

# Southcross Commerce Center

2999 West County Road 42 | Burnsville, MN

FOR LEASE | INDUSTRIAL



## Highlights

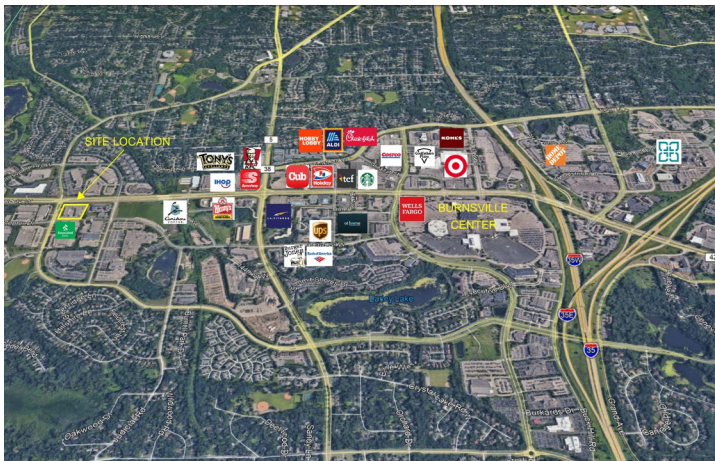
1,494 RSF Office

- 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**

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Associate Broker

**Madison Whalen\***  
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Licensed Agent

\*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.  
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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:

- \$6.93 Per SF, 2025 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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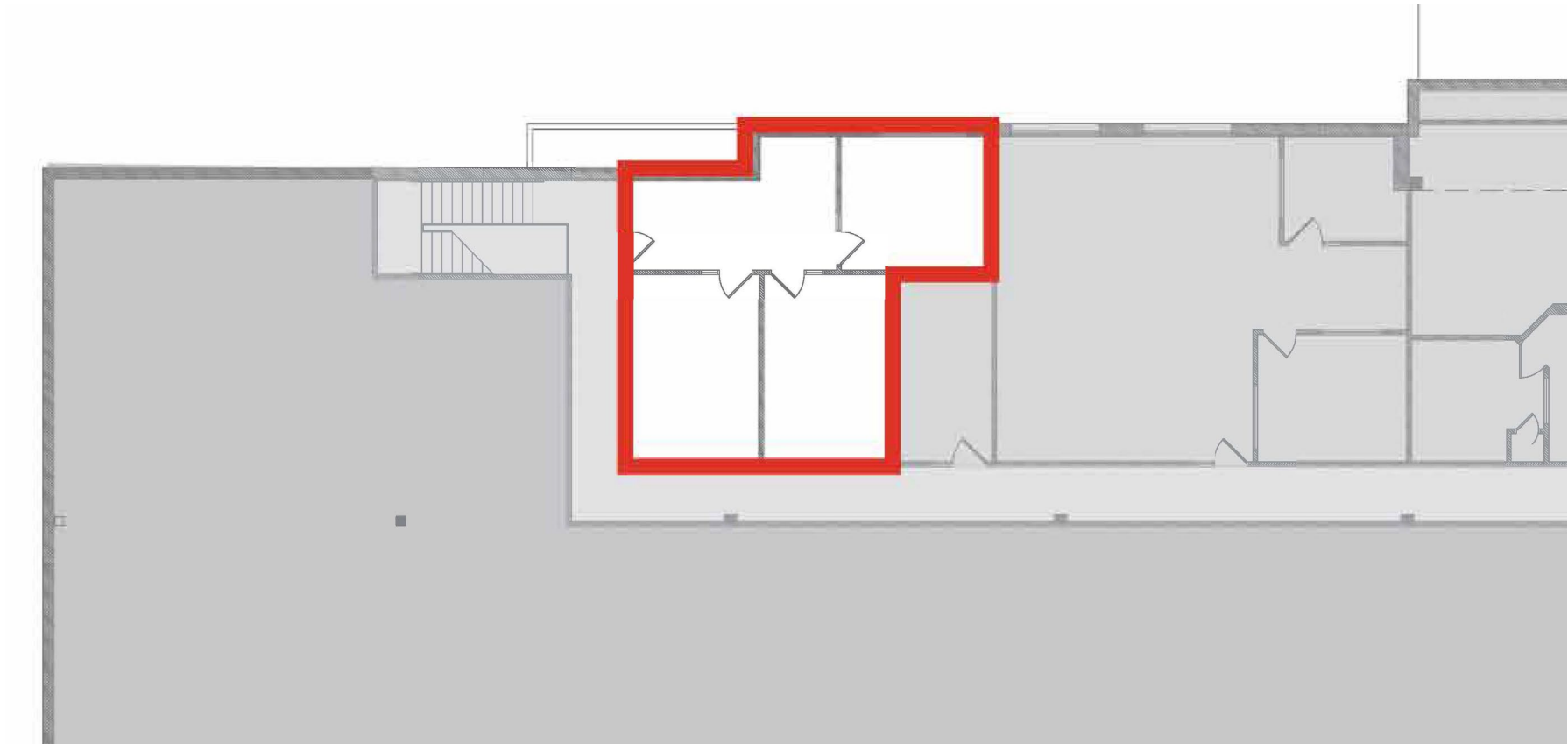
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## Available Suite 885 RSF



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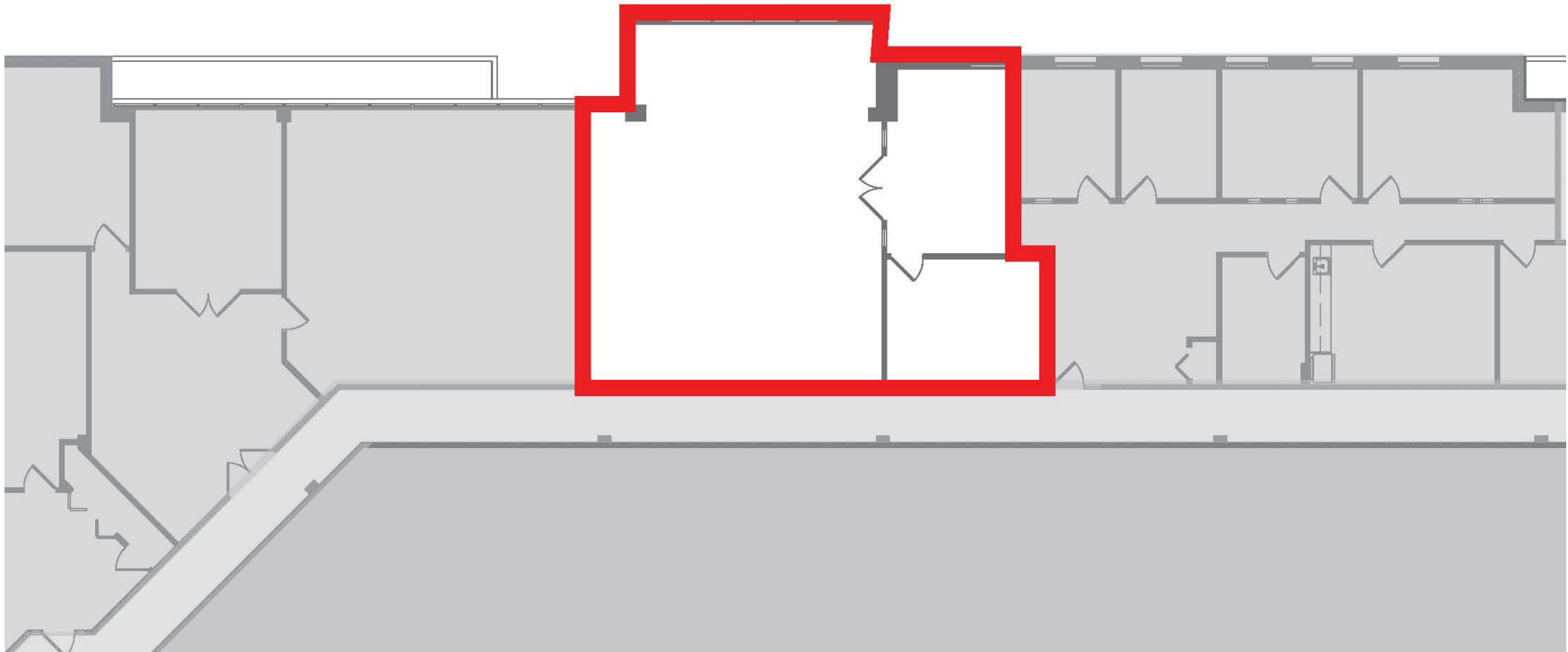
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## Available Suite 1,494 RSF



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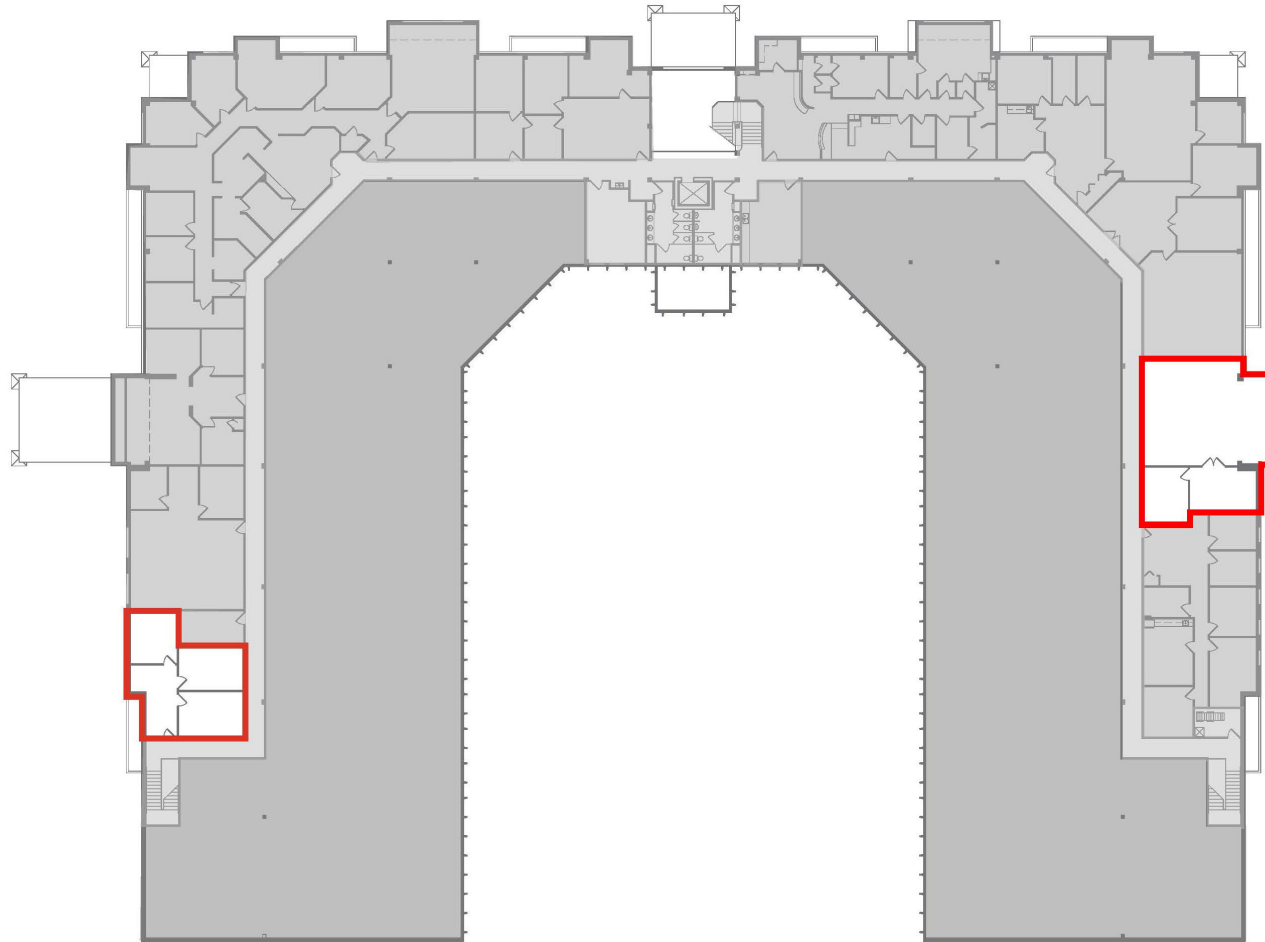
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## Interior Building Location



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