

KRUEGER PROPERTIES

7616 180th St. E. | Prior Lake 55372

**NEW INDUSTRIAL + OUTDOOR STORAGE
FOR LEASE**



High Visibility

High Traffic

High Demand

For more information, please contact:

EFH Realty Advisors, Inc.
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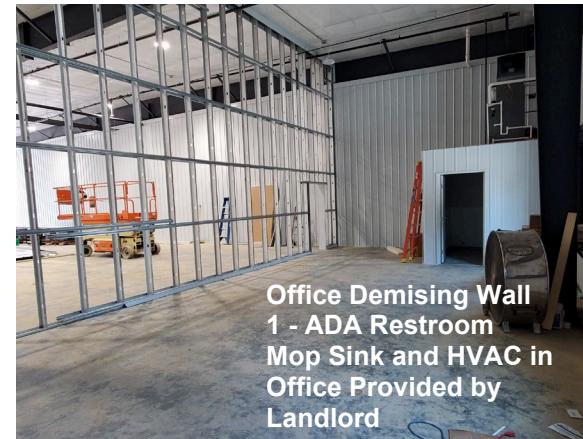
Phone: 952-890-6450 | Fax: 952-890-5476 | Web: efhco.com
2999 W. County Rd 42, Suite 206, Burnsville, MN 55306

REAL ESTATE | CONSTRUCTION | PROPERTY MANAGEMENT

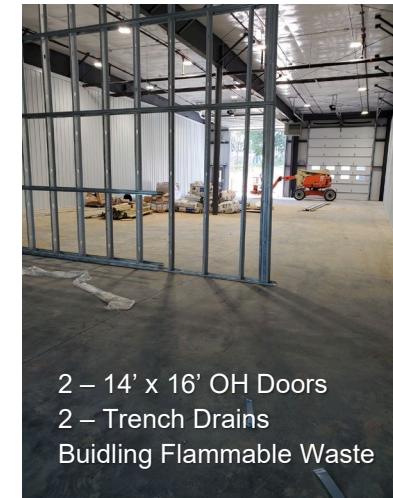
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Highlights

- **NEW SMALL BAY INDUSTRIAL in SW METRO!**
- **Central Prior Lake Location**
- **Available October 1, 2025**
- **Bays of 4,283 SF up to 12,849 SF Contiguous**
- **3 Single Bays ~1,000 SF Office - 3,283 SF Warehouse**
- **2 – 14' x 16' OH Doors per Bay**
- **Trench Drains with Flammable Waste Trap**
- **17'2" Clear at Bottom of Beams**
- **Concrete Apron at Back of Building**
- **Outside Storage with Bituminous Milling Base**
- **Standing Seam Roof**
- **An Extraordinary Natural Environment**
- **Local Ownership & Onsite Mgmt.**



Office Demising Wall
1 - ADA Restroom
Mop Sink and HVAC in
Office Provided by
Landlord



2 – 14' x 16' OH Doors
2 – Trench Drains
Building Flammable Waste



Warehouse Unit Heat
Based on Warehouse Use
& 200 Amp Electric
Subpanel Provided by
Landlord



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Year Built / Renovated:

- 2025

Floors:

- 1

Total Building Rentable Area:

- ~30,000 SF

Suites Available:

- 4,283 SF Single Bays up to 12,849 Contiguous SF Available
 - 3 Bays ~1,000 SF Office and 3,283 SF Warehouse
 - Limited Outdoor Storage Available

NNN Rate (*annual escalations):

- Negotiable

Operating Expenses & Real Estate Taxes:

- \$2.28** per SF, Estimated, 2025
 - *Excludes metered utilities, phone, cable, internet, janitorial, rubbish

Clear Height

- 17'2" at Bottom of Beams

Parking:

- Surface Parking Spaces Front of Building, Concrete Apron Back

Fire / Life / Safety

- Wet Fire System

Building & Roof Construction:

- Steel Building
- Standing Seam Roof
- Floor Thickness: 6" Concrete over 8" Class 5

HVAC:

- Office: HVAC
- WH: Gas-Fired Unit Heaters

Utility Services:

- MN Valley Electric Co-op/ Center Point Energy / Integra / Comcast

Electrical:

- 120/208
- 200-Amps / Bay
- Single Phase**

Zoning:

- I-3 Office & Industrial Park

Building Amenities:

- Central to Deerfield Industrial Park in Prior Lake, Air Lake Industrial Park in Lakeville and Southcross Industrial Park in Burnsville
- Windows in OH Doors brings in natural light in Warehouse
- Local Ownership
- On-Site Building Management

Area Amenities:

- Minutes To I-35W & I-35E Split, Highway 13, County Road 42 and Highway 169
- Close to Employee Base, Restaurants, Retail, and Services

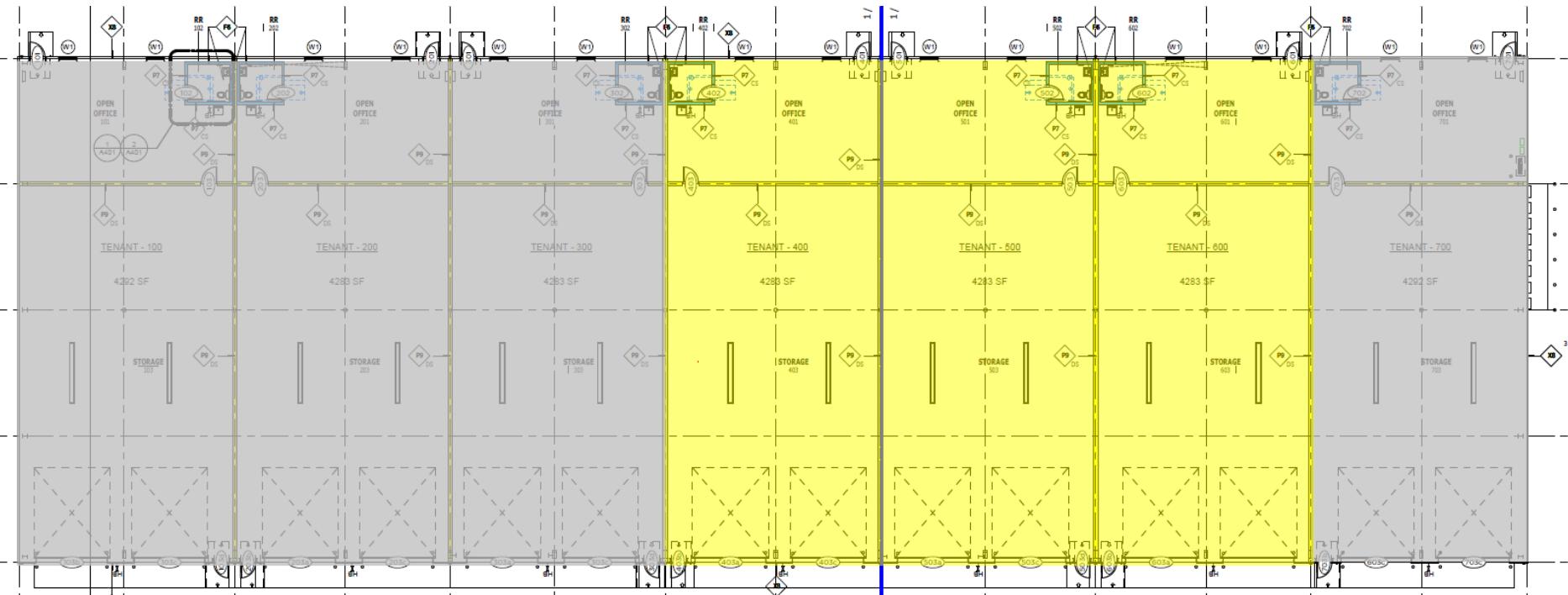


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Floor Plan (Building Runs North/South with Front Facing East, Back Facing West)



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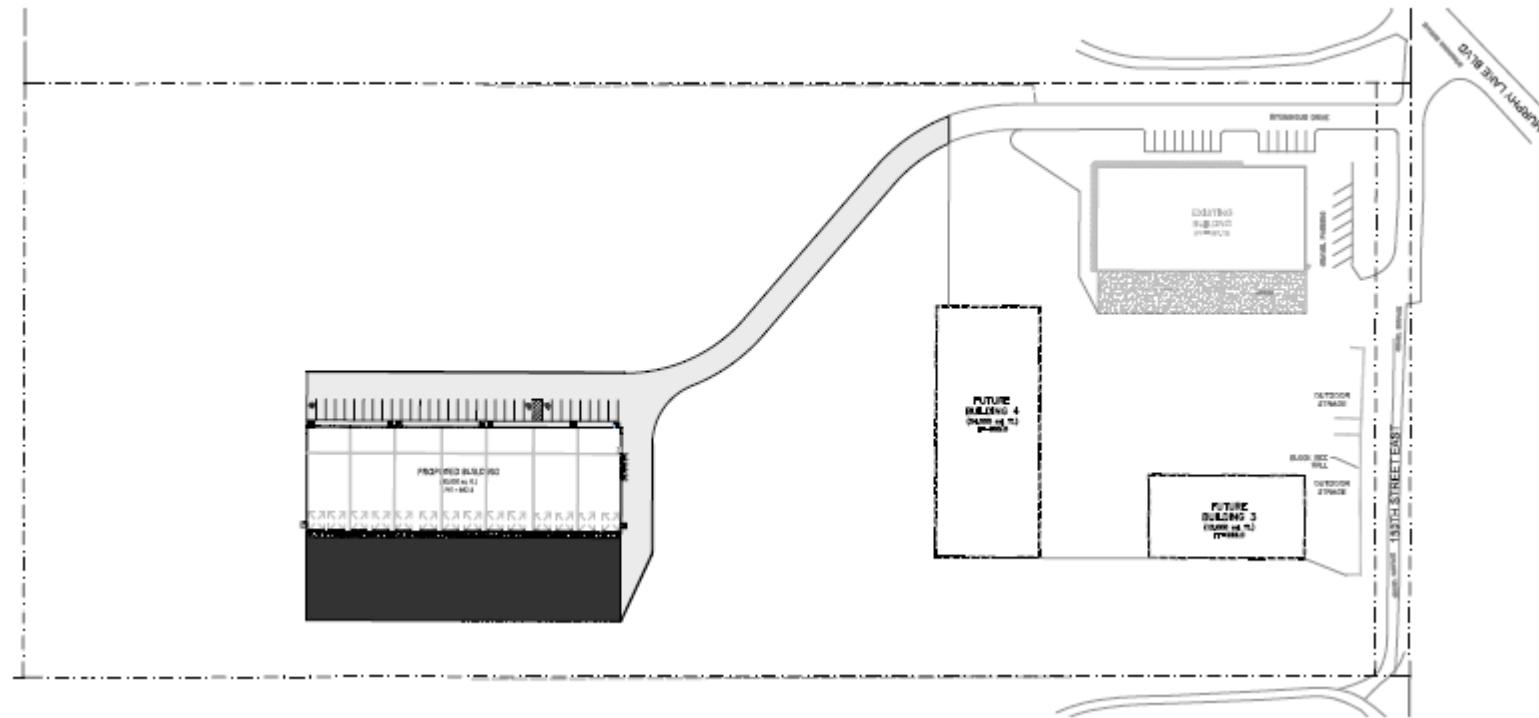
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Site Plan

**7616 180TH STREET EAST
CREDIT RIVER, MN**



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Site Aerial



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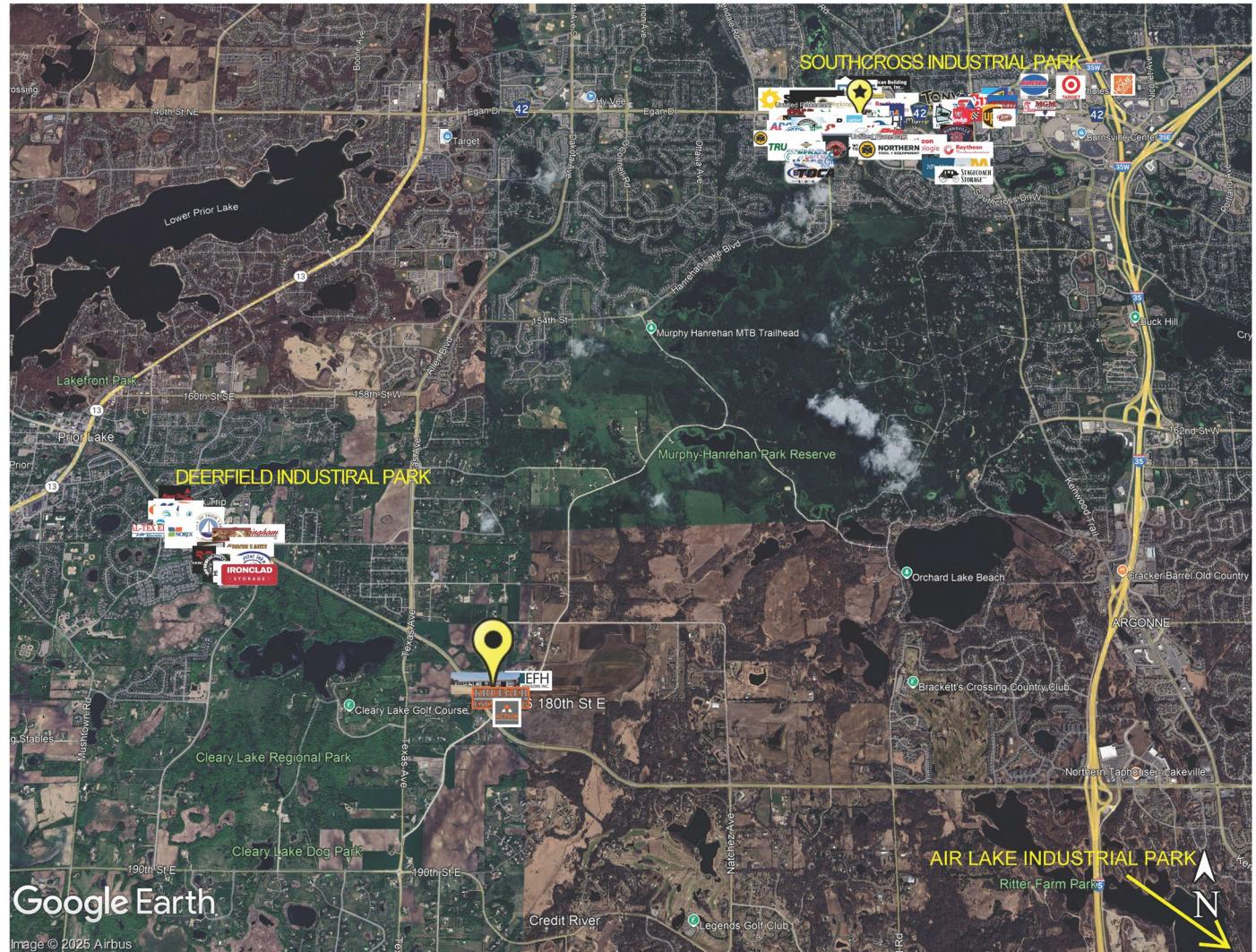
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Proximity Aerial



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