

FOR SALE OR LEASE



SALE PRICE \$1,700,000 | \$46 PSF

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| Building Address | 1301 Cliff Road Burnsville, MN 55337 |
| Description | Zero Lot Line (NOT part of a condo association) |
| Zoning | I-1 Industrial Park |
| Building Size | 36,900 SF |
| Office | 1,200 SF |
| Warehouse | 35,700 SF |
| Parcel Size | 2.39 Acres |
| Year Built | 1992 |
| Parking | 40 +/- Surface Parking Stalls |
| Clear Height | 22' Clear (28,800 SF) 14' Clear (8,100 SF) |
| Loading | 5 Dock High Doors 3 Drive-in Doors 12'x12', 14'x 16', 8'x8' |
| RE Taxes 2010 | \$38,159 \$1.03 PSF |
| Lease Rate | \$4.00 NET |
| HVAC | 5 Rooftop Units |



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