

Southcross Commerce Center III

14305 Southcross Drive, Burnsville, MN

INDUSTRIAL FOR LEASE

Southcross Commerce Center III



Surrounding Area



Highlights

- 20,067 SF Available 3/1/2025 or Sooner
10,742* SF Office and 9,325 SF Warehouse
*May have the ability to reduce the office footage to 4,670 SF
- 24' Clear, Climate-Controlled Warehouse
- 2 Docks and 1 Drive-in
- 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

Average Daily Traffic Volumes

(2018)

- County Road 42: 37,000 VPD
- Southcross Drive: 2,850 VPD
- Combined: 39,850 VPD
- 2 Miles from I-35 Split / 5 Miles from Hwy 169

Demographics

(2020 Estimate)

Miles	1	3	5
Population	9,689	66,402	153,068
Avg Income (\$)	96,789	97,676	111,585
Households	3,538	25,151	57,367

High Visibility

High Traffic

High Demand

For more information, please contact:

EFH Realty Advisors, Inc.
952-890-6450

Susan Whalen*

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Broker

*Susan Whalen is related to property ownership

Jodi Walfoort

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Associate Broker



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:

- 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:

- \$5.30 per SF, Estimated, 2024
- Excludes Metered Utilities, Phone, Cable, Internet, Janitorial, Rubbish Removal

Terms of Leases:

- 5+ Years

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. 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



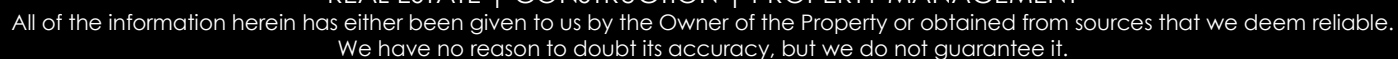
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SOUTH CROSS DRIVE
 433.73 S00°07'04"E
 453.63 N88°54'42"E
 143.82 N00°02'29"E
 524.10 S88°54'42"W
 EXISTING BUILDING
 14333 SOUTH CROSS DRIVE
 58,820 sq. ft.
 PRINCESS MARBLE
 KEYSTONE RETAINING WALL
 DRAINAGE AND UTILITY EASEMENT PER PLAT OF PRINCESS MARBLE ADDITION
 EXISTING BUILDING
 S88°54'42"W 79.00
 TEMPORARY EASEMENT PER INC. EXISTING HAS NO CERTAIN DATE
 SOUTH LINE OF LOT 4, BLOCK 1, PRINCESS MARBLE ADDITION
 00-02811-013-25
 DONALD LIMITED PARTNERSHIP AUSTIN
 1480 SOUTH CROSS DRIVE



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