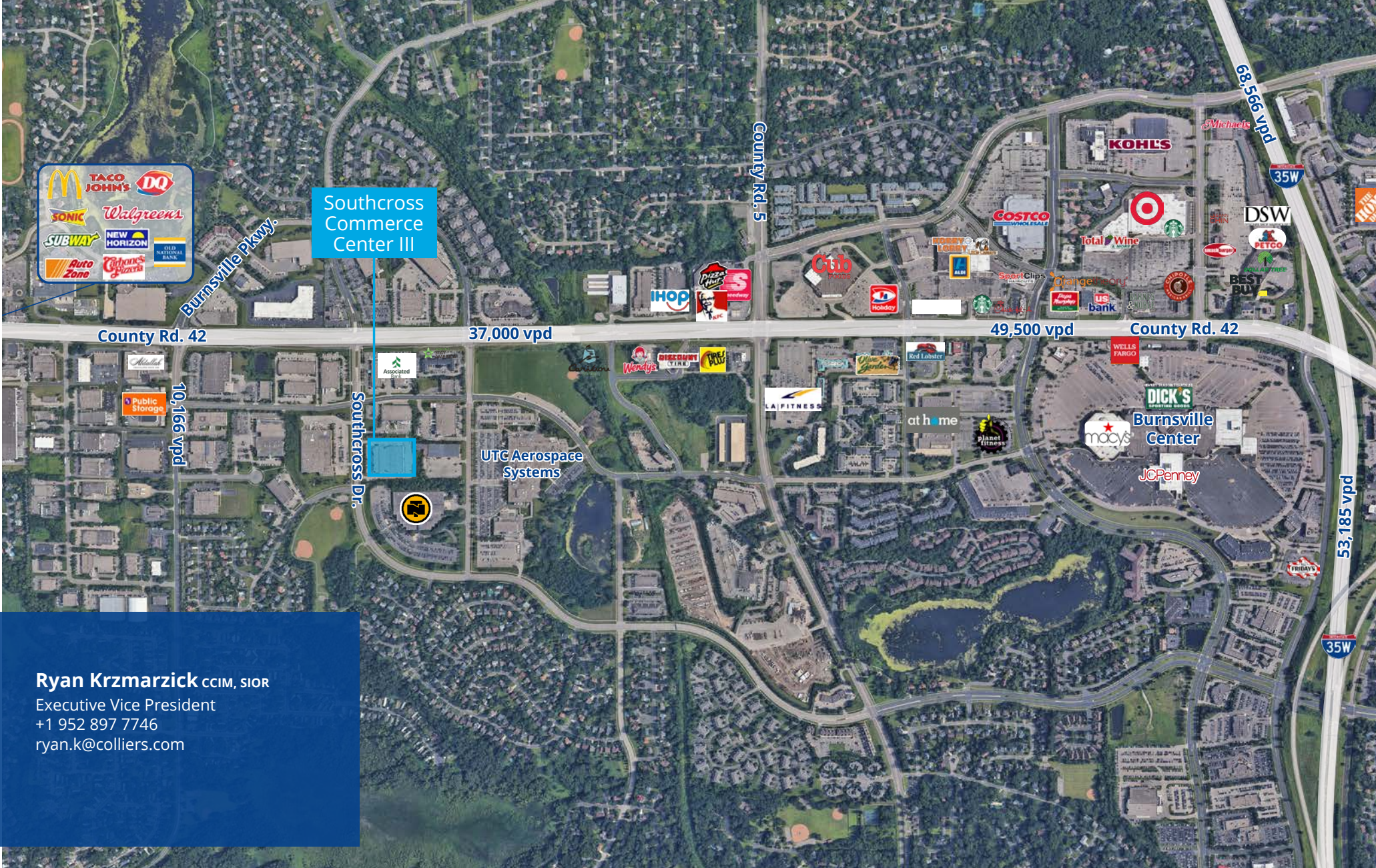


**SCC III - Upper Level**



**SCC III - Main Level**





Southcross  
Commerce  
Center III

Southcross Dr.

UTC Aerospace  
Systems

Burnsville  
Center

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