

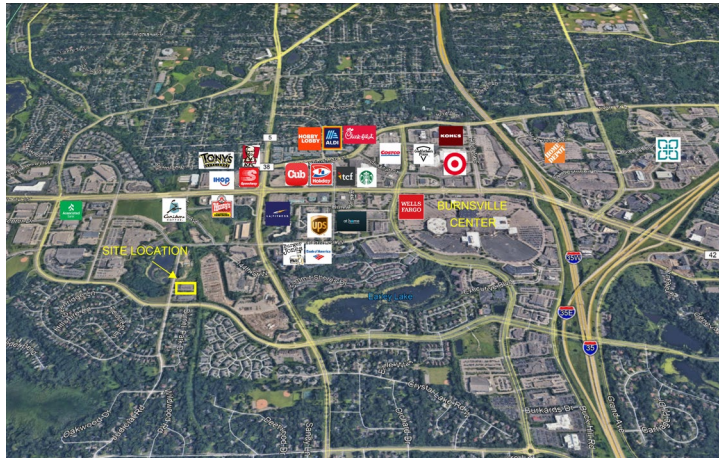
14501 Judicial Road

Burnsville, MN

FOR LEASE | INDUSTRIAL



Surrounding Area



Highlights

2,564* Total Contiguous SF Available

- 1,194 SF Office
- 1,370 SF Office
- 40 Surface Parking Spaces
- In-line Suites Available
- Flexible Space Configurations
- Building Signage Offered
- Strong Area Demographics
- Minutes to Retail & Restaurants

Average Daily Traffic Volumes:

- County Road 42: 38,000 VPD
- Southcross Drive: 5,500 VPD
- County Road 5: 15,100 VPD
- 2 Miles from I-35 split / 5 miles from Hwy 169

Demographics (2019 Estimate)

Miles	1	3	5
Population	8,856	68,917	160,276
Avg Income (\$)	88,476	96,645	111,525
Households	3,459	26,053	59,833

High Visibility

High Traffic

High Demand

For more information, please contact:

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2999 W. County Rd 42, Suite 206, Burnsville, MN 55306

REAL ESTATE | CONSTRUCTION | PROPERTY MANAGEMENT

All information herein has been provided by sources we deem reliable. It is provided without any representation, warranty, or guaranty. Prospective Tenant should conduct any investigation and verification it deems material. Consult your accountant, attorney, or other professional advisors.

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Year Built:

- 2005

Floors:

- Main Level Office

Total Square Footage:

- 25,927 SF

Total Land Area:

- 1.91 Acres

Available Square Footage:

- 2,564* Total Contiguous SF Available
- 1,194 SF Office
- 1,370 SF Office

Base Rental Rate:

- Negotiable

Real Estate Taxes / Operating Expenses:

- \$5.75* per Square Foot /2023 Estimated / Annual
*metered utilities, phone, cable, internet, janitorial, trash are a Tenant expense

Parking:

- 40 Surface Parking Spaces

Building & Roof Construction:

- Pre-cast Masonry and Structural Steel

HVAC:

- Rooftop Mounted HVAC Units Supply Office Areas

Utility Services:

- Dakota Electric / Frontier
- Comcast / Century Link

Electrical:

- 120/208, 3-Phase
- 2,000 Amps

Zoning:

- I-3 Office & Industrial Park

Building Features:

- Newer Construction
- Ample On-Site Parking
- Dock Loading
- Building Signage Available
- Fully Sprinklered

Area Features:

- Dense Commercial / Business Park Area
- Conveniently Located Near Retail, Restaurants, And Services
- Less than 1 mile from I-35 Split



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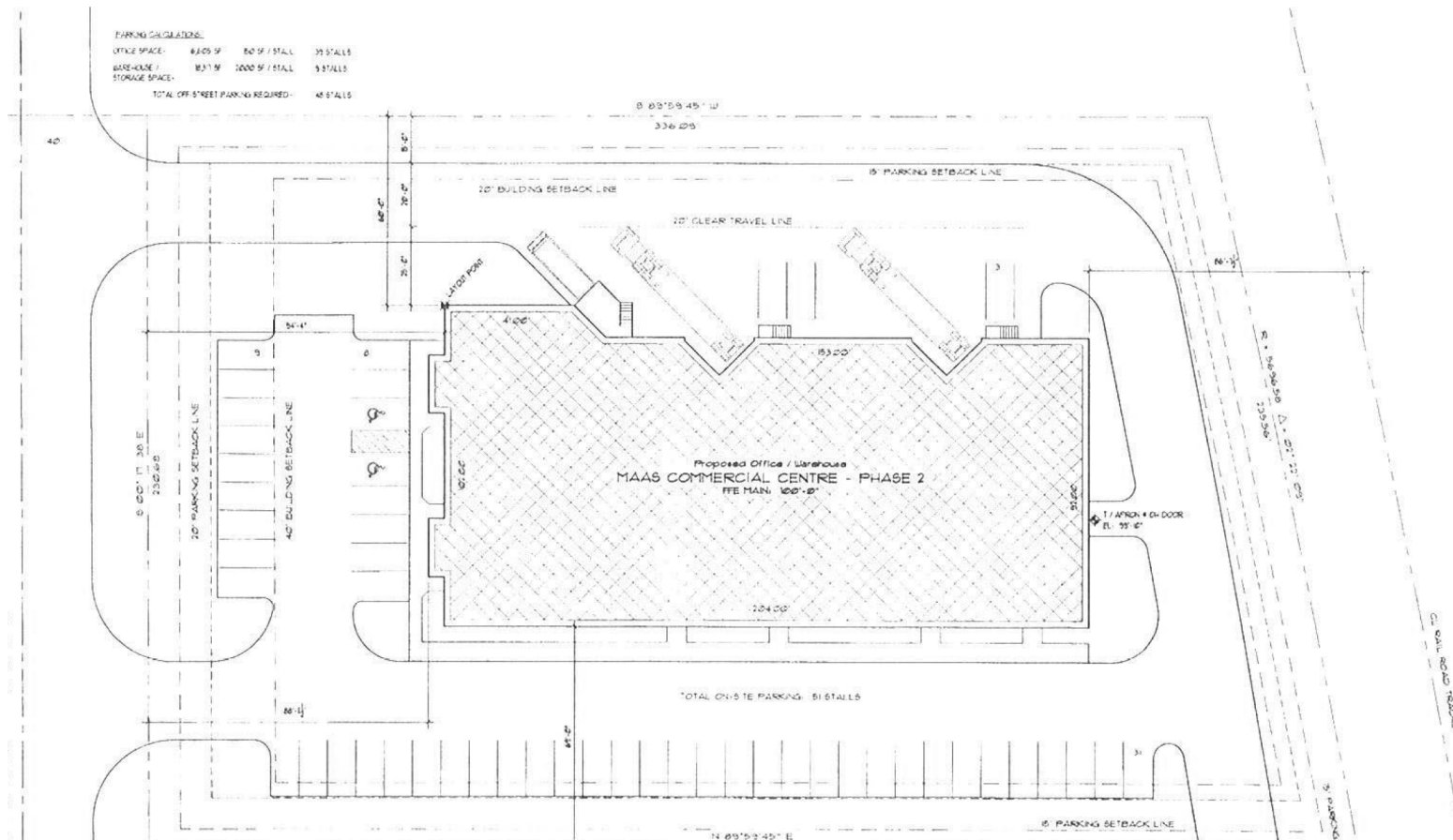
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Site Plan



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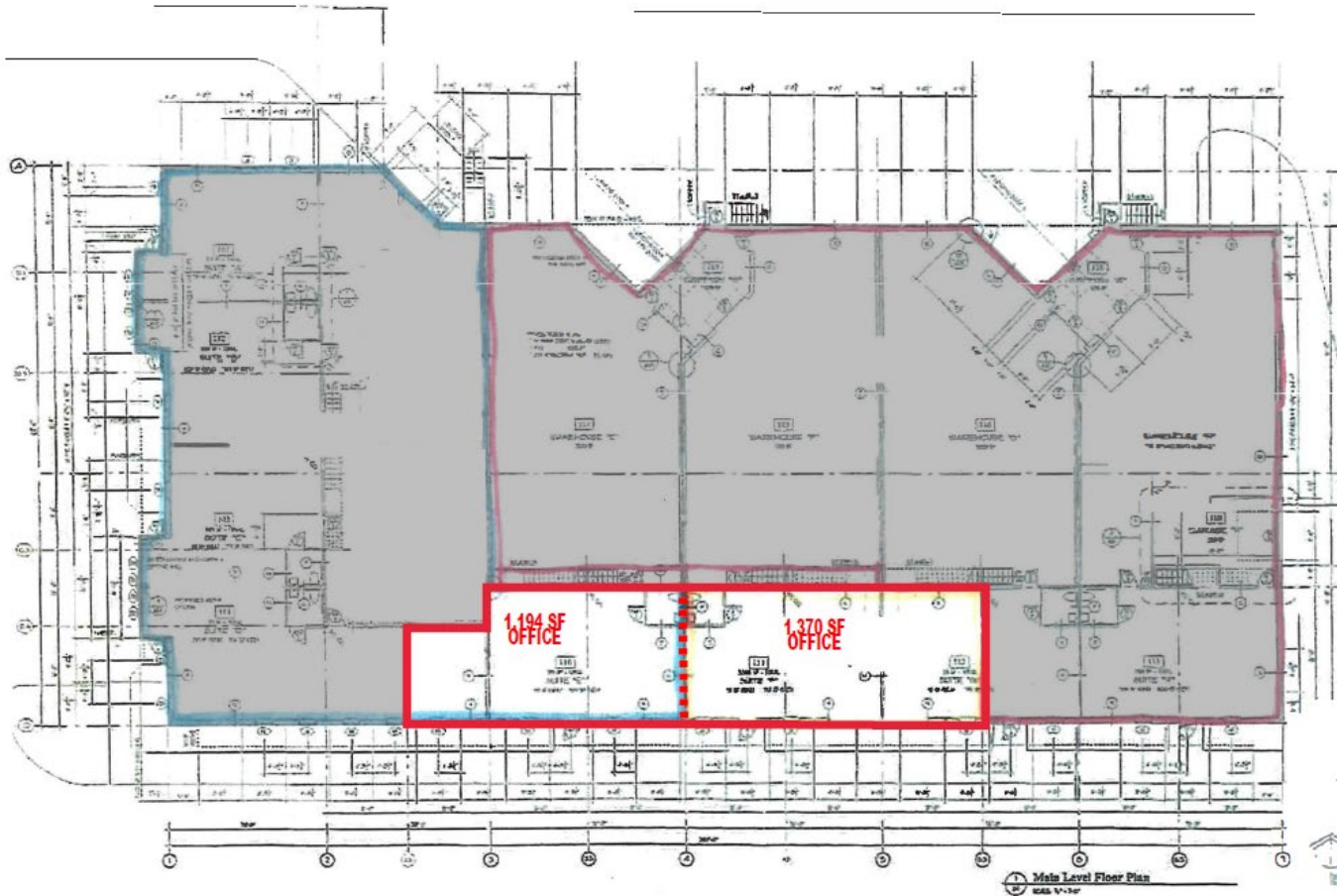
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1st Level Floor Plan



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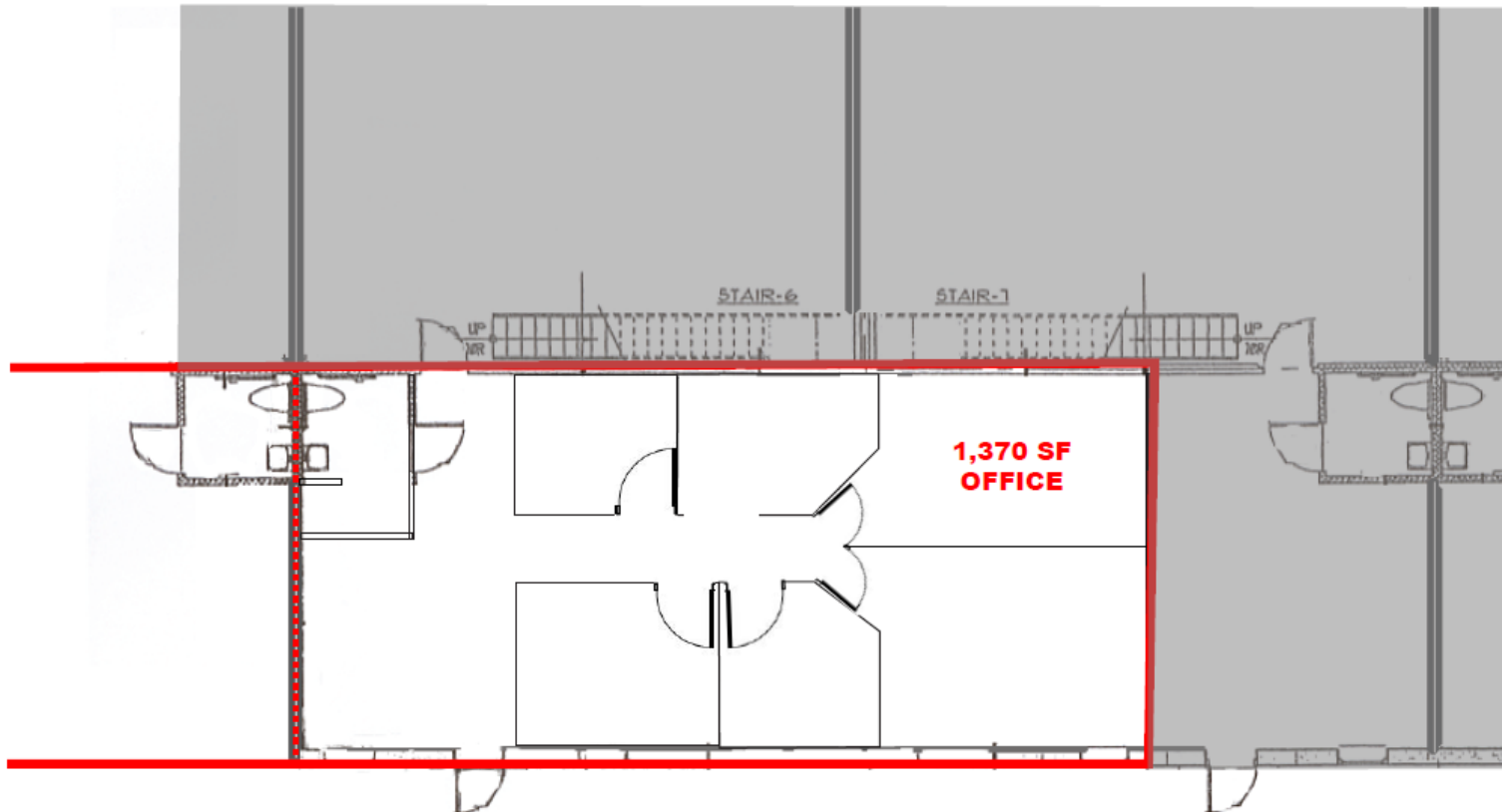
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1,370 SF Office



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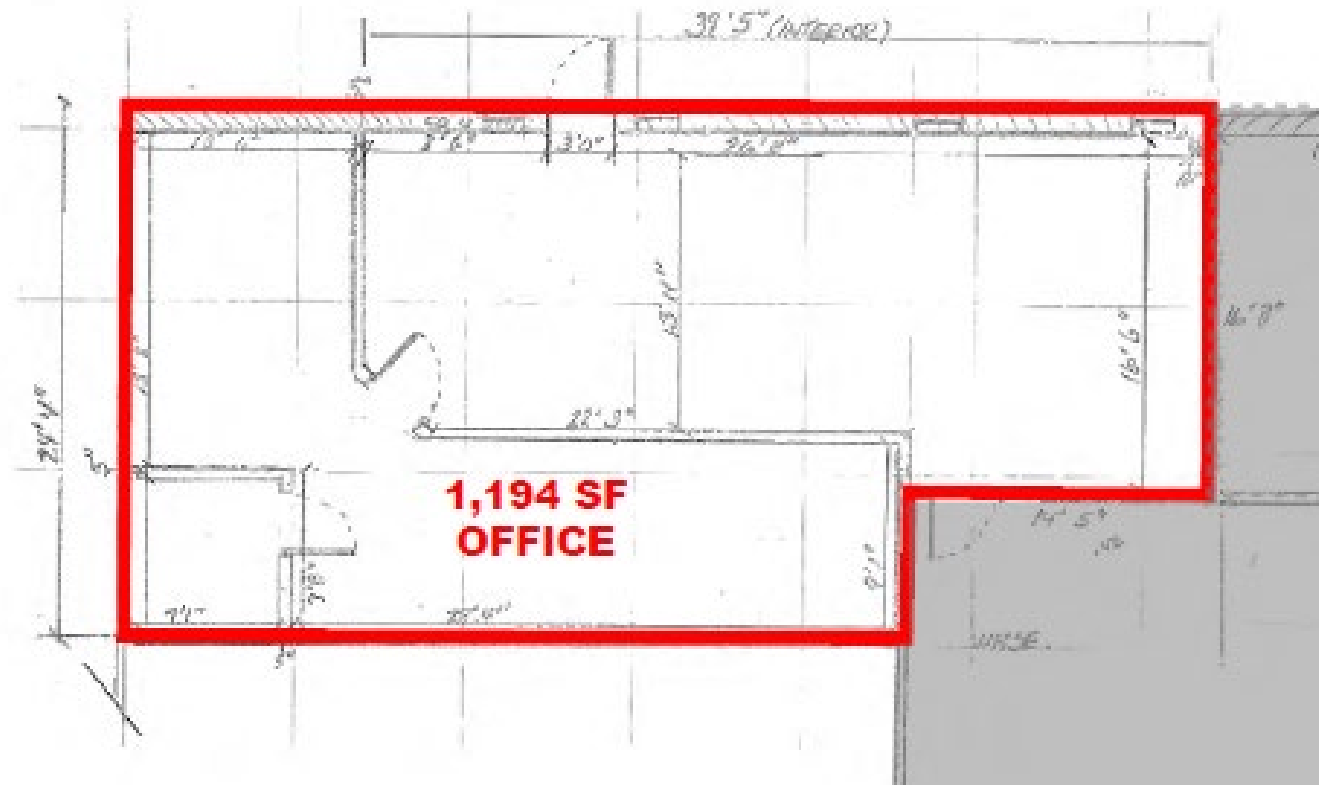
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