

Southcross Commerce Center

2999 West County Road 42 | Burnsville, MN

FOR LEASE | INDUSTRIAL



Highlights

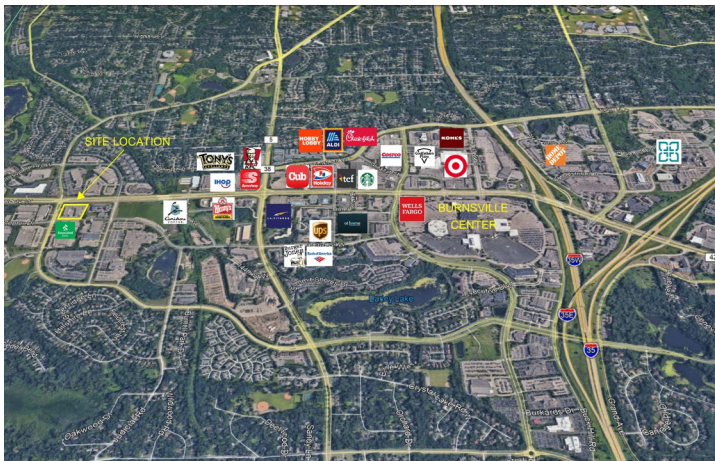
1,494 RSF Office

- Mix of Individual Offices and Open Area
- Common Conference Room

885 RSF Office

- Perfect for Small Business
- Small Reception with Multiple Offices

Surrounding Area



High County Road 42 Traffic and Visibility

Close to Retail, Restaurants, Services, and Employee Base

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

| Miles | 1 | 3 | 5 |
|-----------------|---------|---------|---------|
| Population | 28,984 | 103,875 | 258,106 |
| Med Income (\$) | 105,423 | 100,216 | 104,830 |
| Households | 10,397 | 40,519 | 100,044 |

High Visibility

High Traffic

High Demand

For more information, please contact:

EFH Realty Advisors, Inc.
952-890-6450

Susan Whalen

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President & Primary Broker

Broker is related to building owner

Jodi Walfoort

jwalfoort@efhco.com
Associate Broker

Madison Whalen

madison.whalen@efhco.com
Licensed Agent

Agent is related to building owner



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 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:

- 1999
- Recently Updated Common Area

Total Building Rentable Area:

- 65,567 SF

Suites Available:

- 885 RSF Office
- 1,494 RSF Office

Net Rate (*annual escalations):

- Negotiable Per SF Office, Annual, NNN

Operating Expenses & Real Estate Taxes:

- \$6.70 Per SF, 2024 Estimated
- (excludes metered utilities, phone, cable, internet, janitorial)

Terms of Lease:

- 5 Years Preferred
- 10% Common Area Factor for Office

Parking:

- 168 Surface Parking Spaces

Fire / Life / Safety

- Wet fire system
- 24/7 Security Cameras at Vestibules and Parking Lot

Building & Roof Construction:

- Pre-Cast / Masonry Structural Steel Building
- 3-Ply Asphalt Roof
- Floor Thickness: Office – 4" / Whse – 5"

HVAC:

- Office: Rooftop Mounted HVAC Units
- Warehouse: Gas-Fired Unit Heaters

Utility Services:

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

Zoning:

- I-3 Office & Industrial Park

Building Amenities:

- Building / Monument Signage Available
- Common Conference Room
- On-Site Professional Building Management

Area Amenities:

- Excellent Visibility
- Minutes to I-35 Split and Highway 169
- Close to Retail, Restaurant, Services and Employee Base
- Many Great Businesses in the Immediate Area



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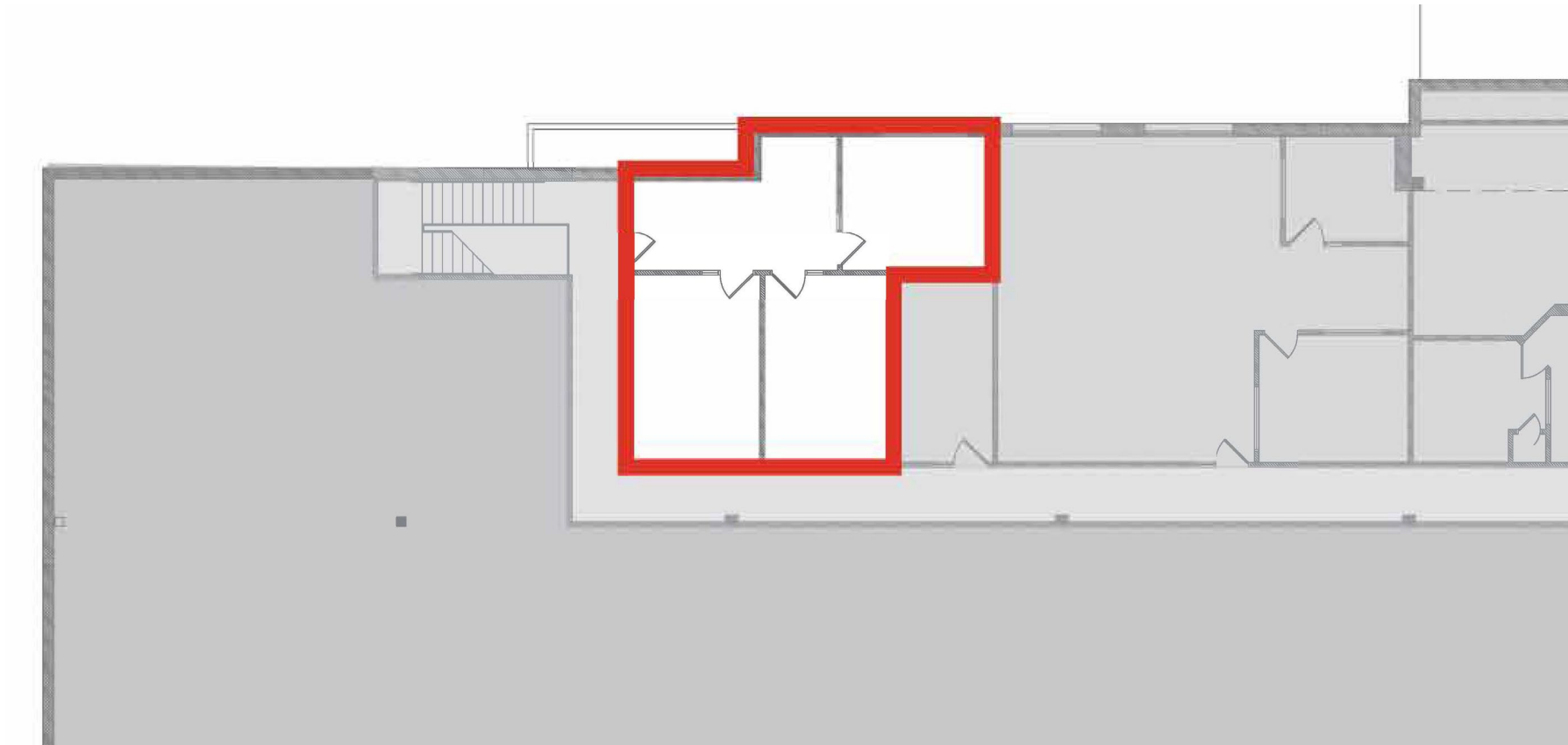
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Available Suite 885 RSF



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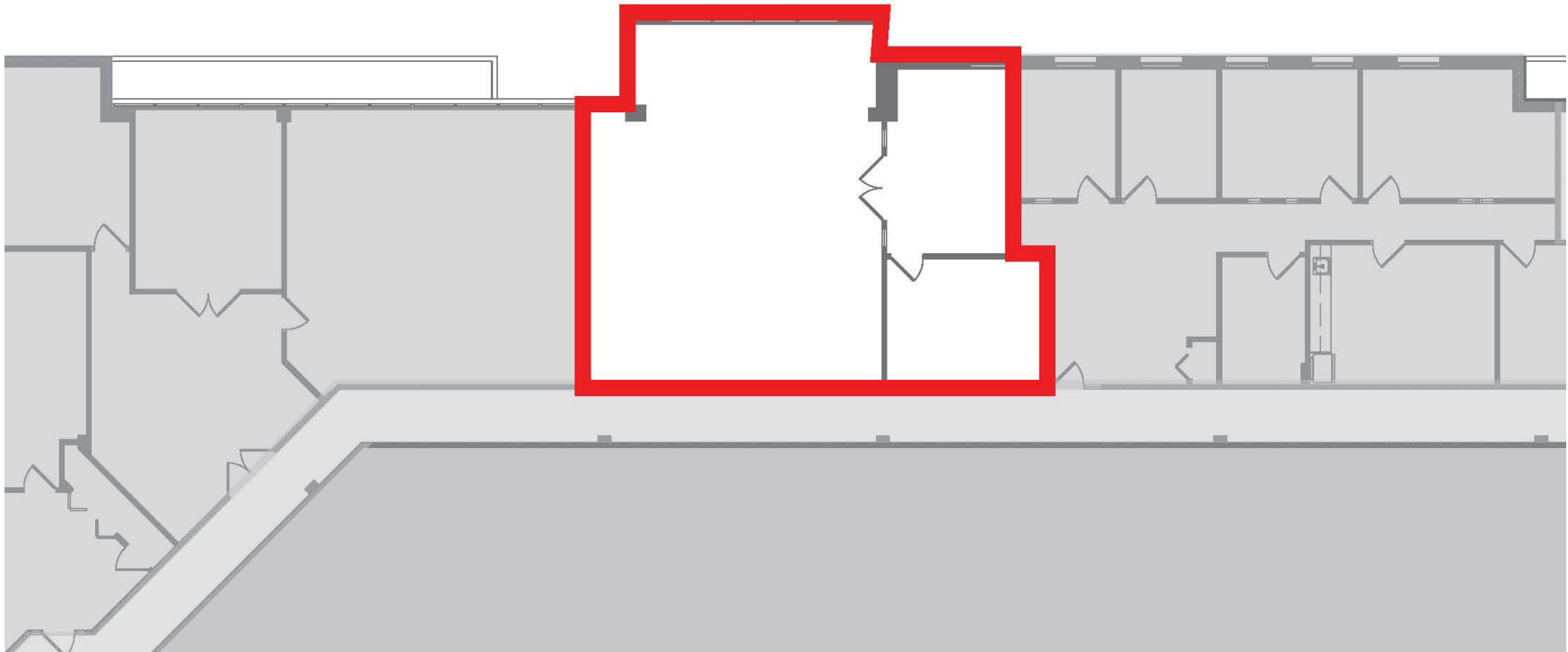
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Available Suite 1,494 RSF



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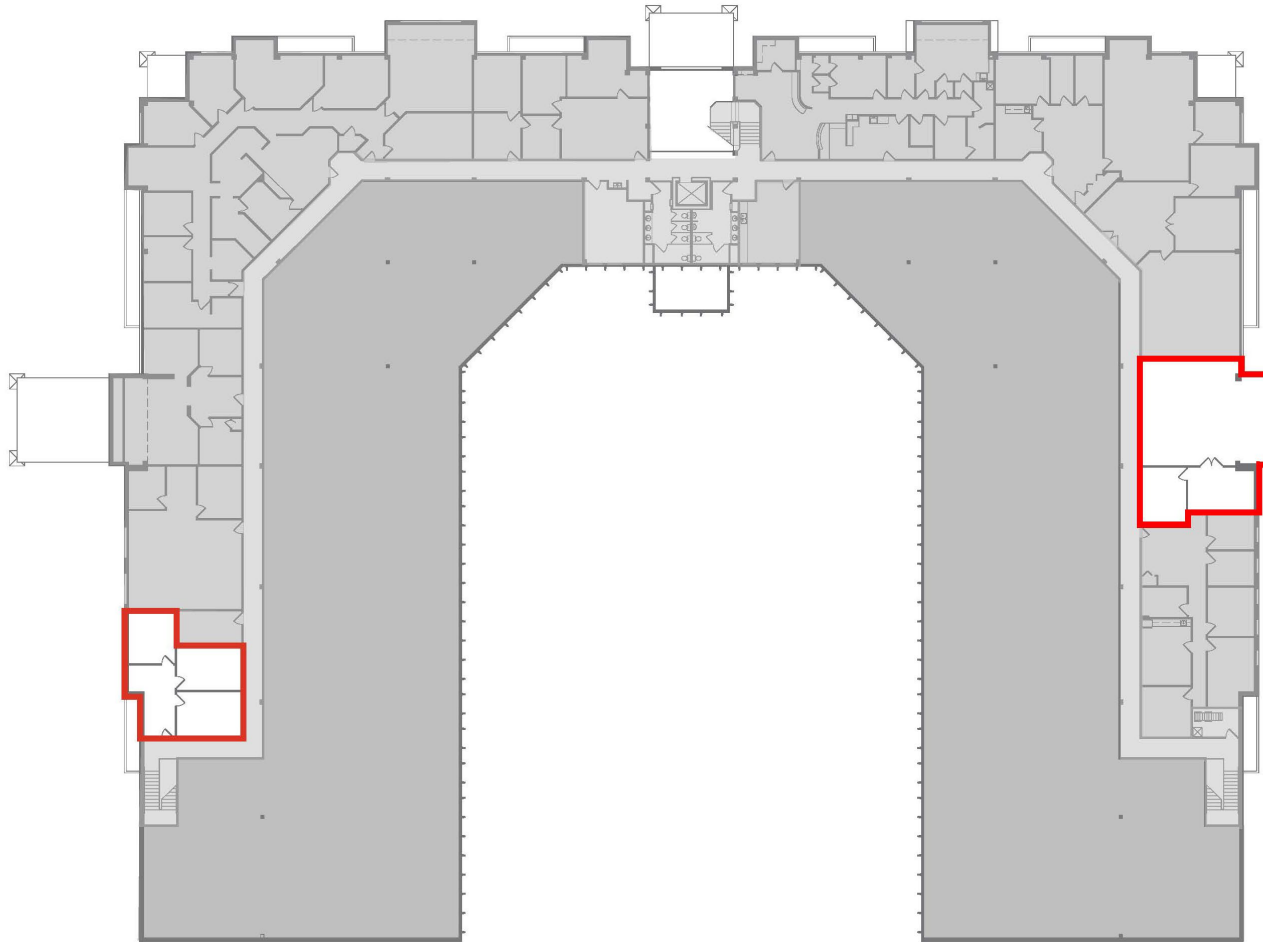
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Interior Building Location



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