

3501 West County Road 42

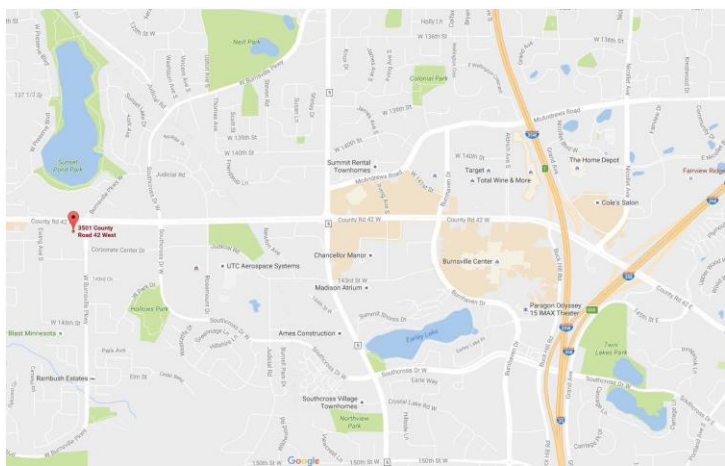
Burnsville, MN



Highlights

- 35,215 SF total:
 - 2,535 SF Office
 - 32,680 SF WH/Industrial
 - Divisible to 10,000 SF
- Food grade manufacturing with several SAC's
- 68 surface parking spaces
- Convenient location -on the corner of County Road 42 & Burnsville Parkway

Surrounding Area



Average Daily Traffic Volumes:

- County Road 42: 32,500 VPD
- Burnsville Parkway: 8,600 VPD
- Combined: 41,100 VPD
- 2 Miles from I-35 split / 5 miles from Hwy 169

Demographics

Miles	1	3	5
Population	9,900	60,070	143,870
Avg Income (\$)	97,738	89,102	100,889
Households	3,239	22,608	54,314

High Visibility

High Traffic

High Demand

For more information, please contact:

EFH Realty Advisors, Inc.
952-890-6450

Susan Whalen
susan.whelen@efhco.com
Broker

Mike Whalen
mwhelen@efhco.com
Agent

EFH Realty Advisors, Inc.
Commercial Real Estate Services

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

All of the information herein has either been given to us by the Owner of the Property or obtained from sources that we deem reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.

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Year Built / Renovated:

- 1997 original construction
- 2004 addition

Floors:

- 1 + Office & Storage on full height Mezzanine
- Office can be added in lieu of storage areas

Total Building Rentable Area:

- 56,153 SF

Suites Available:

- 35,215 SF / Divisible to 10,000 SF
 - 2,535 SF Office
 - 32,680 SF Manufacturing / Warehouse

Loading:

- 2 Docks with levelers / 1 drive in

Net Rate (*annual escalations):

- \$10.00 per SF Office, Annual, NNN
- \$5.00 per SF Warehouse, Annual, NNN
- Negotiable for Manufacturing & Production space

Operating Expenses & Real Estate Taxes:

- \$4.50 per SF, estimated
- (excludes metered utilities, phone, cable, internet, janitorial)

Terms of Lease:

- Flexible depending on build out

Parking:

- 68 surface parking spaces

Fire / Life / Safety:

- Wet fire system / 24-hour monitoring

Building & Roof Construction:

- Double T precast concrete including roof
- Floor thickness: Office – 4" / WH – 5"

HVAC:

- Office: Rooftop mounted HVAC units
- WH: Gas-fired unit heaters
- Chillers in refrigerated warehouse areas

Electrical:

- 120/208
- 3 phase

Zoning:

- I-3 Office & Industrial Park

Building Amenities:

- Food grade manufacturing / production space
- Multiple SAC's in place
- Back-up generator
- Building signage available
- 9,100 SF chilled warehouse areas
- Building accessible trash enclosure
- Abundant power drops, floor drains, and wash stations
- Ventilation penetrations in place
- Employee breakroom and restrooms

Area Amenities:

- Controlled intersection at 42 & Burnsville Parkway
- Less than 2 miles from I-35 split / 5 miles from Hwy 169



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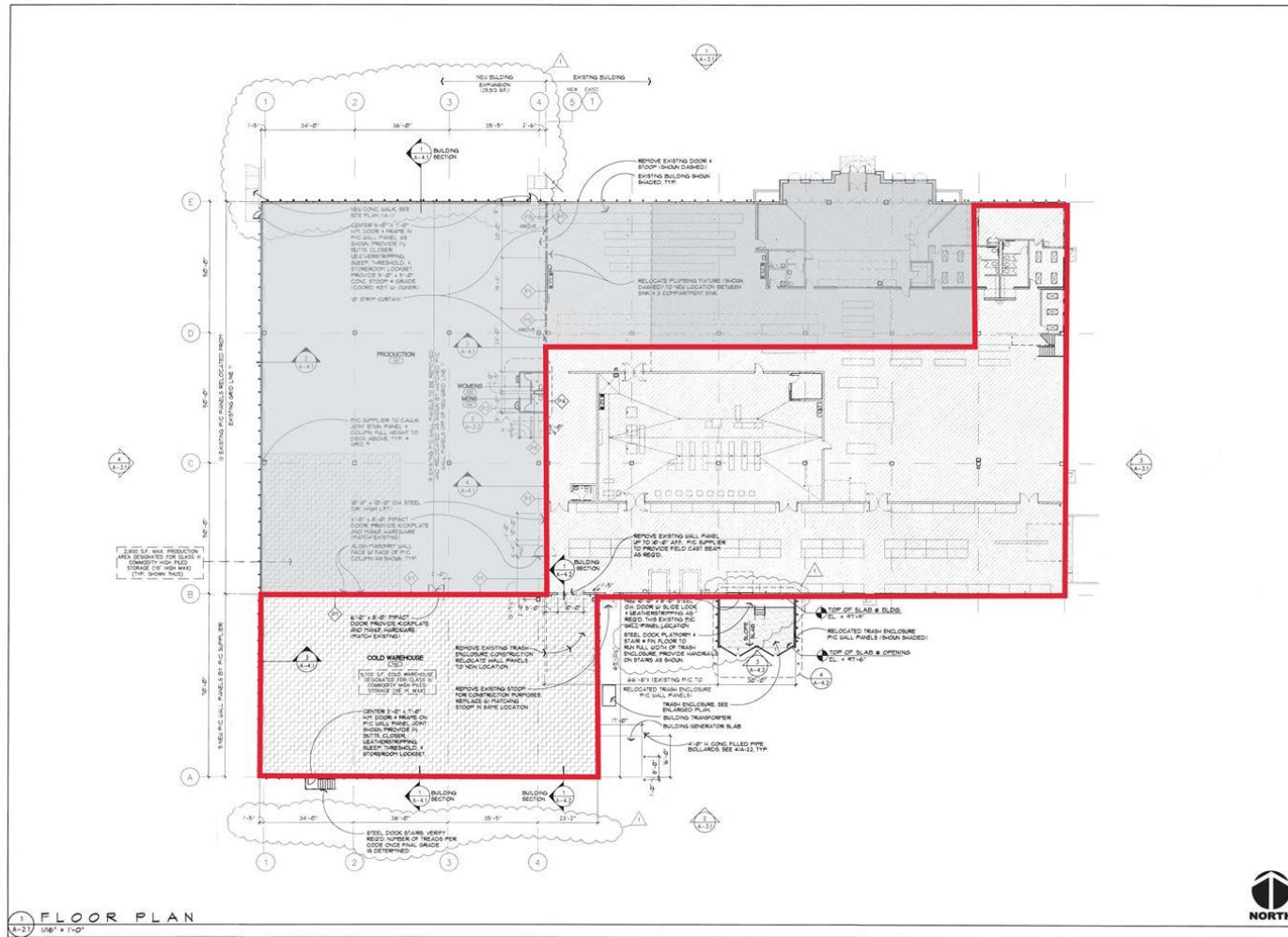
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Floor Plan



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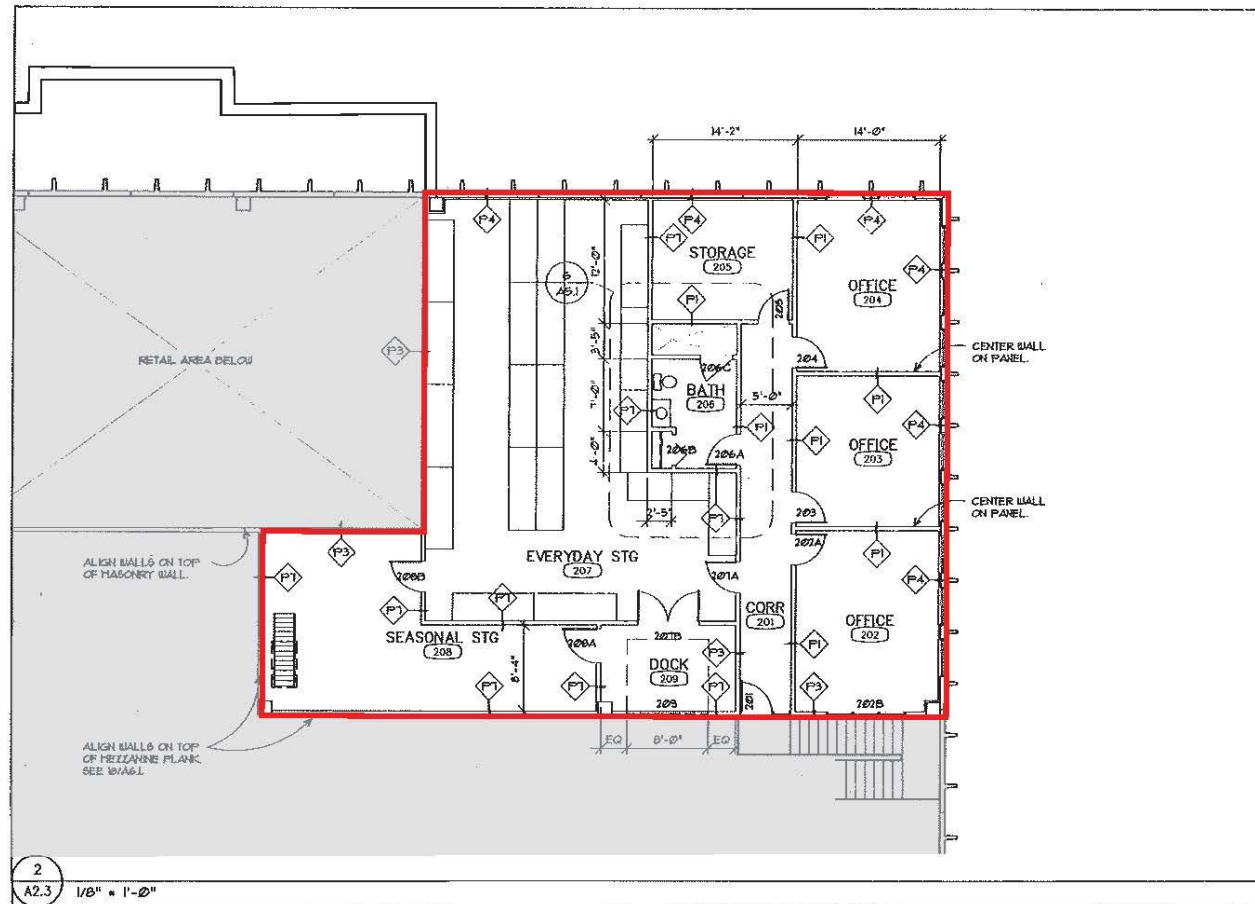
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Mezzanine Floor Plan



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