

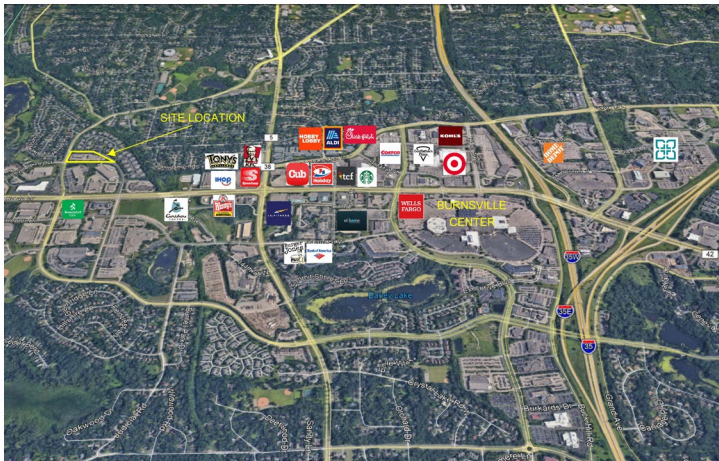
American Business Center I & II

2960-2970 Judicial Road | Burnsville, MN

FOR LEASE | OFFICE/WAREHOUSE



Surrounding Area



Highlights

Building I

- 687* RSF Office 2nd Floor
- 1,068* – 2,828* RSF Office 2nd Floor
- 2,019* SF Climate Controlled Warehouse Available with New Office Lease (30-day notice)

Building II

- 1,470* RSF Office 2nd 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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2999 W. County Rd. 42, Suite 206, Burnsville, MN 55306

REAL ESTATE | CONSTRUCTION | PROPERTY MANAGEMENT

All information herein has been provided by sources we deem reliable. It is provided without any representation, warranty, or guaranty. Prospective Tenant should conduct any investigation and verification it deems material. Consult your accountant, attorney, or other professional advisors.

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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 2nd Floor
 - 1,068* – 2,828* RSF Office 2nd Floor
 - 2,019* 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 2nd Floor
 - 850 SF Warehouse Available July 1, 2025 / 1 Drive-in

Net Rate (*annual escalations):

- Negotiable, NNN

Operating Expenses & Real Estate Taxes:

- Building I \$6.40 per SF, 2025 estimated
- Building II \$7.09 per SF, 2025 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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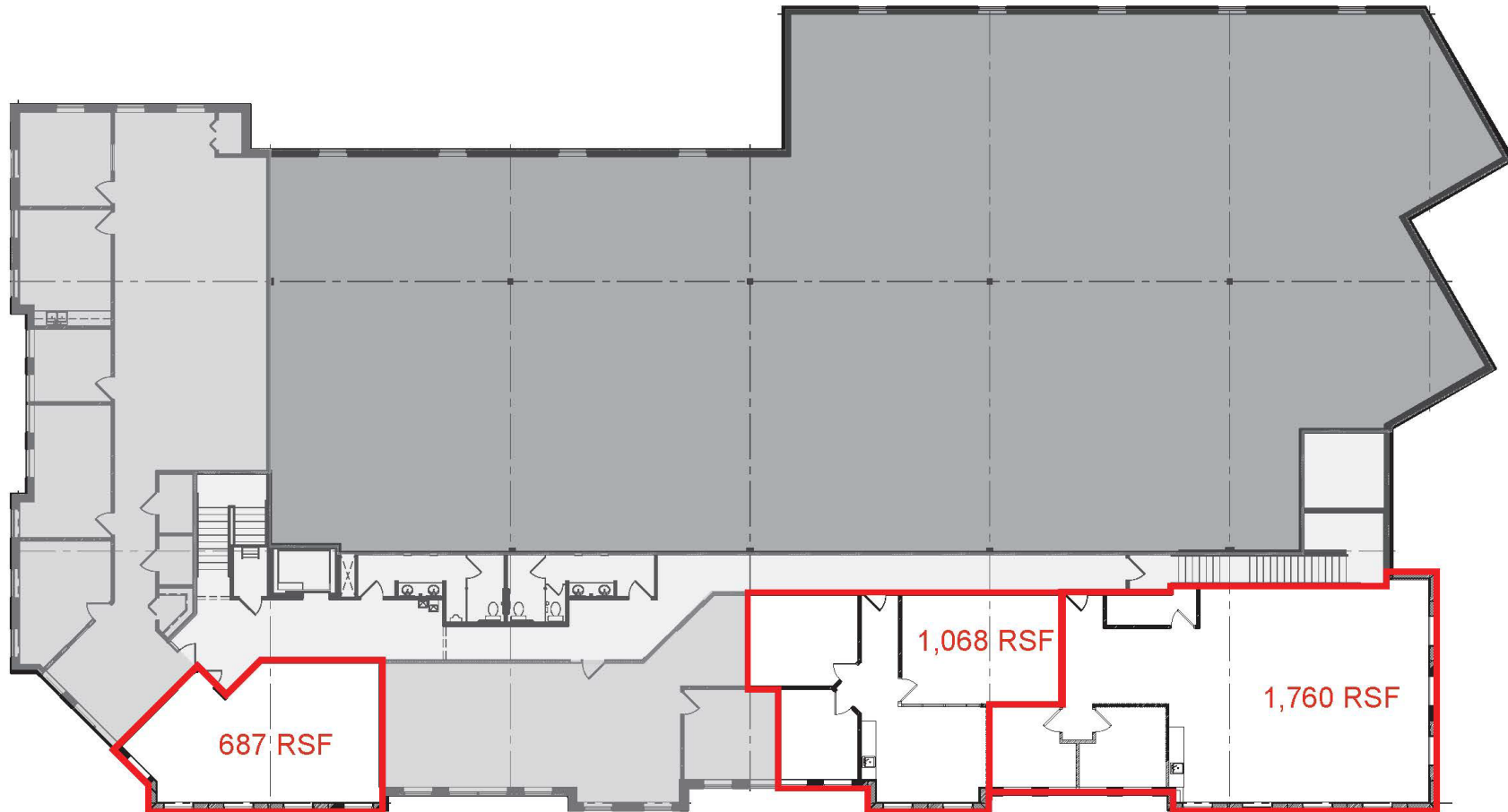
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2970 Judicial 2nd Level Plan



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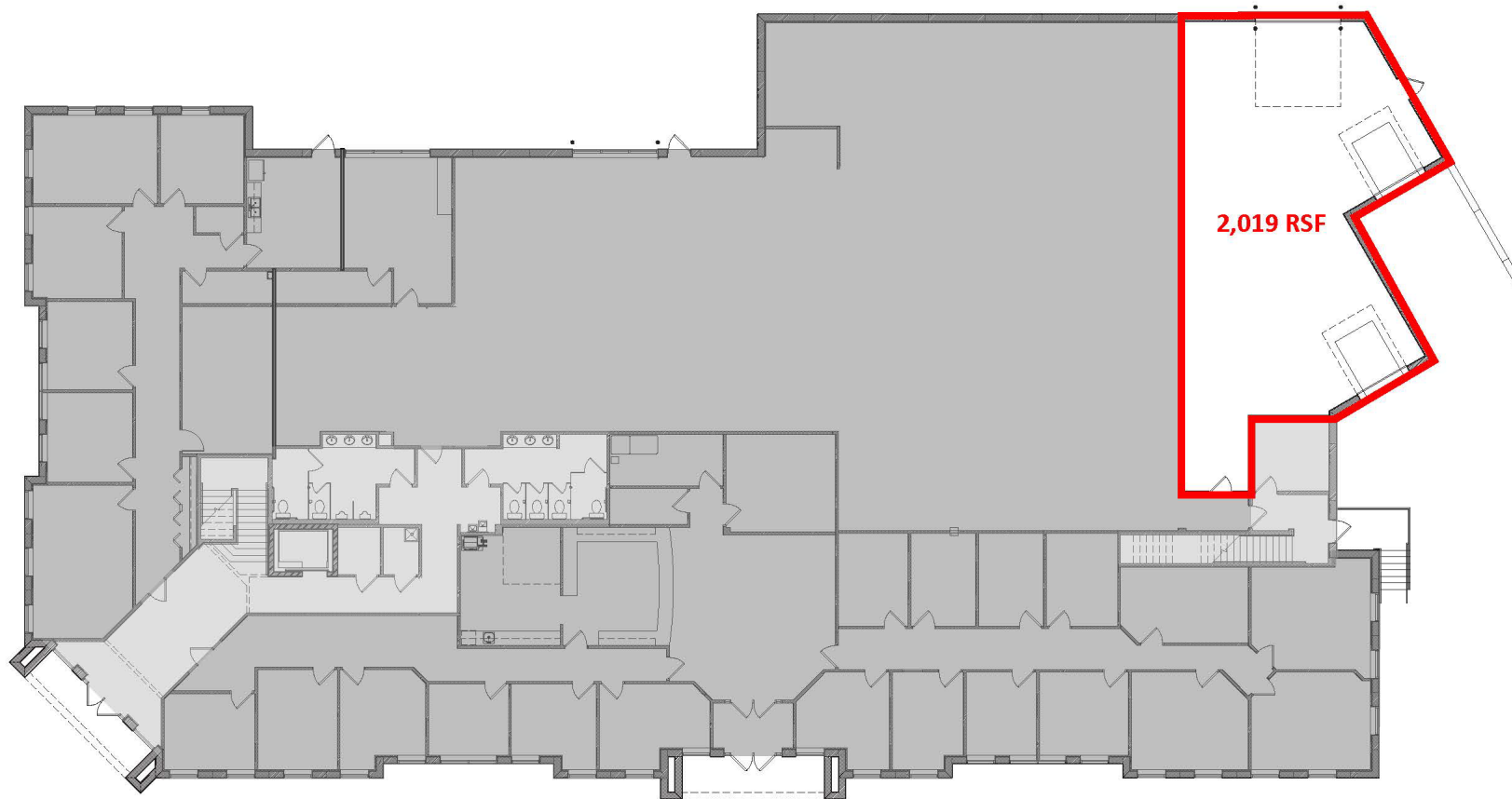
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2970 Judicial Warehouse



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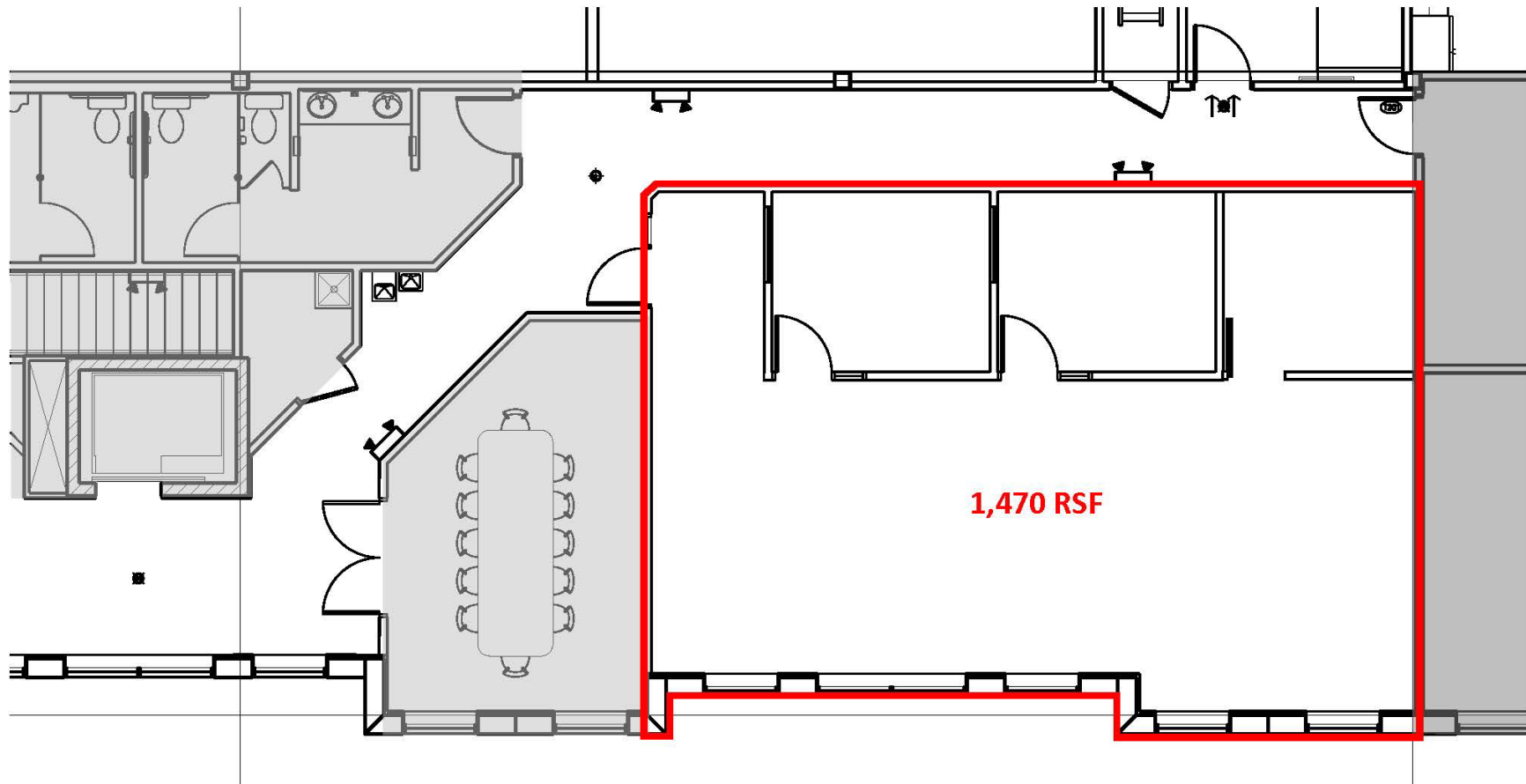
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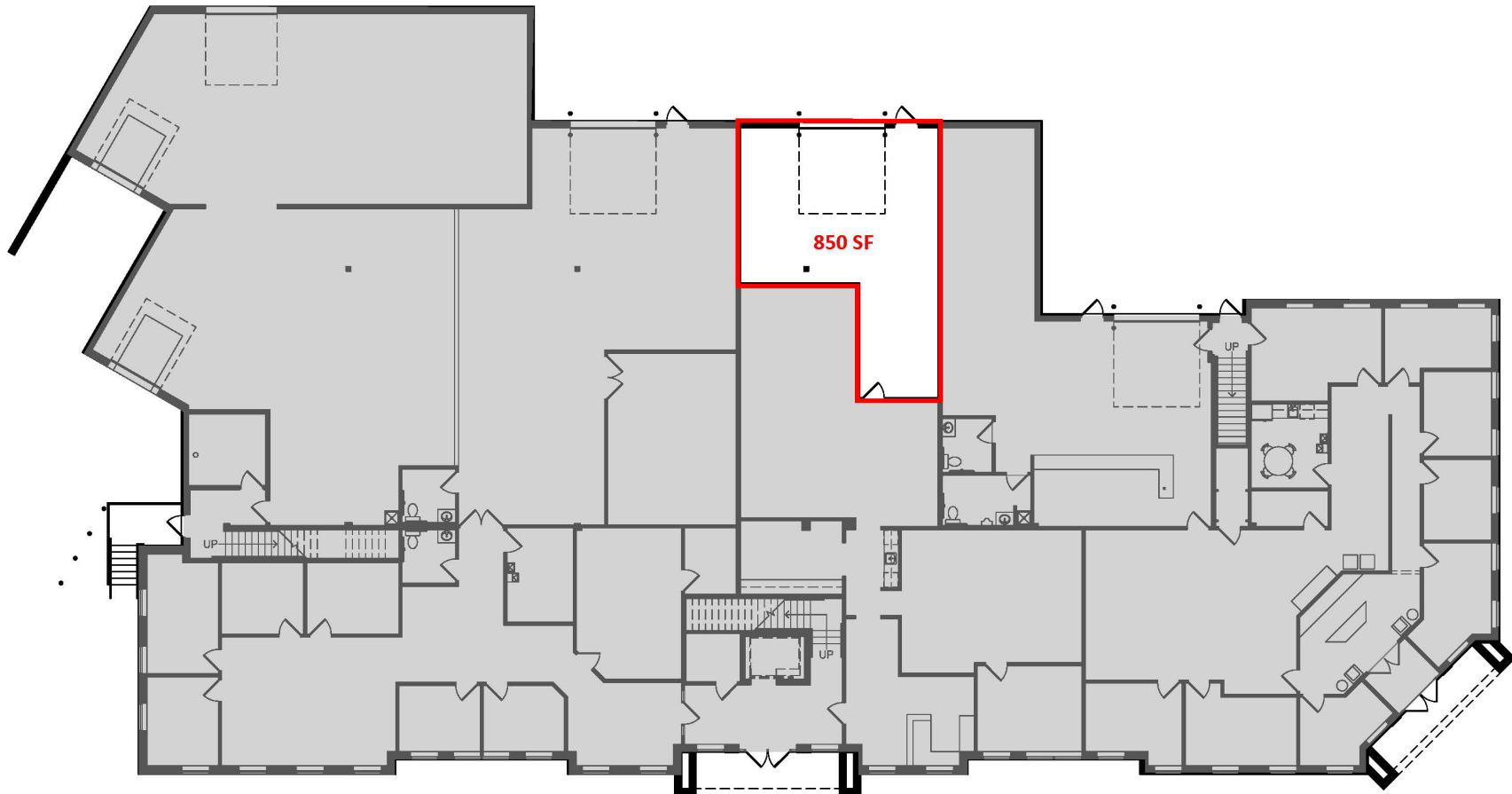
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