

BURNSVILLE HEIGHTS BUSINESS CENTER

11975 Portland Avenue South, Burnsville, MN 55337



| | |
|--------------------------|---------------------------|
| AVAILABLE SF: | 2,089 - 10,037 SF |
| LEASE RATE: | \$3.95 - \$8.50 SF/Yr Net |
| CAM & RE TAX: | \$3.82 SF/Yr 2019 Est. |
| BUILDING SIZE: | 63,881 SF |
| CEILING HEIGHT: | 14.0 FT |
| ZONING: | I-1 Industrial Park |

PROPERTY OVERVIEW

63,881 sq. ft. office/showroom building available for lease in excellent Burnsville location. The property is conveniently located near I-35W & Hwy 13.

PROPERTY FEATURES

- Close to restaurants, shopping and freeways
- Great access to I-35W and Highway 13
- 100% Sprinklered
- Locally owned and managed
- Net lease rates: \$7.95-\$8.50/SF office \$5.95/SF tech \$3.95-\$4.50/SF warehouse
- CAM & Real Estate Taxes: \$3.82/SF total

KW COMMERCIAL
3464 Washington Drive, #100
Eagan, MN 55122

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALIENT INFORMATION

11975 Portland Avenue South, Burnsville, MN 55337



BUILDING INFORMATION

| | |
|----------------------------------|---------------------------------------------------|
| ADDRESS: | 11975 Portland Avenue South, Burnsville, MN 55337 |
| BUILDING SIZE: | 63,881 Square Feet |
| FLOORS: | Three |
| ZONING: | I-1 Industrial |
| YEAR BUILT: | 1985 |
| CEILING HEIGHT | 14 Feet |
| LOADING: | Dock and/or Drive-In Doors in most suites |
| AVAILABLE SPACE: | 2,089 - 10,037 SF |
| LEASE RATE: | \$3.95 - \$8.50/SF per year (Net Base) |
| OPERATING EXPENSE/RE TAX: | \$3.82/SF per year (2019) |

BUILDING FEATURES

| | |
|----------------------------|------------------------------------------------------|
| CROSS STREETS: | Portland Avenue & Highway 13 |
| NEARBY FREEWAYS: | I-35W |
| PARKING LOT: | 3.1 spaces for every 1,000 SF (176 Total) |
| ACCESSIBILITY: | Lot accessible from Portland Avenue |
| BUILDING AMENITIES: | Locally owned & managed 100% sprinklered |
| LOCATION AMENITIES: | One block North of Highway 13 Easy freeway access |

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INDUSTRIAL FOR LEASE

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| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE (SF) | AVAILABILITY | LOADING |
|---------------|------------------|---------------------|------------|-------------------|--------------|----------------------|
| Suite 126-134 | Office/Warehouse | \$3.95 - 8.50 SF/YR | Net | 2,730 - 10,037 SF | VACANT | 3 Drive-Ins Possible |
| Suite 126 | Office/Warehouse | \$3.95 - 8.50 SF/YR | Net | 2,730 SF | VACANT | 1 Drive-In Possible |
| Suite 130-132 | Office | \$3.95 - 7.95 SF/YR | Net | 5,218 SF | VACANT | 1 Drive-In Possible |
| Suite 134 | Office/Warehouse | \$4.50 - 8.50 SF/YR | Net | 2,089 SF | VACANT | 1 Drive-In Possible |

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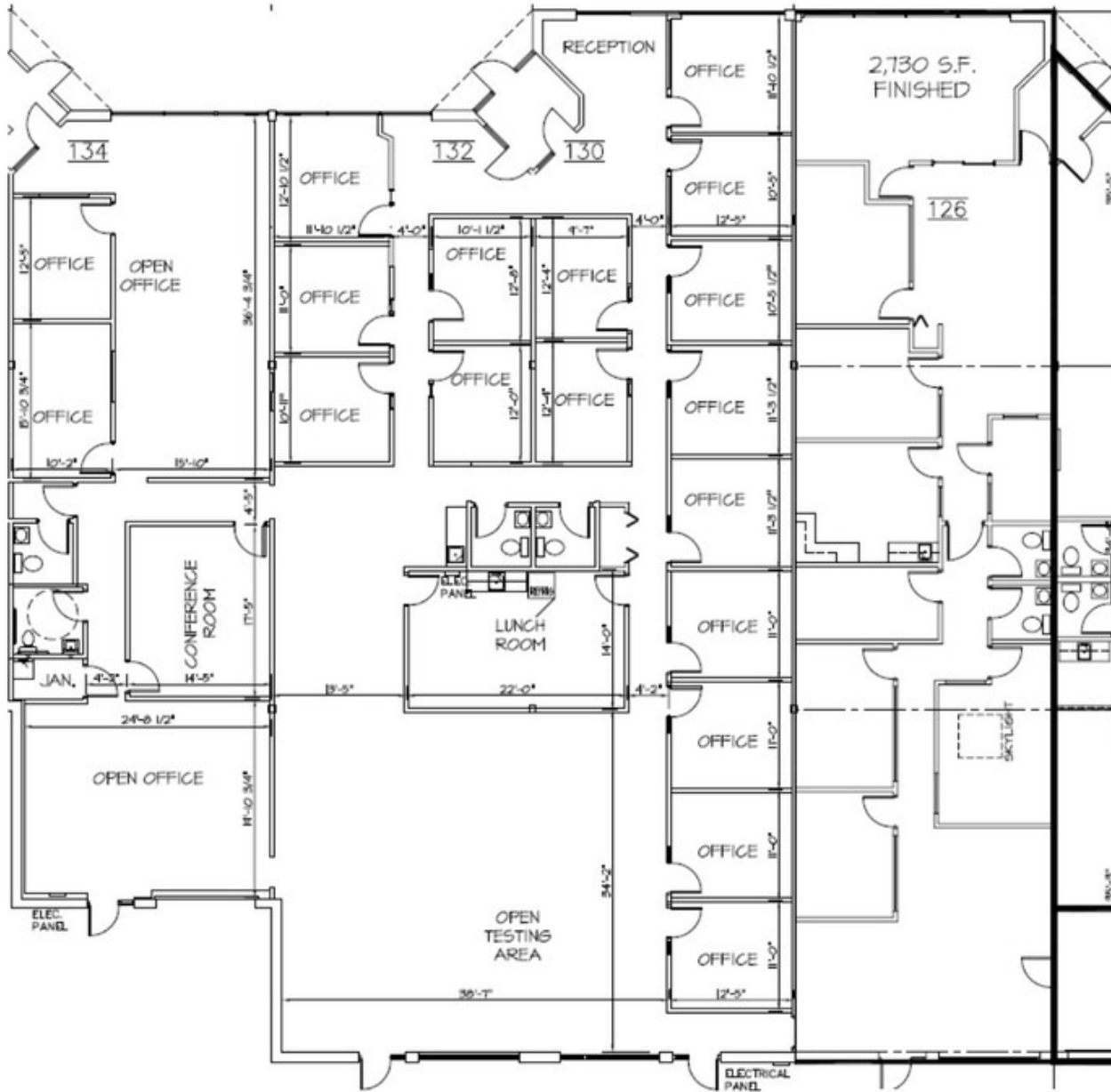
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kwcmidwest.com/

SUITE 126-134 - 10,037 SQ. FT.

11975 Portland Avenue South, Burnsville, MN 55337



1 SUITE 126-134 - 10,037 SQ. FT.
Up to 10,037 Sq. Ft. Office
3 Drive-in doors possible

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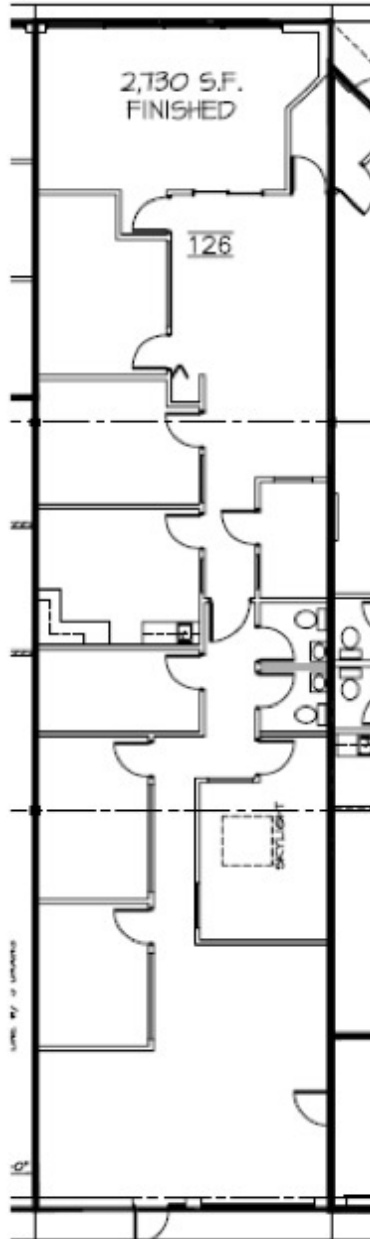
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SUITE 126 - 2,730 SQ. FT.

11975 Portland Avenue South, Burnsville, MN 55337



- 1 SUITE 126 - 2,730 SQ. FT.
2,730 sq. ft. Office
1 Drive-in door possible

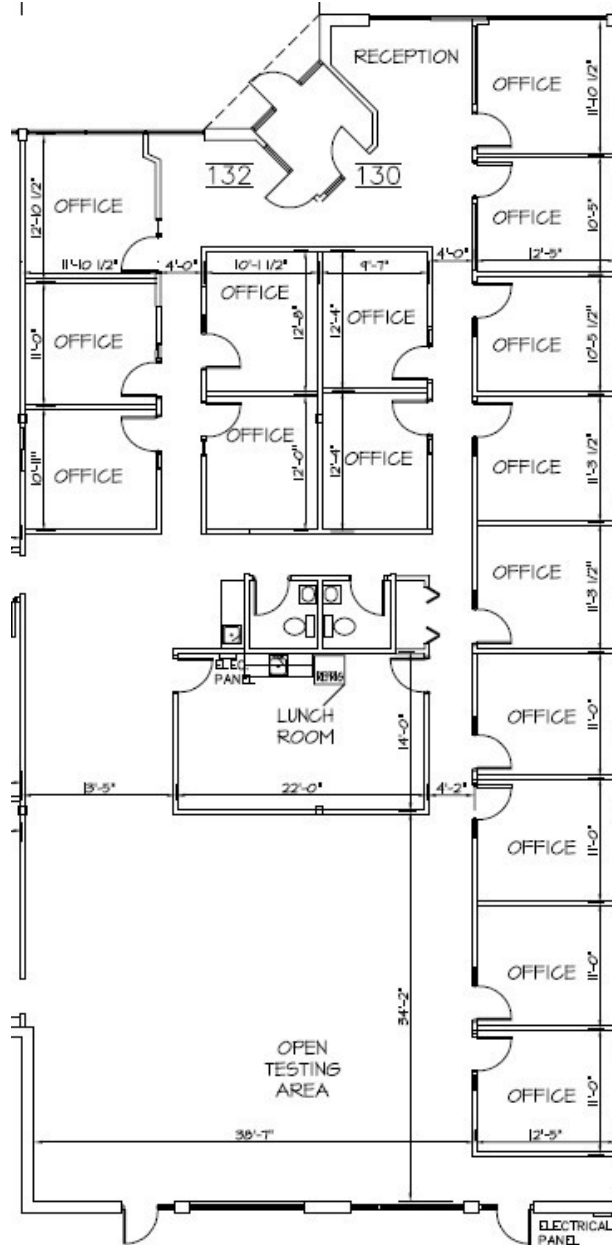
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SUITE 130-132 - 5,218 SQ. FT.

11975 Portland Avenue South, Burnsville, MN 55337



1

SUITE 130-132 - 5,218 SQ. FT.

5,218 sq. ft. Office
1 Drive-in door possible

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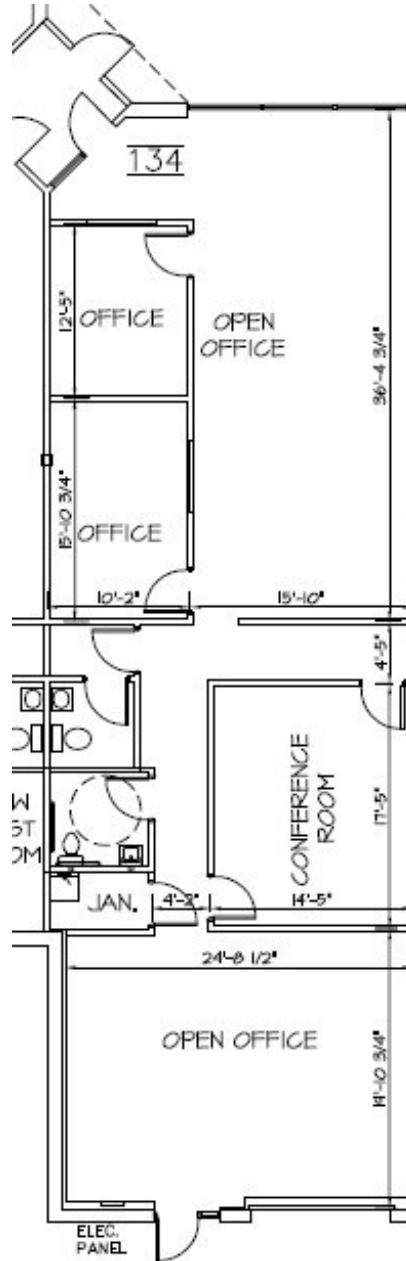
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SUITE 134 - 2,089 SQ. FT.

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- 1 SUITE 134 - 2,089 SQ. FT. TOTAL
977-2,089 sq. ft. Office
1,111 sq. ft. Warehouse and 1 Drive-in door possible

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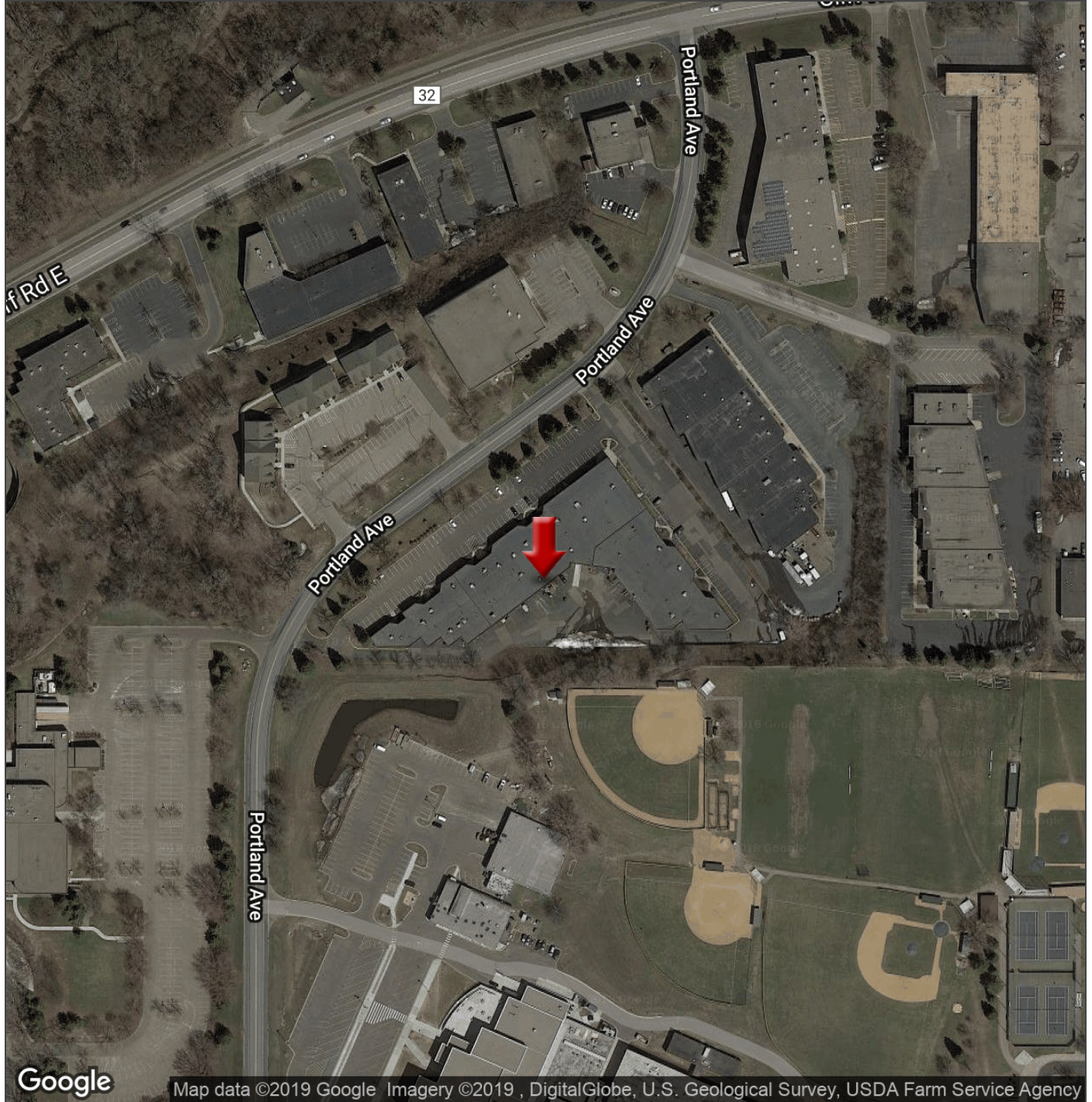
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