

FOR SALE or LEASE



RiversEdge Business Center

MICHAEL VALENTINE

PRESIDENT

P: (952) 890-8252

C: (612) 850-4374

MIKE@CPGPROPERTIES.COM

BOB VALENTINE

ASSOCIATE

P: (952) 707-6767

C: (952) 412-5560

BOB@CPGPROPERTIES.COM

WWW.CPGPROPERTIES.COM

Address: 25 W. Cliff Road
Burnsville, MN 55337

Asking Price: \$3,350,000.00

Lease Rates: Office - \$8.75 PSF
Warehouse - \$4.75 PSF
Freezer - \$7.00 PSF

Building Size: 48,060 SF

Office: 12,000 SF

Warehouse: 17,060 SF

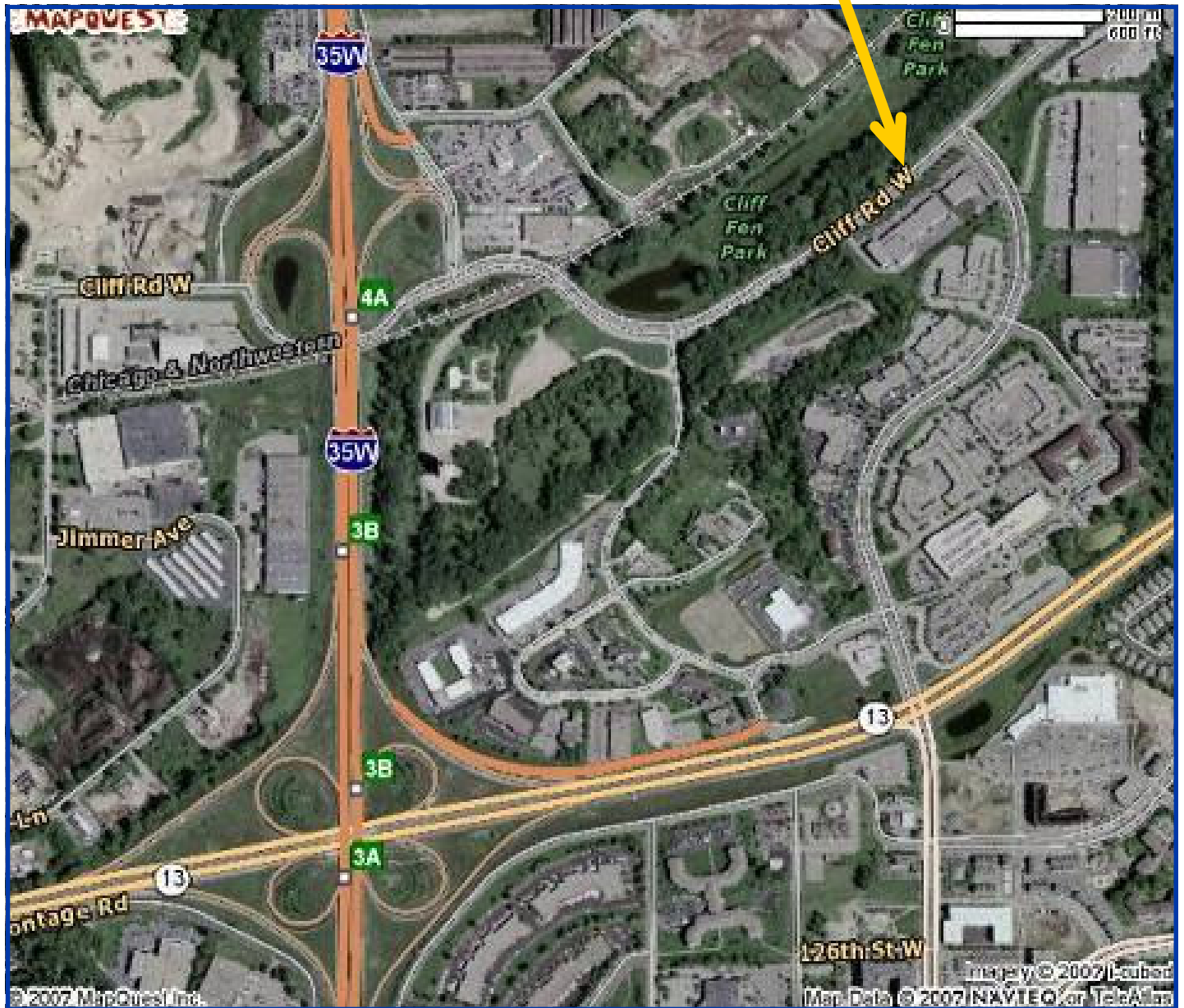
Refer / Freezer: 19,000 SF

Loading: 8 - Docks
2 - Drive-in's





RiversEdge Business Center





Building Fact Sheet

Address	25 W. Cliff Road Burnsville, MN 55337
Year Built	1998, 8,700 sq.ft. Addition in 2002
Property Use	Office / Warehouse / Freezer
Clear Height	18' Main Warehouse - 26' in Freezer / Cooler Area
Lot Size	3.41 Acres
Foundation	Masonry
Floor Structure	Concrete - 5" in Warehouse - 6" in Freezer
Floor Cover	Carpet & Tile in Office
Roof Structure	Steel Bar Joist (Membrane Roof)
Ceiling Cover	9 Feet in Office, 2 x4 Ceiling Tiles
Interior Construction	Sheetrock Walls
Exterior Construction	Decorative Block & Metal
Doors / Windows	Fixed Thermopane Windows with Metal Frames
Electrical	2,000 Amp, 3 Phase, 208V
Plumbing	Men's & Women's Restrooms & Floor Drains, Flammable Waste Trap
HVAC	AC in Office Portion (Rooftop Units)
Parking	91 Spaces
Sprinkler System	Both Wet & Dry
Amenities	1/2 Mile off 35W 20 Minutes From Downtown Minneapolis

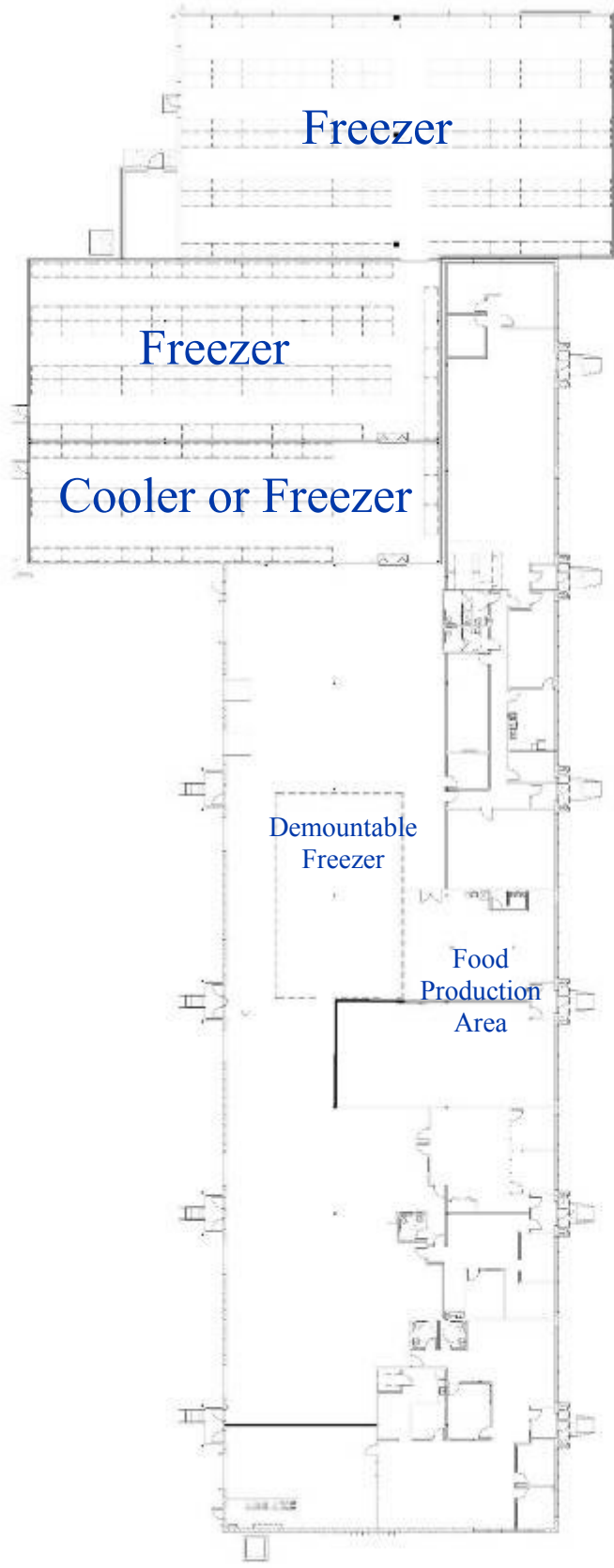




Estimated Expenses 2009 (Pass Through)

Water & Sewer	\$5,100
HVAC Maintenance	\$1,400
Exterior Lighting	\$3,000
Lawn Irrigation Repair	\$600
Roof Repair	\$500
Building Maintenance	\$3,300
Parking Lot Maintenance	\$1,400
Lawn Maintenance	\$4,500
Snow Removal	\$7,000
Building Supplies	\$400
Security	\$1,600
Liability Insurance	\$7,000
Property Taxes	\$91,140
Management Fee	\$19,800
Total	\$146,740 \$3.05 PSF





1 OVERALL TENANT PLAN
1/25 - 1/27

