

Southcross Commerce Center III

14305 Southcross Drive, Burnsville, MN

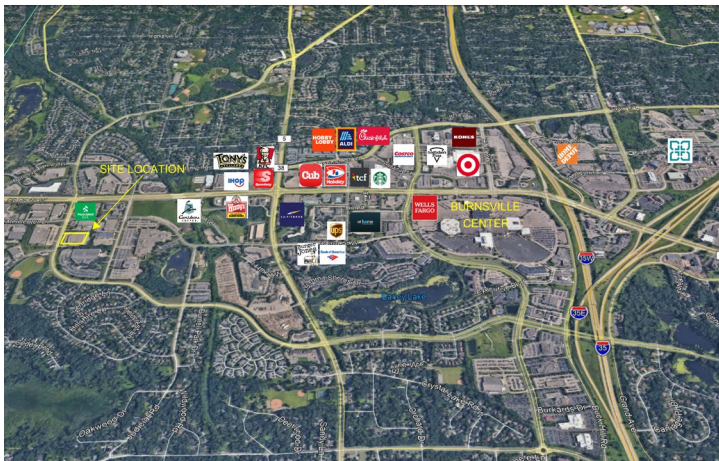
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Highlights

- 20,067 SF
- 10,742 SF Office and 9325 SF Warehouse
- 24' Clear Warehouse
- 2 Docks and 1 Drive-in Included
- Located 1 Block South of High-Traffic County Road 42 at Southcross Drive
- Prominent Southcross Industrial Park in Burnsville, MN
- Minutes to and from Interstates 35W/35E/494 and Highways 13/169
- 2020/2021 Upgrades
- Fiber Available

Surrounding Area



Average Daily Traffic Volumes

▪ County Road 42: 38,307 VPD
▪ Southcross Drive: 2,418 VPD
▪ Combined: 40,725 VPD
▪ 2 Miles from I-35 Split / 5 Miles from Hwy 169

Demographics

	(2020 Estimate)		
Miles	1	3	5
Population	26,145	100,432	254,505
Med Income (\$)	110,718	100,215	104,938
Households	3,122	11,144	30,796

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 of the information herein has either been given to us by the Owner of the Property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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Year Built / Renovated:

- 2004
- 2020 Replaced Sidewalks, Window Seals, Lobby Flooring
- New LED Lighting Fixtures and Flooring in Office Availability

Floors:

- 2

Total Building Rentable Area:

- 65,690 RSF

Suites Available:

- 20,067 Leased but Available 3/1/2025 or Sooner
- 2 - 8'x10' Docks with Levelers, Bumpers, Seals
- 1 - 12'x14' Drive-in with Automatic Opener

Net Rate:

- NNN, Annual Escalations

Operating Expenses & Real Estate Taxes:

- \$5.65 per SF, Estimated, 2025
- Excludes Metered Utilities, Phone, Cable, Internet, Janitorial, Rubbish Removal

Terms of Leases:

- 5 Years Minimum

Zoning:

- I-3 Office & Industrial Park

Parking:

- Abundant Surface Parking Spaces
- Truck Court

Fire / Life / Safety

- Wet Fire System
- 24/7/365 Monitoring

Building & Roof Construction:

- Pre-Cast Concrete Including Roof Deck
- Built-Up Roof

HVAC:

- Office: Rooftop Mounted HVAC Units. Quarterly Preventative Maintenance provided in Operating Expenses
- Warehouse: Gas-Fired Unit Heaters

Utility Services:

- Dakota Electric / Center Point Energy / Frontier / Comcast

Electrical:

- 120/208 VOLT 3 Phase
- 480/277 VOLT

Building Amenities:

- 7 Docks and 3 Drive-Ins in Building
- 22'6" – 24' Clear Height
- Fiber Available
- Elevator in Main Lobby to 2nd Floor Office
- Monument and Building Signage
- Professional, Responsive, Local Building Management

Area Amenities:

- Just Minutes To I-35 Split, Highway 13 & Highway 169
- Close to Employee Base, Restaurants, Retail and Service



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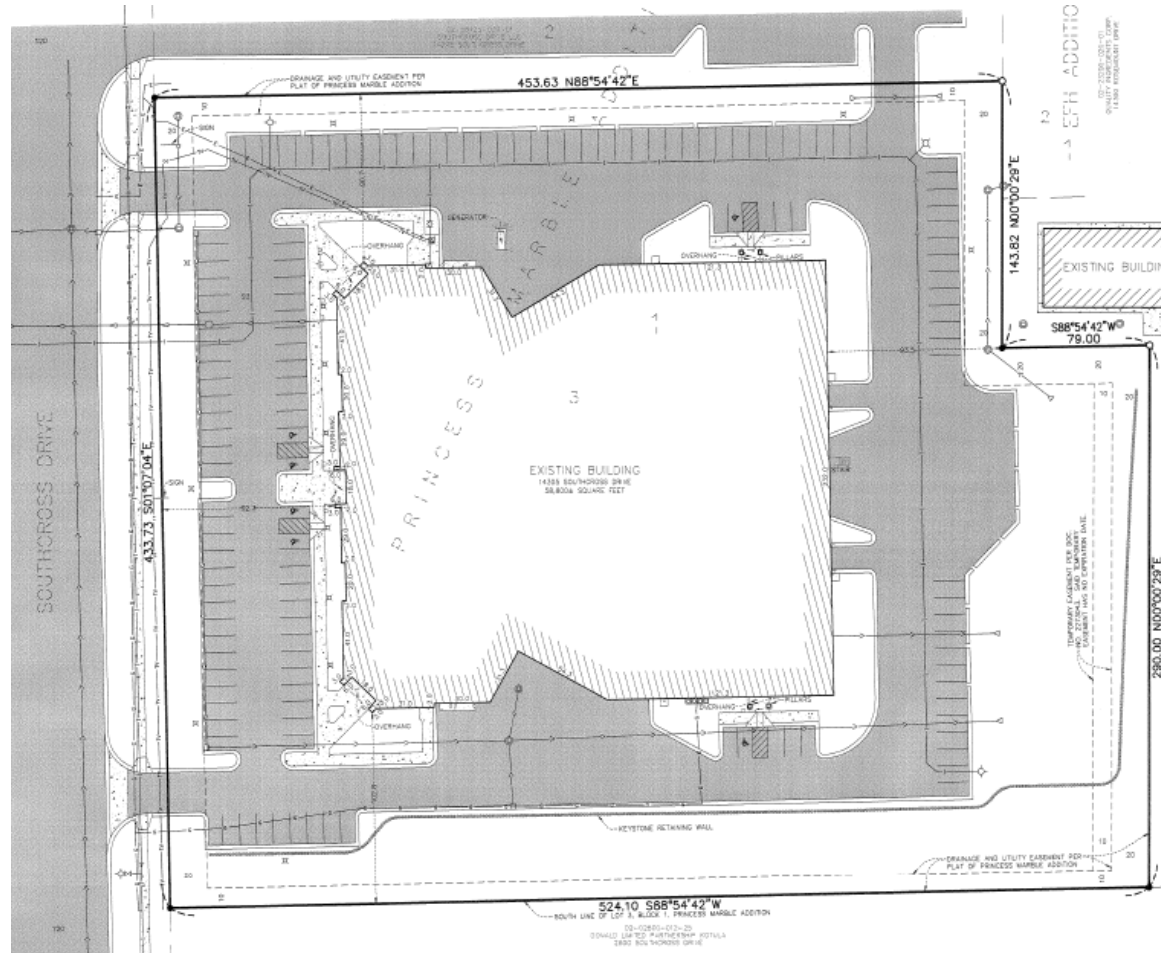
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Site Plan



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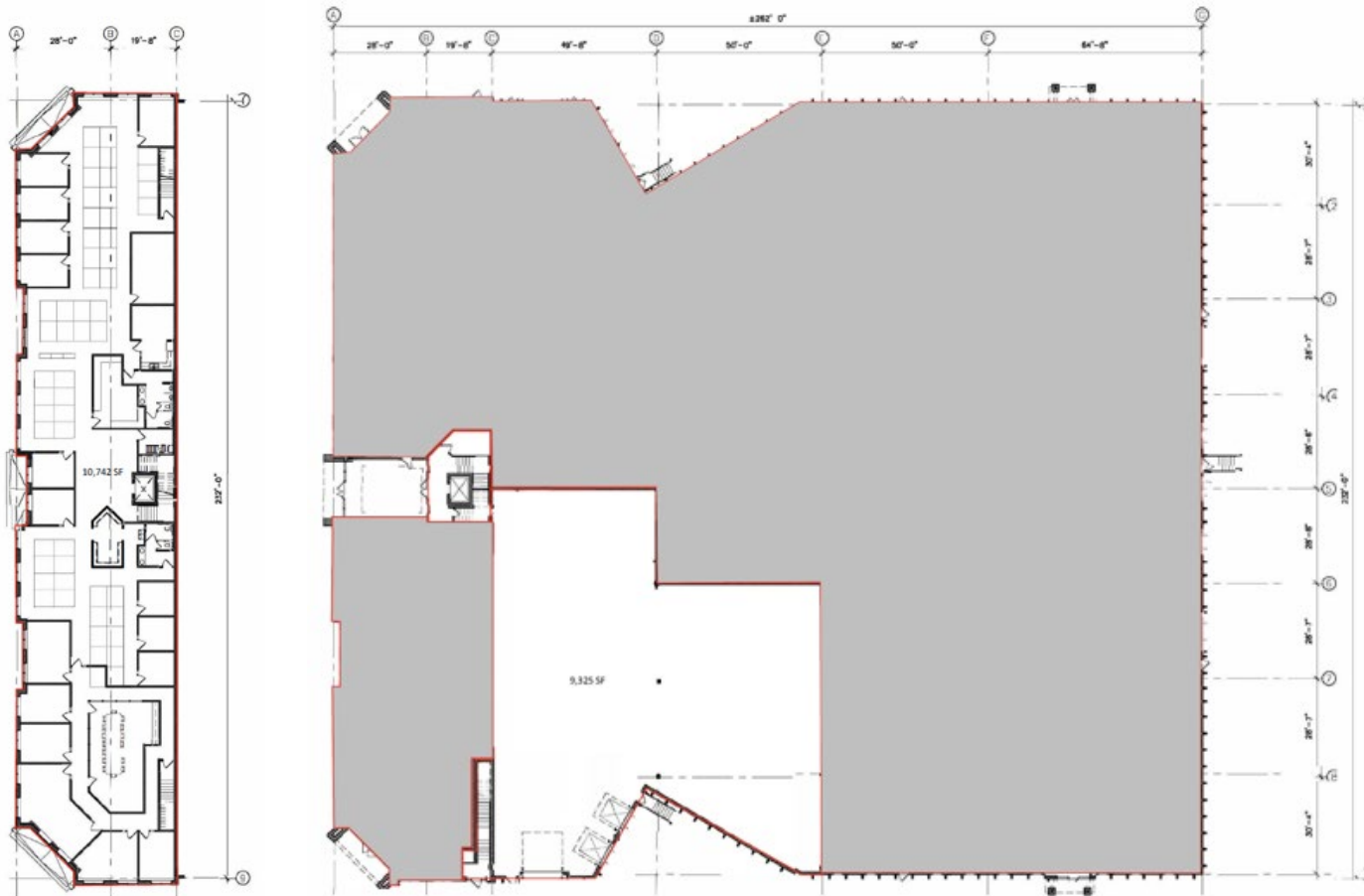
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Floor Plan



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