

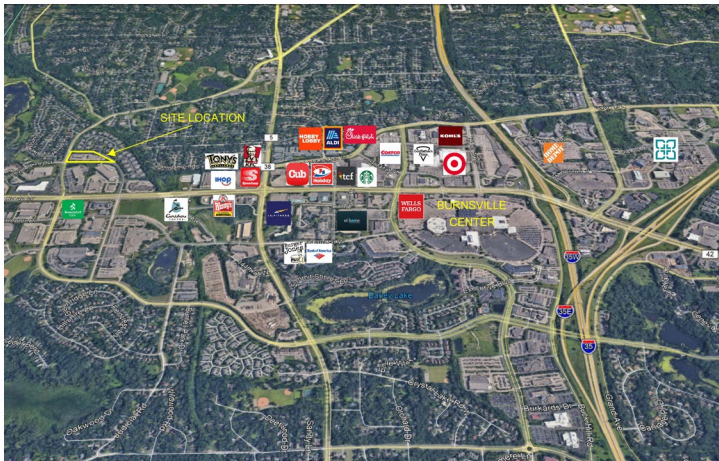
# American Business Center I & II

2960-2970 Judicial Road | Burnsville, MN

FOR LEASE | OFFICE/WAREHOUSE



## Surrounding Area



## Highlights

### Building I

- 687\* RSF Office 2<sup>nd</sup> Floor
- 1,068\* – 2,828\* 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 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: 38,307 VPD
▪ Burnsville Parkway: 8,261 VPD
▪ Combined: 46,568 VPD
▪ 2 Miles from I-35 split / 5 miles from Hwy 169

### Demographics

Miles	1	3	5
Population	25,960	102,168	266,183
Med Income (\$)	98,747	99,018	105,763
Households	9,533	40,122	103,170

**High Visibility**

**High Traffic**

**High Demand**

For more information, please contact:

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REAL ESTATE | CONSTRUCTION | PROPERTY MANAGEMENT

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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)
  - 687 RSF Office 2<sup>nd</sup> Floor
  - 1,068\* – 2,828\* 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 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, & Services
- Just A Few Miles East of Hwy 13



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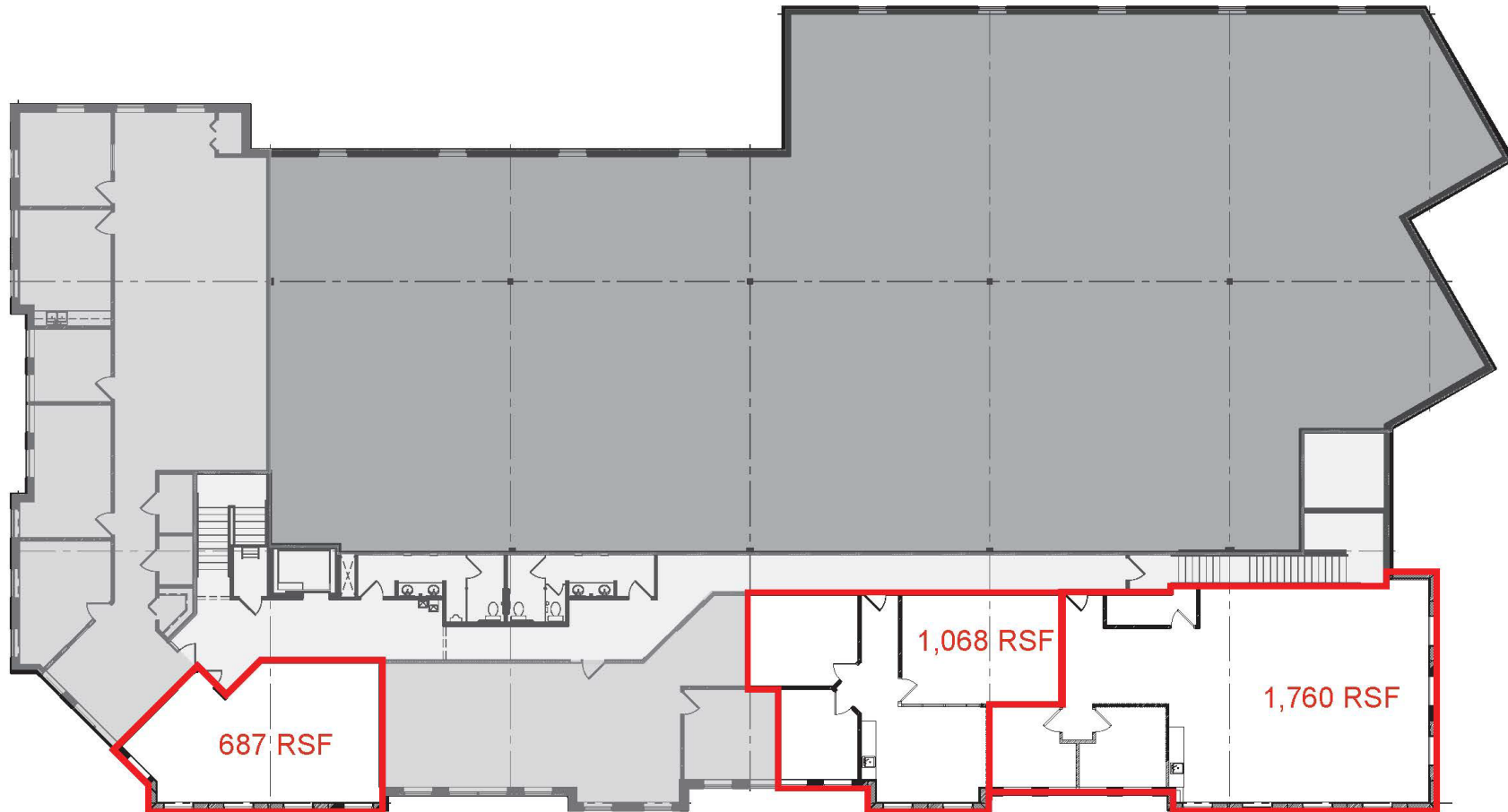
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## 2970 Judicial 2<sup>nd</sup> Level Plan



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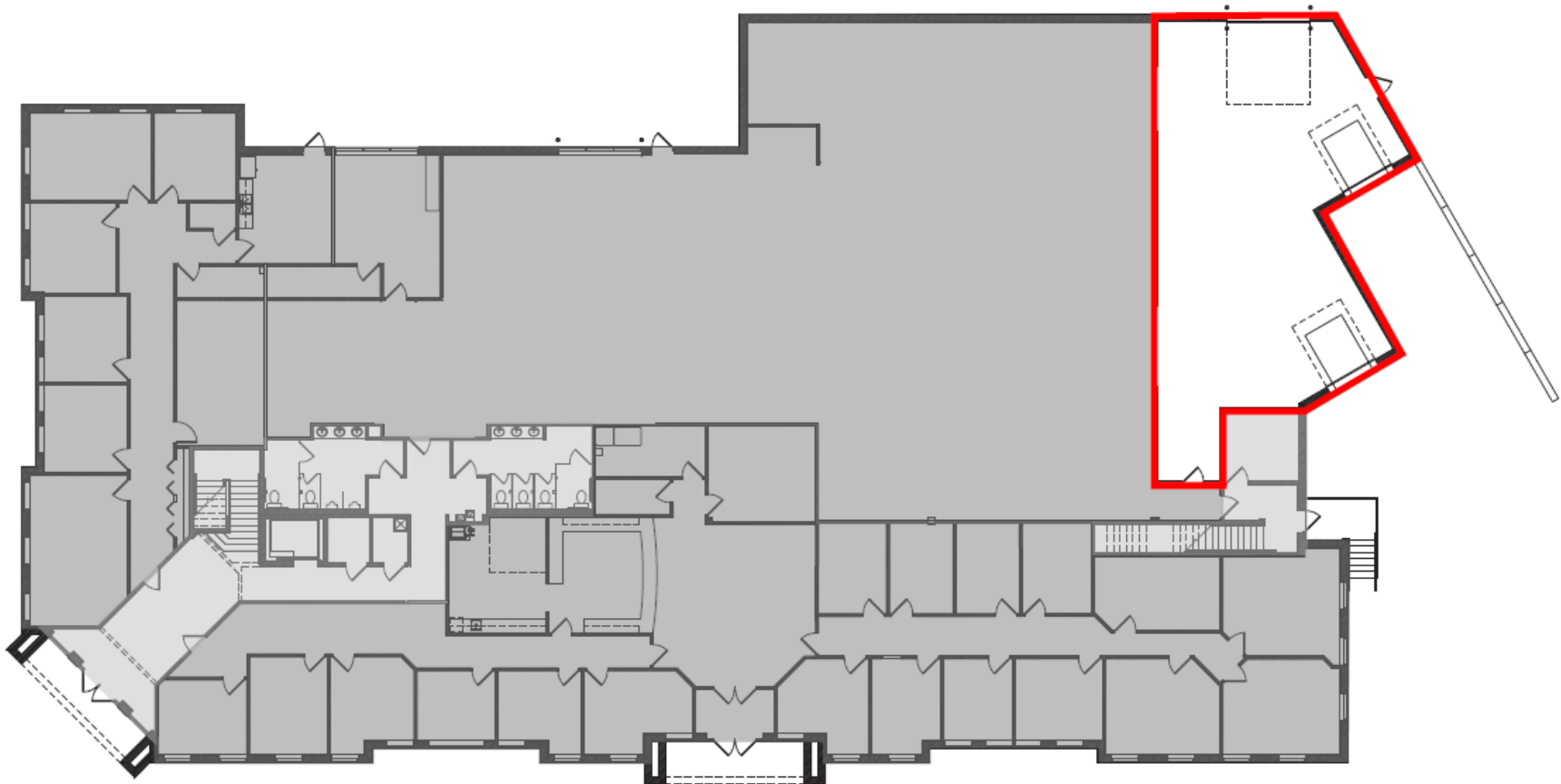
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## 2970 Judicial Warehouse



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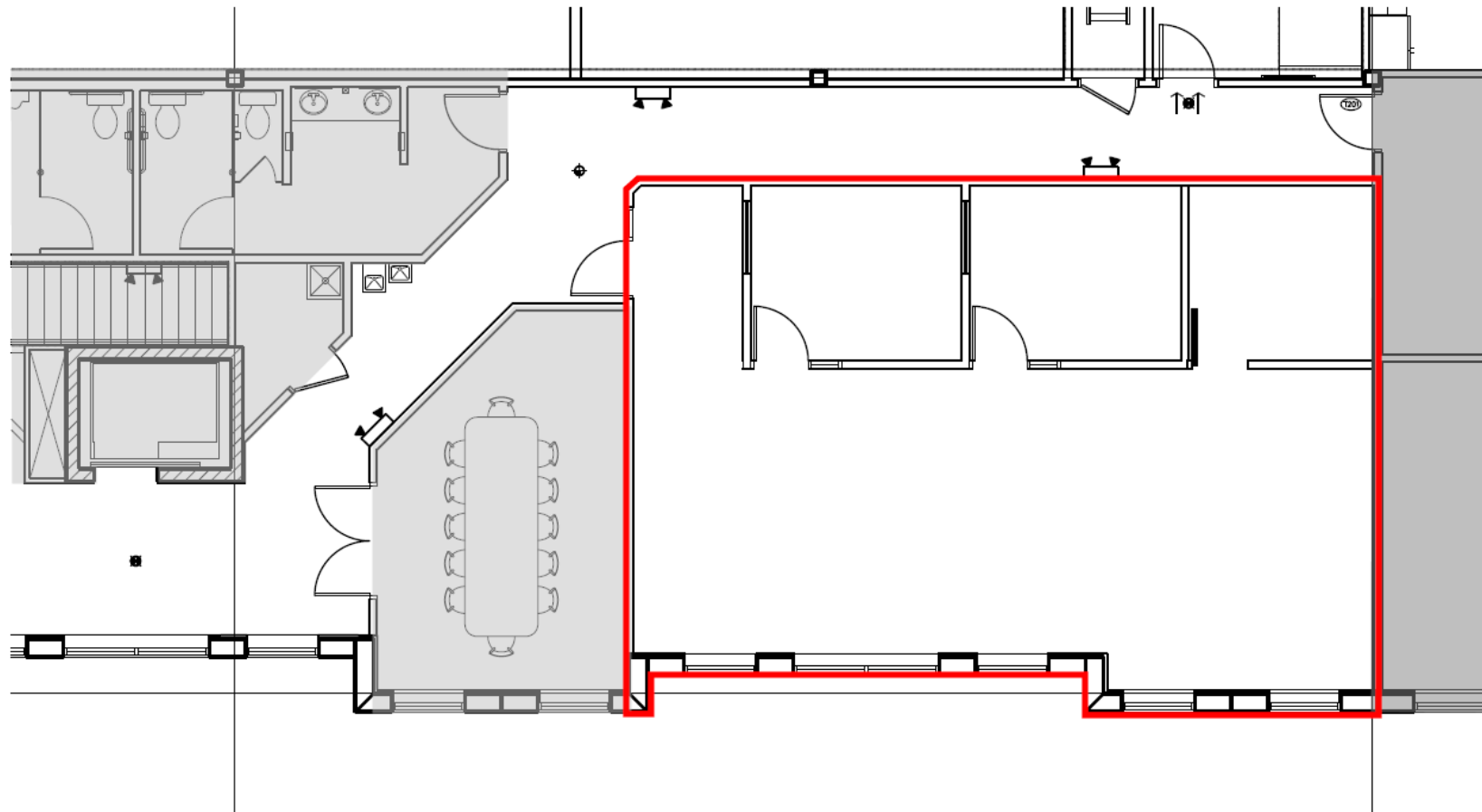
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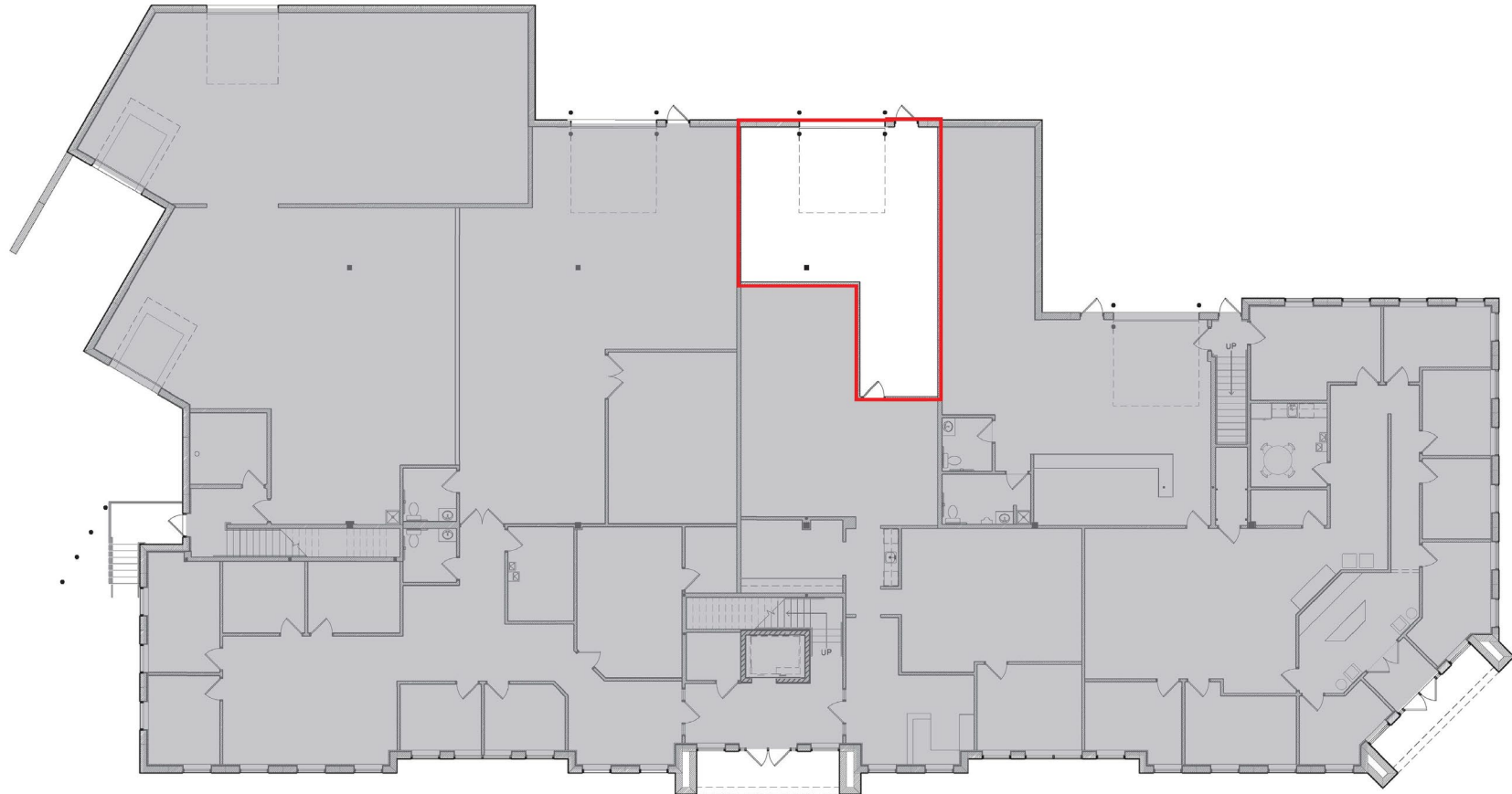
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