

## INDUSTRIAL FOR LEASE

# BURNSVILLE HEIGHTS BUSINESS CENTER

11975 Portland Avenue South, Burnsville, MN 55337



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	1,465 SF - Office
<b>LEASE RATE:</b>	\$9.00 SF/yr (Net)
<b>CAM &amp; RE TAX</b>	\$3.99 SF/Yr 2021
<b>CEILING HEIGHT:</b>	14 FT
<b>BUILDING SIZE:</b>	63,979 SF
<b>ZONING:</b>	I-1 Industrial Park
<b>TRAFFIC COUNT:</b>	16,100 Along Hwy 13

### PROPERTY OVERVIEW

Burnsville Heights Business Center is a an office/showroom/warehouse building in the heart of the northeast industrial district in Burnsville. Drive-in and Dock doors vary by suite.

The economy of Burnsville, MN employs approximately 33,700 people. Burnsville is a diverse business community located at the intersection of two major interstates- I-35W and I-35E. The City is business-friendly, and partners with both public and private organizations to help with development/redevelopment, and ensure a skilled and diverse workforce is available.

### PROPERTY HIGHLIGHTS

- Dock Doors and Drive-in Doors
- Close to restaurants, shopping and freeways
- Great access to I-35W and Highway 13
- 100% Sprinklered
- Locally owned and managed
- 2021 CAM & Real Estate Taxes: \$3.99/SF total

**KW COMMERCIAL**  
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Each Office Independently Owned and Operated [kwcmidwest.com/](http://kwcmidwest.com/)

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# SALIENT INFORMATION

11975 Portland Avenue South, Burnsville, MN 55337



### BUILDING INFORMATION

<b>ADDRESS:</b>	11975 Portland Avenue, Burnsville, MN 55337
<b>BUILDING SIZE:</b>	63,979 Square Feet
<b>FLOORS:</b>	One
<b>ZONING:</b>	I-1 Industrial
<b>YEAR BUILT:</b>	1985
<b>AVAILABLE SPACE:</b>	Suite 138 - All Office Space: 1,465 SF
<b>CEILING HEIGHT:</b>	14'
<b>LOADING:</b>	Dock and/or Drive-In in Most Suites
<b>LEASE RATE:</b>	\$9.00/SF Per Year (Net Base)
<b>CAM &amp; R.E. TAX RATE:</b>	\$3.99 SF/yr (2021)

### BUILDING FEATURES

<b>CROSS STREETS:</b>	Portland Avenue & Highway 13
<b>NEARBY FREEWAYS:</b>	I-35W
<b>PARKING LOT:</b>	3.1 Spaces for Every 1,000 SF (176 Total)
<b>ACCESSIBILITY:</b>	Lot Accessible from Portland Avenue
<b>BUILDING AMENITIES:</b>	100% Sprinklered Locally Owned & Managed
<b>LOCATION AMENITIES:</b>	One Block North of Highway 13 Easy Freeway Access

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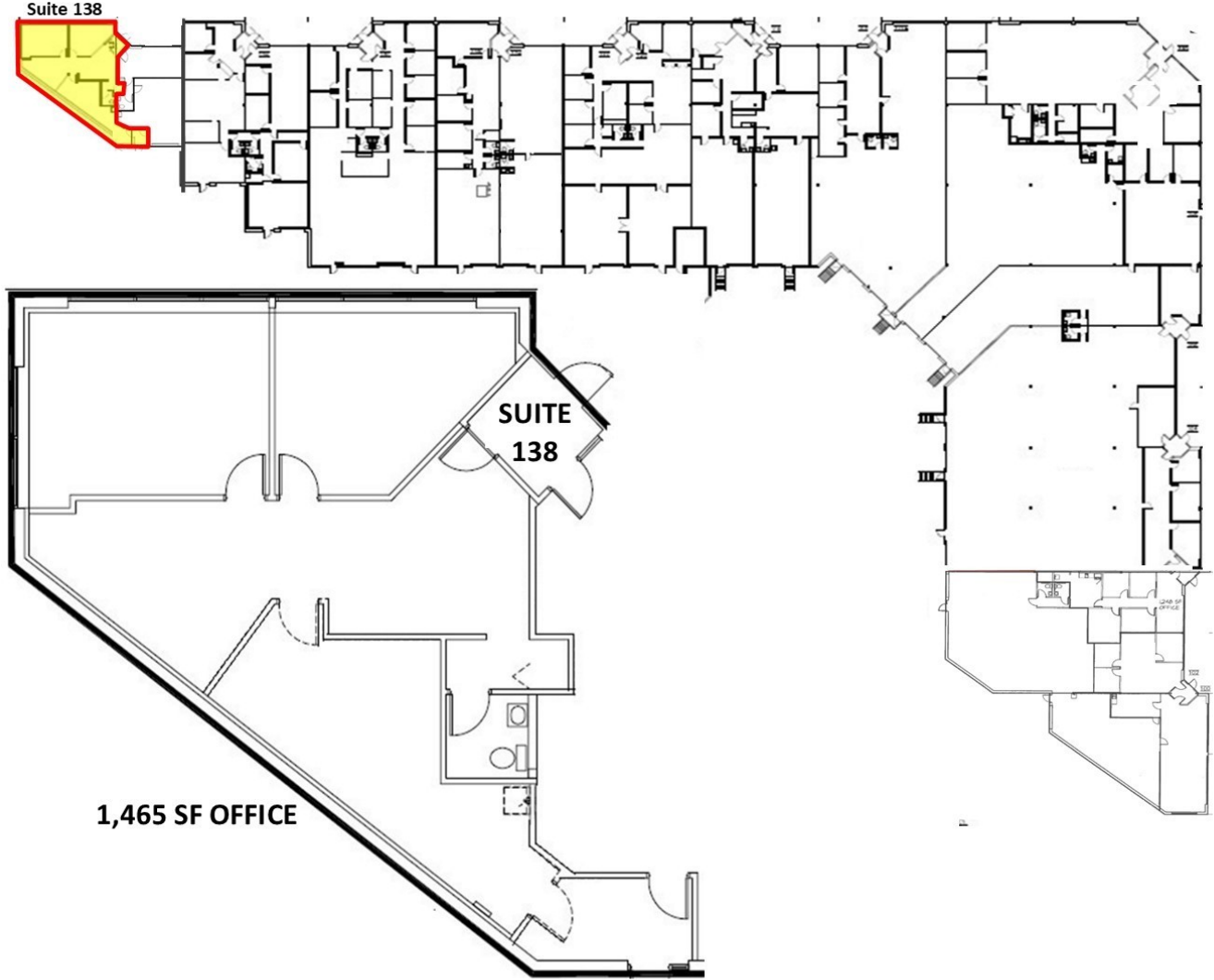
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SUITE 138: OFFICE SPACE - 1,465 SQUARE FEET



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 138	1,465 SF	Net	\$9.00 SF/yr

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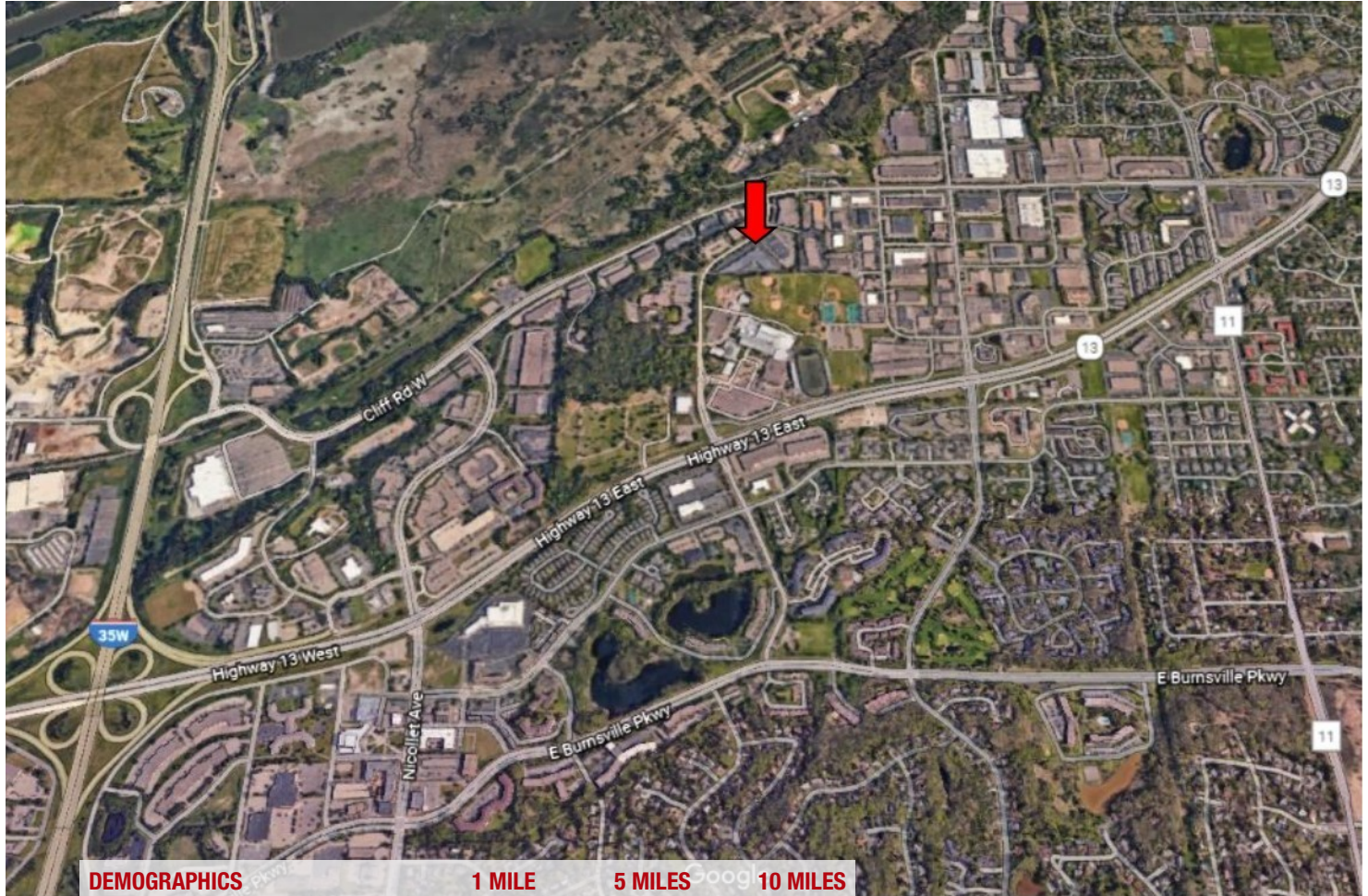
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DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total population	5,287	192,856	701,383
Median age	36.1	37.7	37.8
Median age (Male)	30.8	36.1	36.6
Median age (Female)	39.6	39.2	39.0
Total households	2,478	79,965	284,840
Total persons per HH	2.1	2.4	2.5
Average HH income	\$70,457	\$76,352	\$88,609
Average house value	\$277,146	\$257,685	\$307,075



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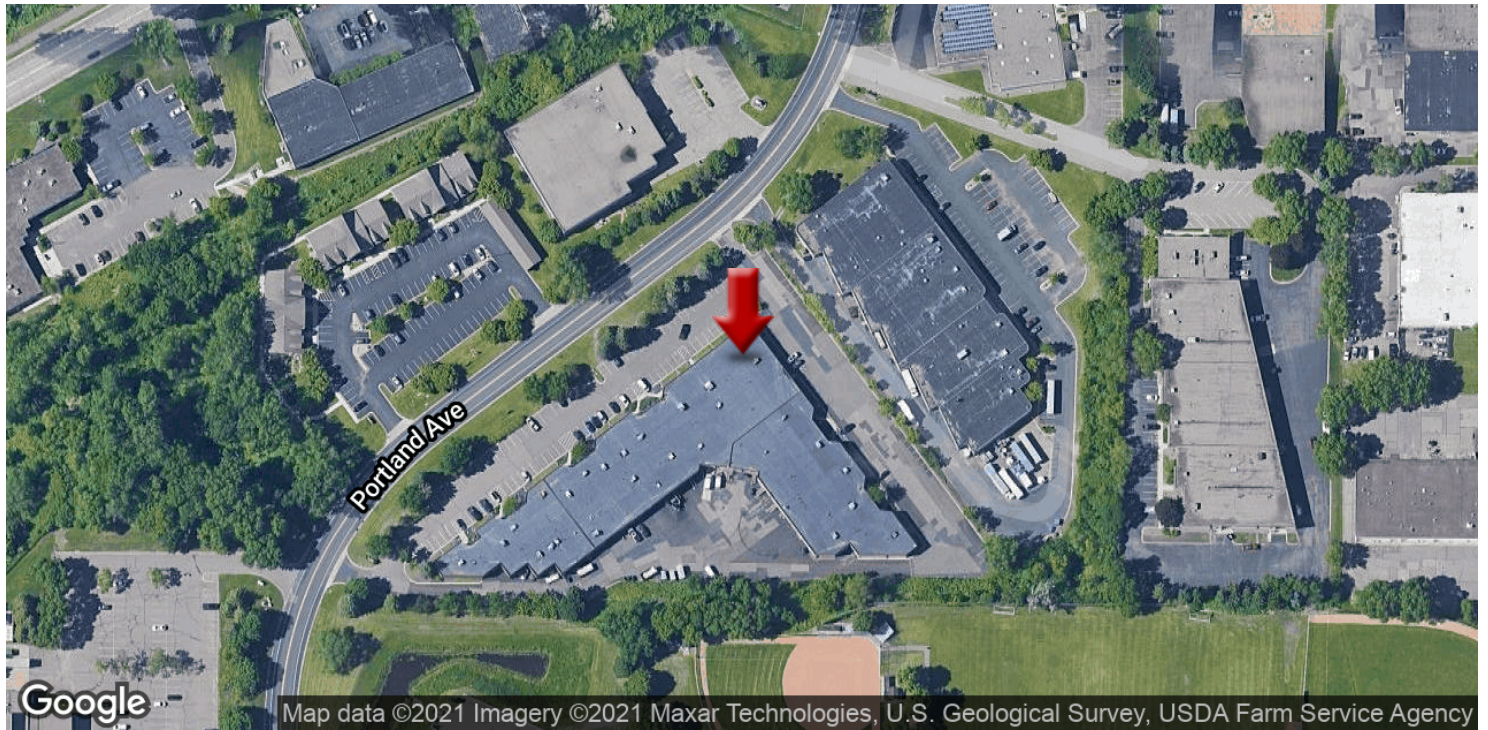
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