

INDUSTRIAL FOR LEASE

3262 COUNTY ROAD 42 W

3262 County Rd 42 W, Burnsville, MN 55337



OFFERING SUMMARY

AVAILABLE SF:	11,807 SF
LEASE RATE:	\$5.00-10.00 SF/yr (Net)
LOT SIZE:	7.4 Acres
BUILDING SIZE:	93,838 SF
ZONING:	I-3 Office & Industrial

PROPERTY OVERVIEW

Great visibility along County Road 42 just west of I-35E. This office/warehouse building with 20' clear height ceilings offers businesses premier rental space in a highly sought after area of Burnsville.

11,807 SF: 9,457 SF Warehouse | 2,350 Office/Showroom | Three (3) docks.

PROPERTY HIGHLIGHTS

- 93,838 SF Office Warehouse Building with Visibility Along County Road 42
- One(1) Dock Door | Two (2) 14' Drive-in Doors
- 20' Clear Height
- 100% Sprinklered
- Locally Owned and Managed
- Net Lease Rate: \$10.00 SF Office | \$5.00 SF Warehouse
- 2021 Tax/CAM = \$3.01

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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.

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SALIENT INFORMATION

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BUILDING INFORMATION

ADDRESS:	3262 County Road 42 W, Burnsville, MN 55337
BUILDING SIZE:	93,838 Square Feet
CLEAR HEIGHT	20 Feet
FLOORS:	One
ZONING:	I-3 Industrial
YEAR BUILT:	2001
LOT SIZE	7.4 Acres
AVAILABLE SPACE:	Suite 3262: 11,807 SF Total (Warehouse: 9,457 SF, Office/Showroom: 2,350 SF) One (1) Dock Door Two (2) 14' Drive-in Doors
LEASE RATE:	\$5.00- \$10.00/SF per year (Net Base)
CAM & R.E. TAX RATE:	\$3.01 PSF per year (2021)

BUILDING FEATURES

CROSS STREETS:	County Rd 42 & Southcross Dr
NEARBY FREEWAYS:	I-35W & I-35E
SIGNAGE:	Building signage available
PARKING LOT:	1.97 spaces per 1,000 SF
ACCESSIBILITY:	Lot accessible from Southcross Dr & Corporate Center Dr
TRAFFIC COUNT:	38,000 vpd on County Rd 42 W & 2,800 vpd on Southcross Dr
BUILDING AMENITIES:	100% Sprinklered Locally Owned & Managed Ample Parking

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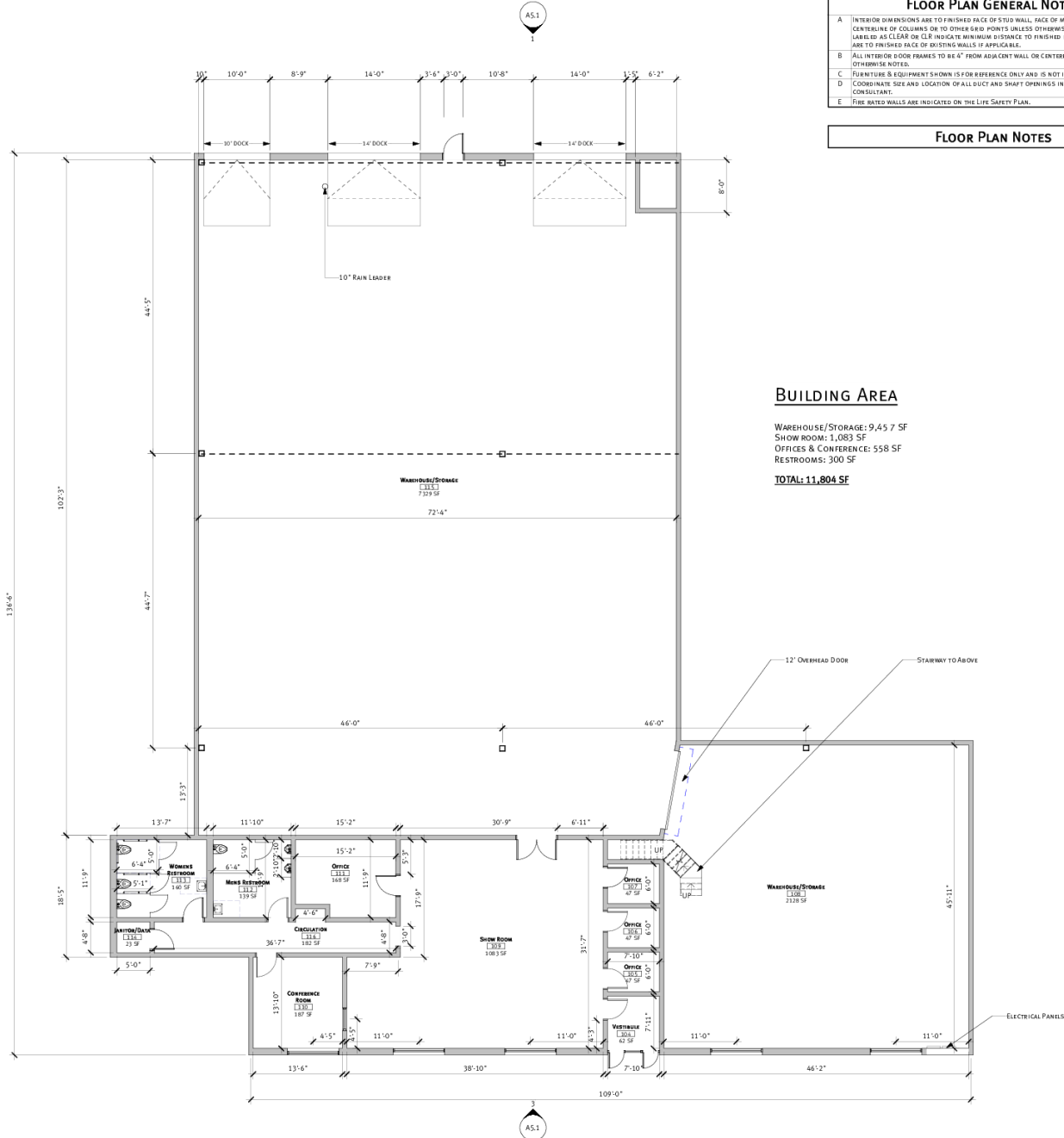
SUITE 3262 - 11,807 SF

Warehouse: 9,457 SF | Office: 2,350 SF
 One (1) 10' Dock Door | Two (2) 14' Drive-In Doors



FLOOR PLAN GENERAL NOTES	
A	INTERIOR DIMENSIONS ARE TO FINISHED FACE OF STUD WALL, FACE OF MASONRY WALLS, TO CENTERLINE OF COLUMNS OR TO OTHER GRID POINTS UNLESS OTHERWISE NOTED. DIMENSIONS LABELED AS CLEAR OR CLR. INDICATE MINIMUM DISTANCE TO FINISHED FACE OF WALLS. DIMENSIONS ARE TO FINISHED FACE OF EXISTING WALLS IF APPLICABLE.
B	ALL INTERIOR DOOR FRAMES TO BE 4" FROM ADJACENT WALL OR CENTERED BETWEEN WALLS UNLESS OTHERWISE NOTED.
C	FURNITURE & EQUIPMENT SHOWN IS FOR REFERENCE ONLY AND IS NOT INCLUDED IN THE CONTRACT.
D	COORDINATE SIZE AND LOCATION OF ALL DUCT AND SHAFT OPENINGS IN WALLS AND FLOORS WITH MEP CONSULTANT.
E	FIRE RATED WALLS ARE INDICATED ON THE LIFE SAFETY PLAN.

FLOOR PLAN NOTES



BUILDING AREA

WAREHOUSE/STORAGE: 9,457 SF
 SHOW ROOM: 1,083 SF
 OFFICES & CONFERENCE: 558 SF
 RESTROOMS: 300 SF
TOTAL: 11,804 SF

① FIRST FLOOR PLAN
 1/8" = 1'-0"

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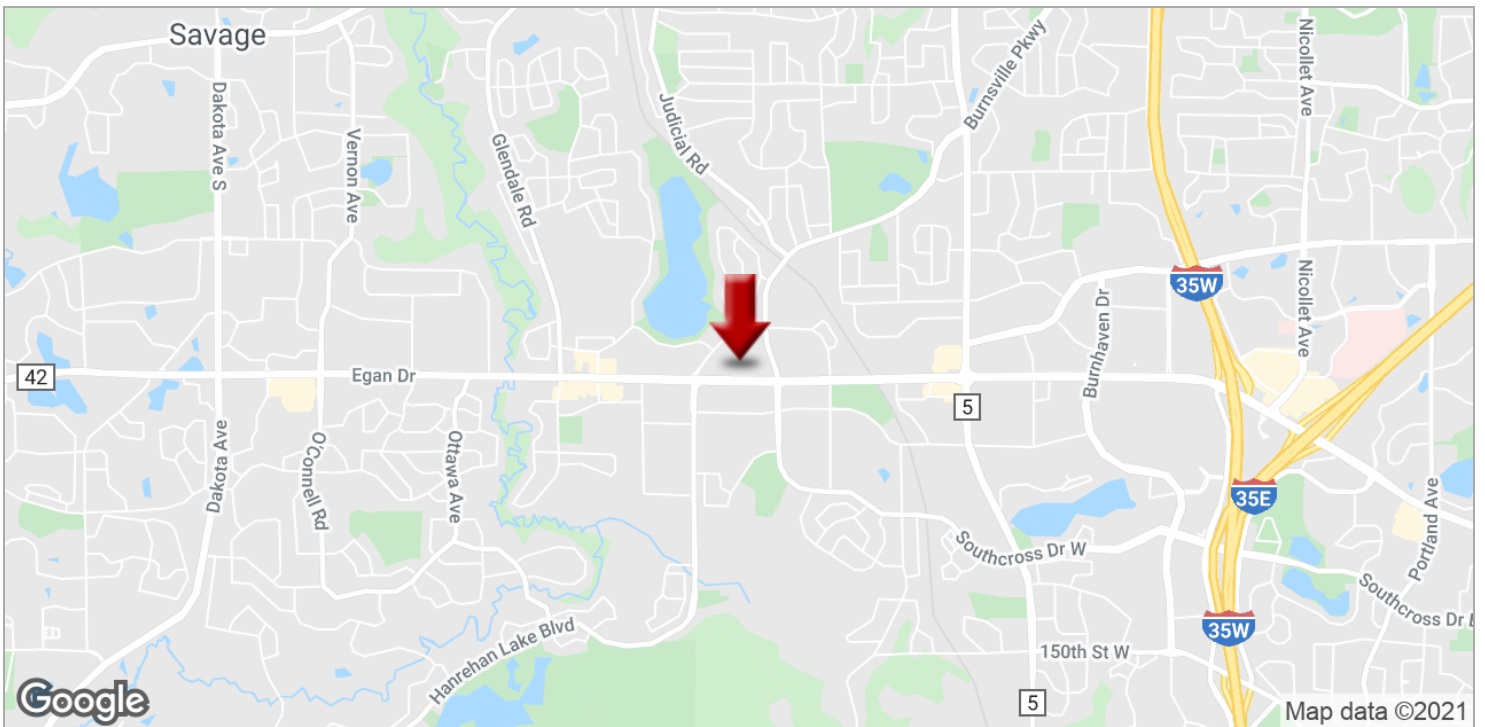
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