

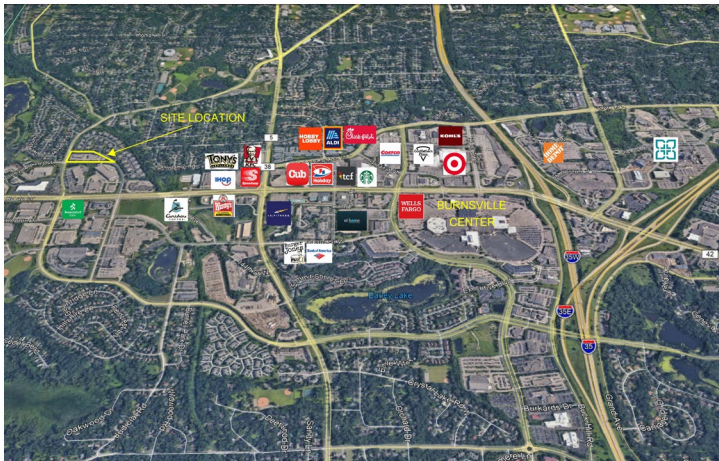
# American Business Center I & II

2960-2970 Judicial Road | Burnsville, MN

FOR LEASE | OFFICE/WAREHOUSE



## Surrounding Area



## Highlights

### Building I

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

### Building II

- 1,470\* RSF Office 2<sup>nd</sup> Floor
- 850 SF Climate Controlled Warehouse Available July 1, 2025

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

### 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:

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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 / 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 2<sup>nd</sup> Floor
  - 2,018.5\* SF Climate Controlled Warehouse Available with New Office Lease (30-day notice)
    - 1 Drive-in / 2 Docks
- Building II (2960 Judicial)
  - 1,470\* RSF Office 2<sup>nd</sup> Floor
  - 850 SF Climate Controlled Warehouse Available July 1, 2025
    - 1 Drive-in

## 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
- Warehouse Space Clear Height: 21'-6"

## 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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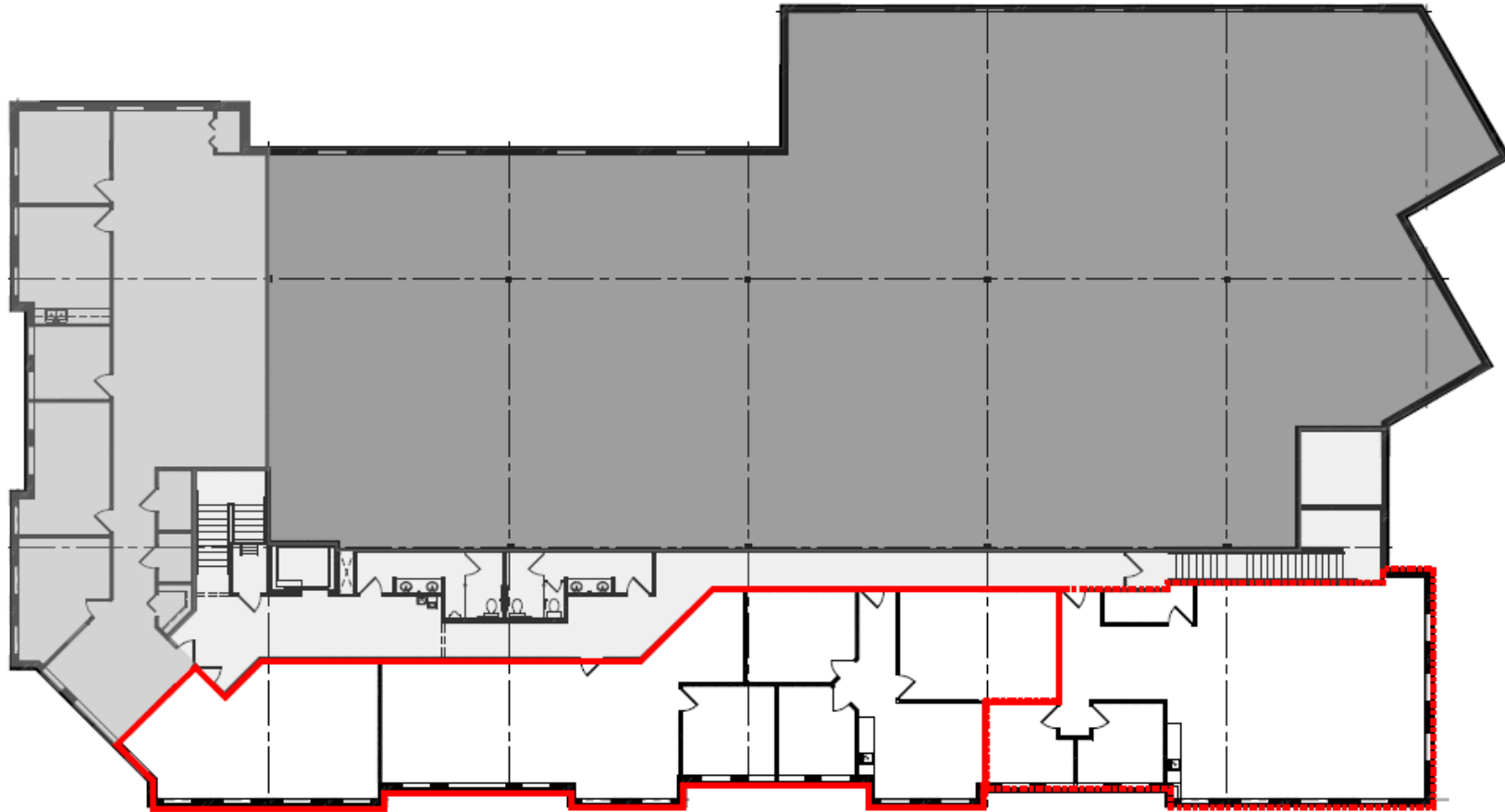
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## 2970 Judicial 2<sup>nd</sup> Level Plan



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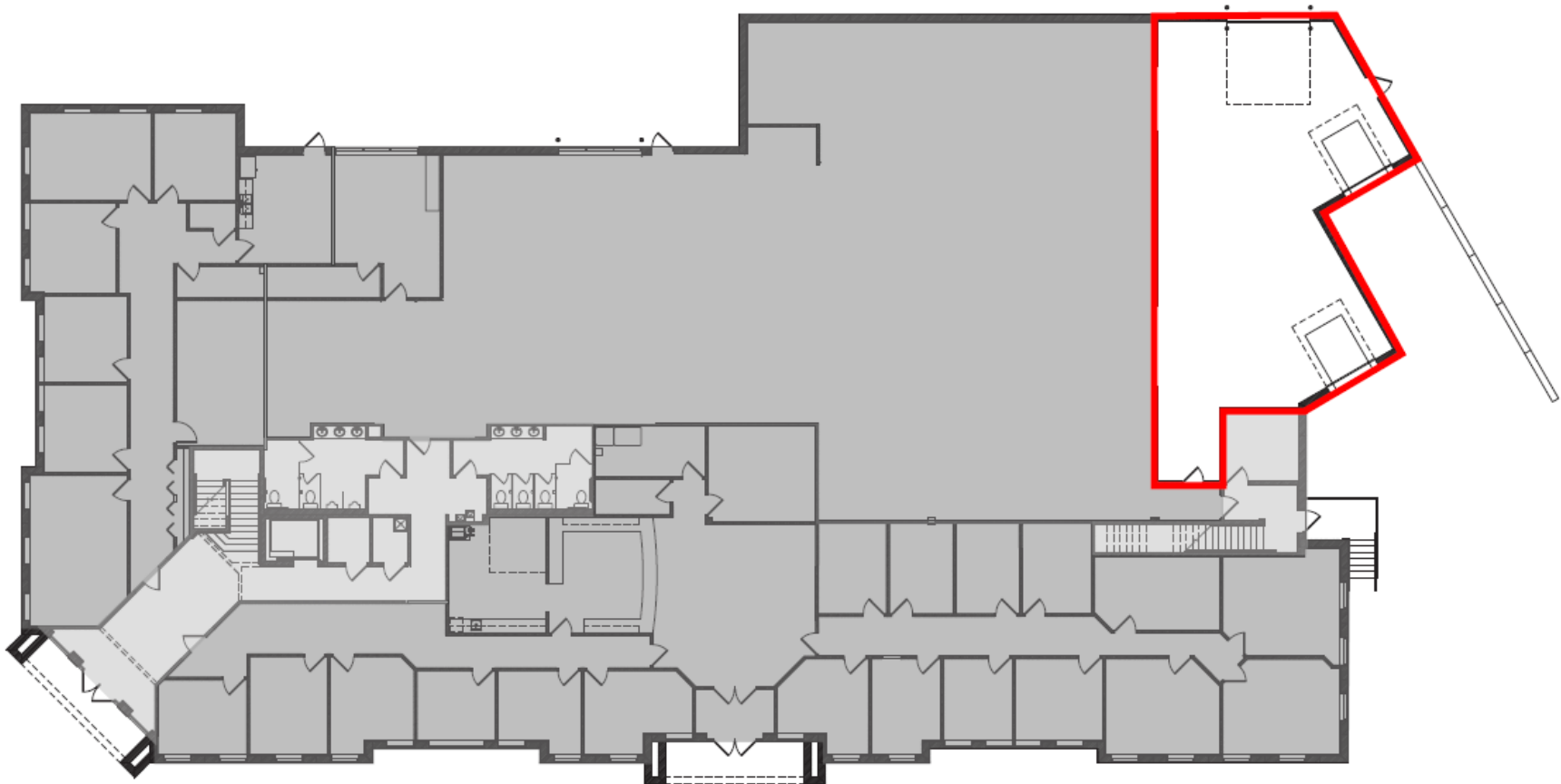
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## 2970 Judicial Warehouse



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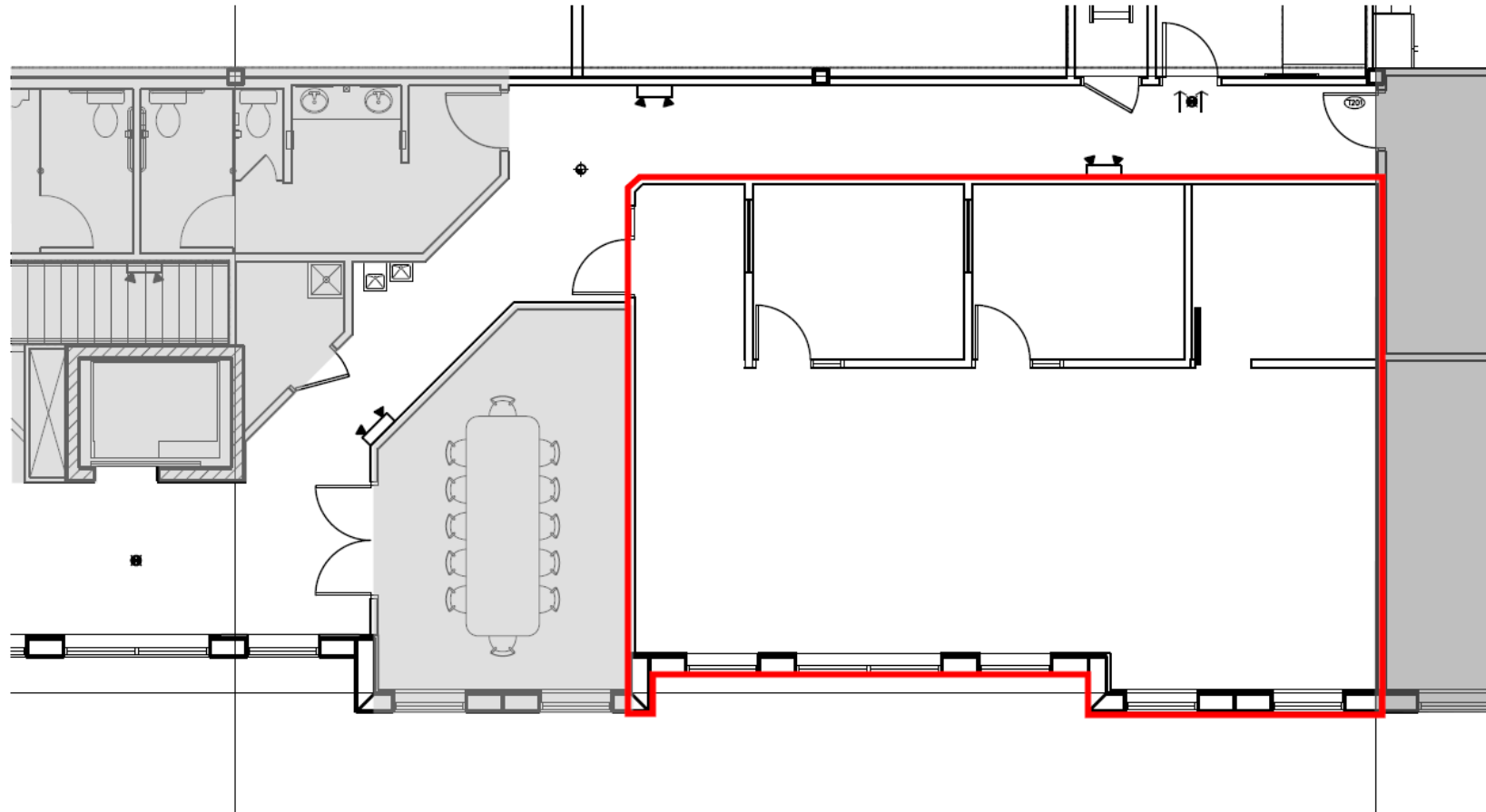
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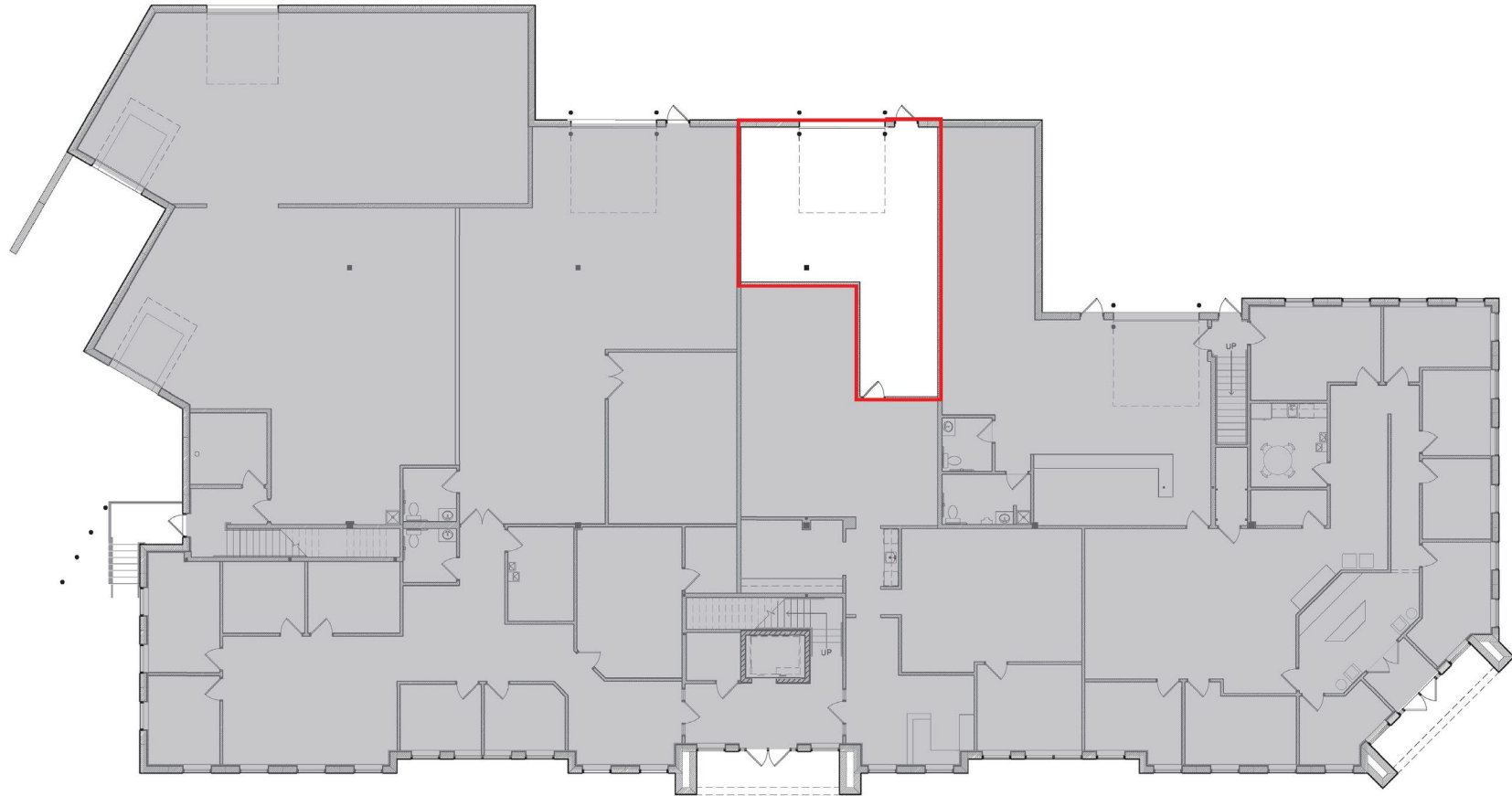
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