

American Business Center I & II

2960-2970 Judicial Road | Burnsville, MN

FOR LEASE | OFFICE/WAREHOUSE



Highlights

Building I

- 1,068 – 4,642* RSF Office 2nd Floor
- 2,018.5* SF Climate Controlled Warehouse Available with New Office Lease (30-day notice)

Building II

- 1,470* RSF Office 2nd Floor

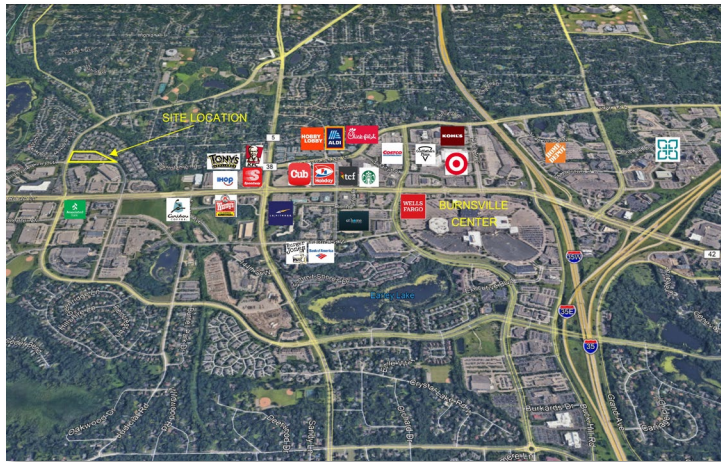
Common Conference Room

Warehouse 21'-6" Clear Height

High Office Ceilings

Located on the Corner of Burnsville Parkway & Judicial Road / 2 Blocks North of County Road 42

Surrounding Area



Average Daily Traffic Volumes:

- County Road 42: 38,000 VPD
- Burnsville Parkway: 8,600 VPD
- Combined: 46,600 VPD
- 2 Miles from I-35 split / 5 miles from Hwy 169

Demographics

Miles	1	3	5
Population	11,125	66,150	159,712
Avg Income (\$)	94,491	96,607	110,008
Households	3,855	25,195	60,963

High Visibility

High Traffic

High Demand

For more information, please contact:

EFH Realty Advisors, Inc.
952-890-6450

Susan Whalen
susan.whalen@efhco.com
Broker

Jodi Walfoort
jwalfoort@efhco.com
Associate Broker



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 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 / Renovated:

- 2007

Floors:

- 2

Total Buildings Rentable Area:

- 50,400 SF

Suites Available:

* Includes a 10% CAF

- Building I (2970 Judicial)
 - 1,068 – 4,642* RSF Office 2nd Floor
 - 2,018.5* SF Warehouse Available with New Office Lease (30-day notice)
 - High Bay (21' – 6" Clear Height)
 - Climate Controlled
 - 1 Drive-in / 2 Docks
- Building II (2960 Judicial)
 - 1,470* RSF Office 2nd Floor

Net Rate (*annual escalations):

- Negotiable, NNN

Operating Expenses & Real Estate Taxes:

- Building I \$6.21 per SF, 2024 estimated
- Building II \$6.76 per SF, 2024 estimated (excludes metered utilities, phone, cable, internet, janitorial)

Lease Term:

- Negotiable / 5+ Years Preferred

Parking:

- 100 Shared Surface Parking Spaces

Fire / Life / Safety

- Wet Fire System

Zoning:

- I-3 Office and Industrial Park

Building & Roof Construction:

- Pre-cast / Steel Truss Building
- Built-up Roof
- Floor Thickness: Office – 4" / WH – 5"

HVAC:

- Office: Rooftop Mounted HVAC Units
- Warehouse: HVAC RTU's

Utility Services:

- Dakota Electric / Center Point Energy
- Century Link / Comcast

Electrical:

- 120/208 / 3 Phase

Building Amenities:

- Building / Monument Signage Available
- Common Conference Room

Area Amenities:

- Minutes to I-35 Split
- Close to Employee Base, Restaurants, Retail, and Services
- Just A Few Miles East of Hwy 13



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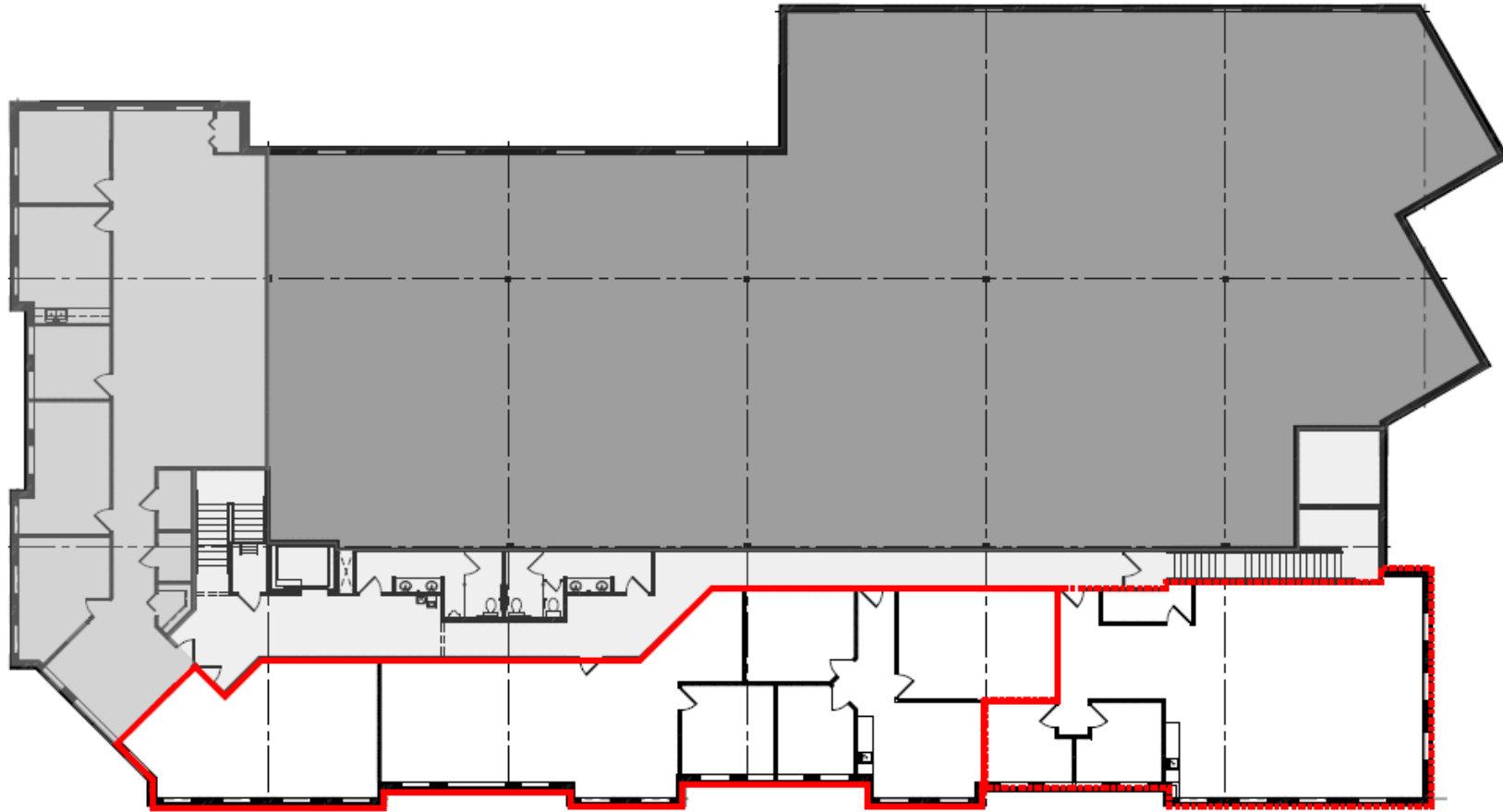
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2970 Judicial 2nd Level Plan



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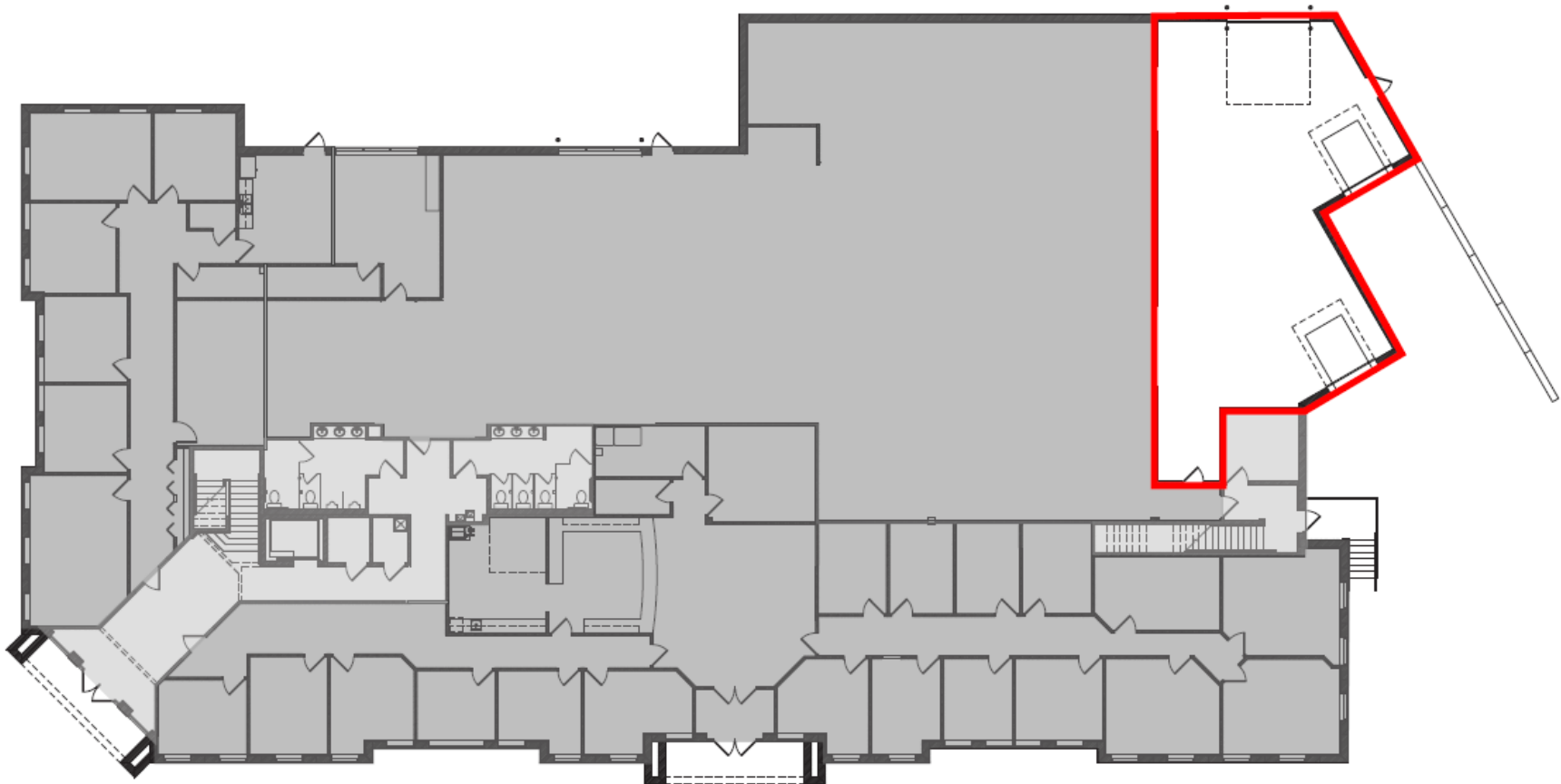
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2970 Judicial Warehouse



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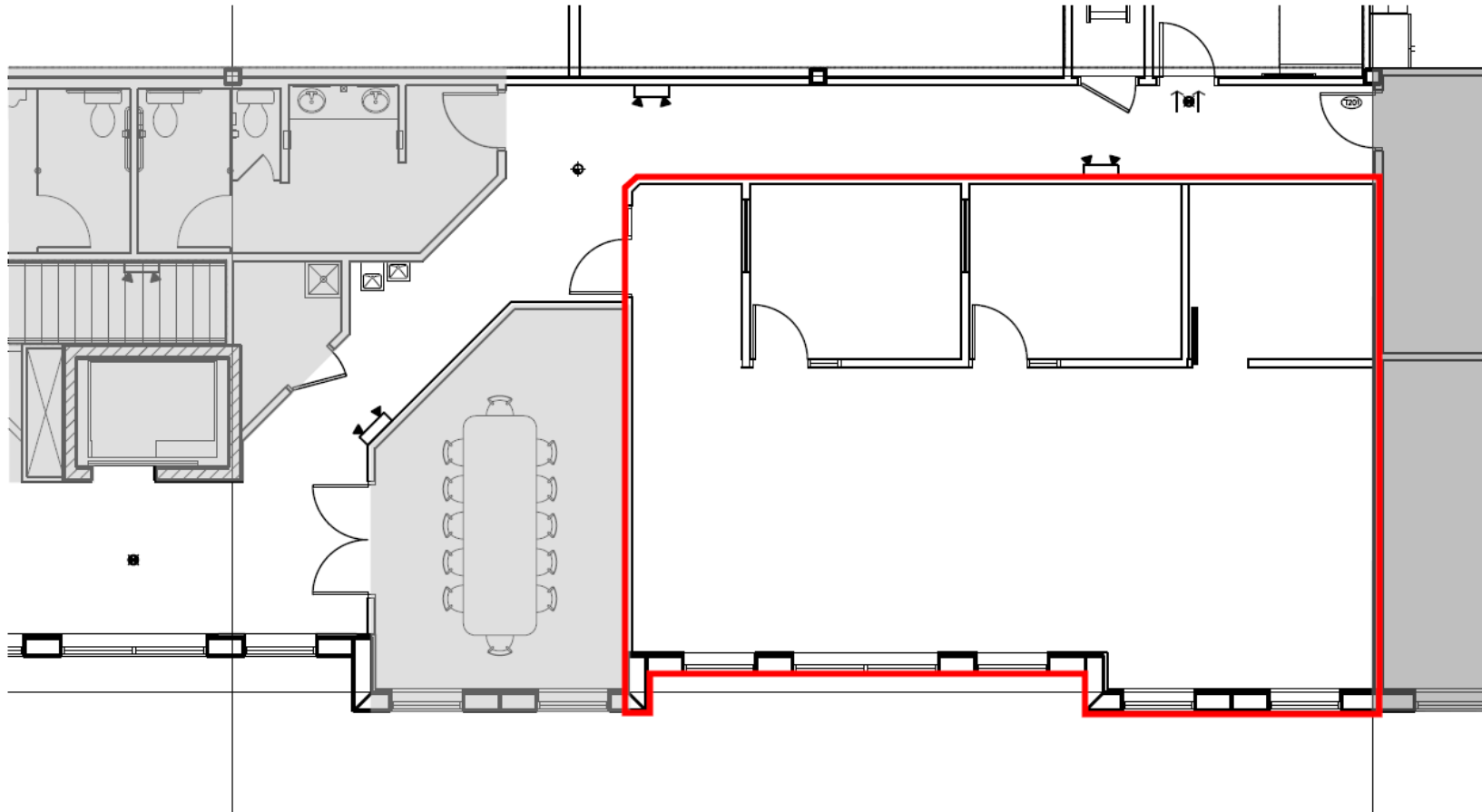
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