

# Southcross Commerce Center

2999 West County Road 42 | Burnsville, MN

FOR LEASE | INDUSTRIAL



## Highlights

11,130 RSF Total

- 4,267 RSF Office
- 6,863 RSF Warehouse

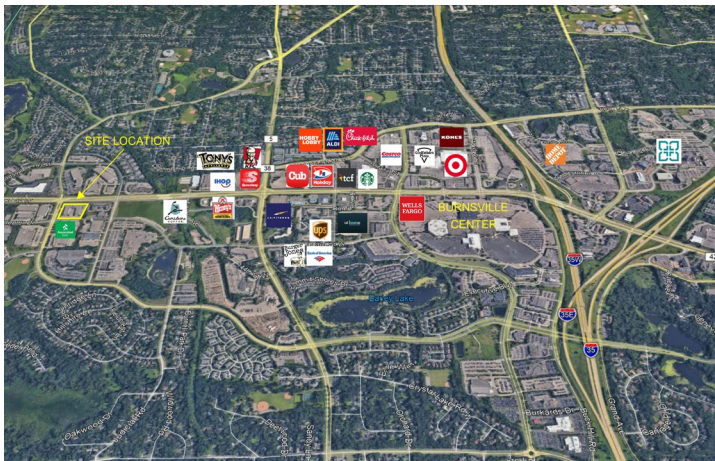
1,494 RSF Office

- Mix of Individual Offices & Open Area

908 RSF Office

- Perfect for a Small Business

## Surrounding Area



Available Common Conference  
High County Road 42 Traffic and Visibility  
Close to Retail, Restaurants, Services, and  
Employee Base

### Average Daily Traffic Volumes:

- County Road 42: 40,504 VPD
- Southcross Drive: 2,418 VPD
- Combined: 42,922 VPD
- 2 Miles from I-35 split / 5 miles from Hwy 169

### Demographics

| Miles           | 1       | 3       | 5       |
|-----------------|---------|---------|---------|
| Population      | 29,000  | 103,875 | 258,106 |
| Med Income (\$) | 105,423 | 100,216 | 104,830 |
| Employees       | 23,000  | 83,300  | 204,800 |

**High Visibility**

**High Traffic**

**High Demand**

For more information, please  
contact:

EFH Realty Advisors, Inc.  
952-890-6450

**Susan Whalen\***

susan.whalen@efhco.com  
President & Primary Broker

**Madison Whalen\***

madison.whalen@efhco.com  
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

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## Year Built / Renovated:

- 1999
- Recently Updated Common Area

## Total Building Rentable Area:

- 65,567 SF

## Suites Available:

- 908 RSF Office
- 1,494 RSF Office
- 11,130 RSF Total
  - 4,267 RSF Office
  - 6,863 RSF Warehouse

## 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 Included in Office Footage

## Parking:

- 168 Surface Parking Spaces

## Fire / Life / Safety

- Wet fire system
- 24/7 Security Cameras at Vestibules & 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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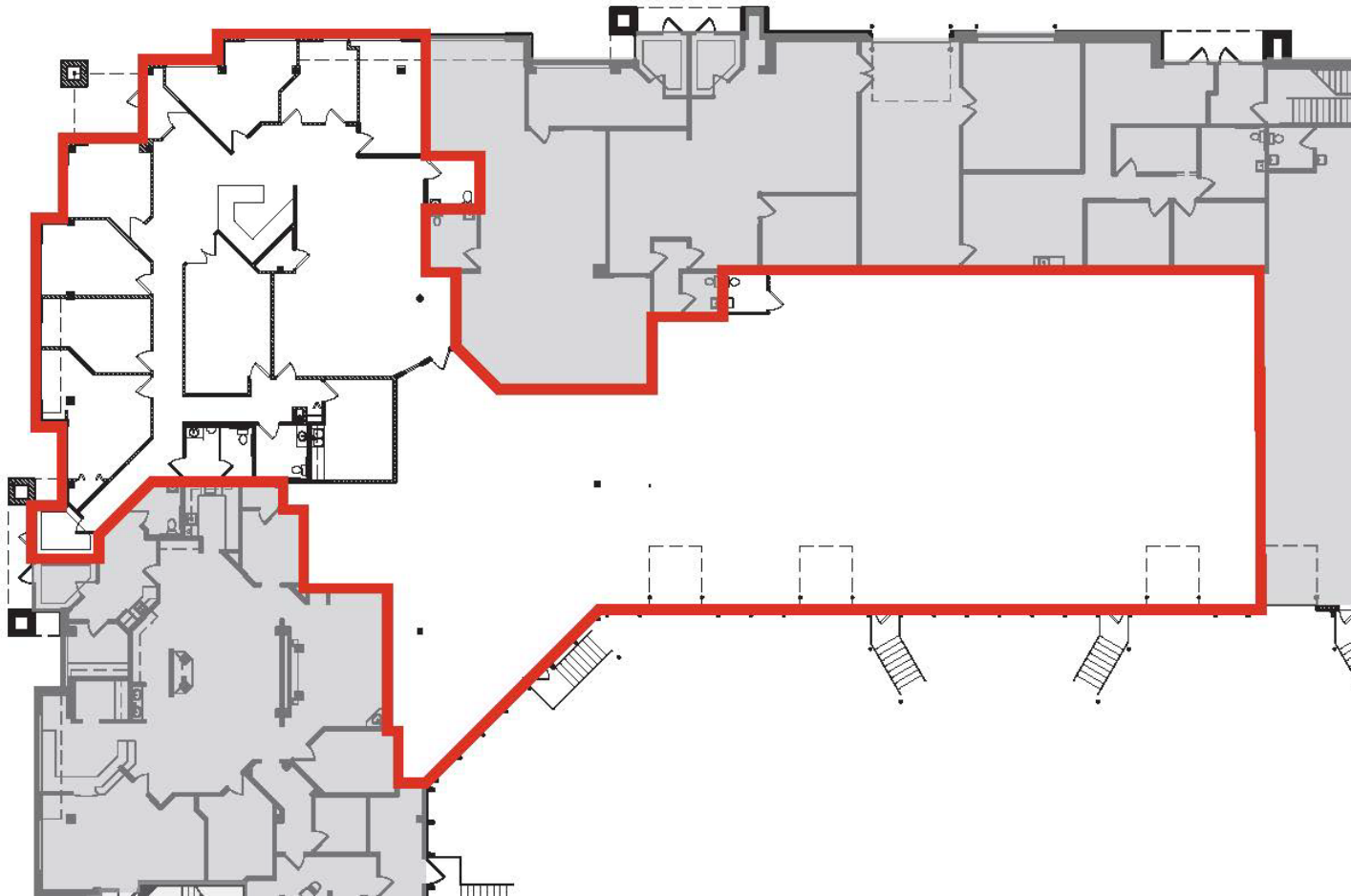
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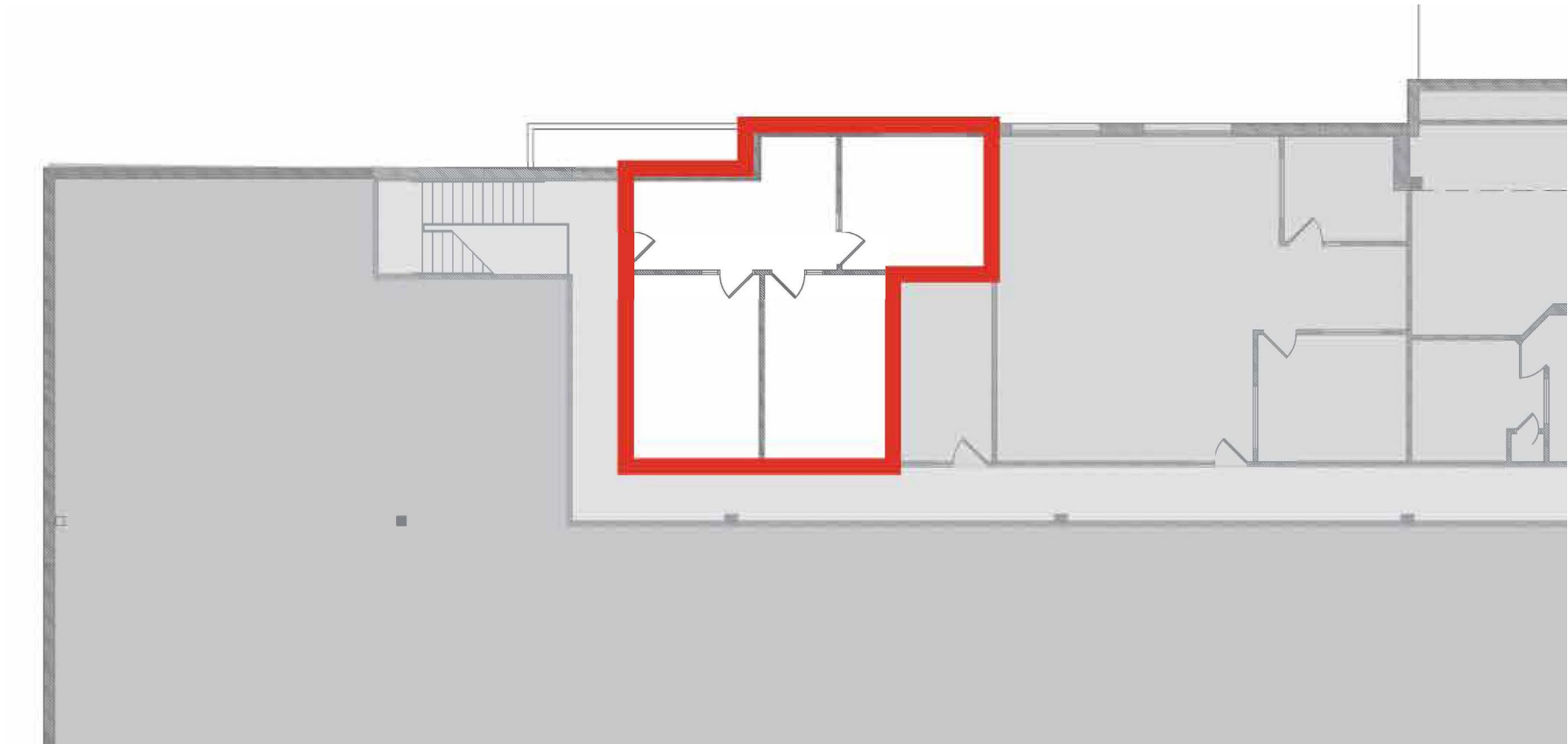
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## Available Office 908 RSF



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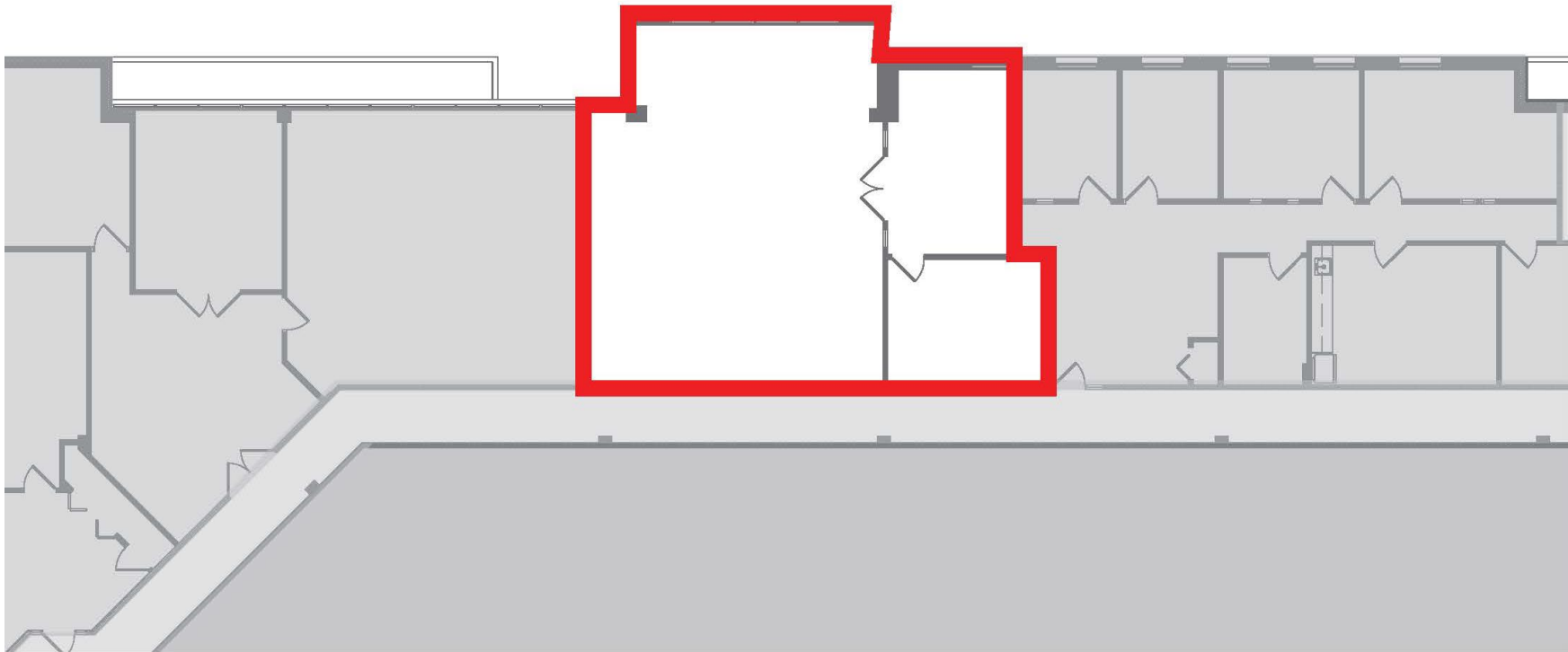
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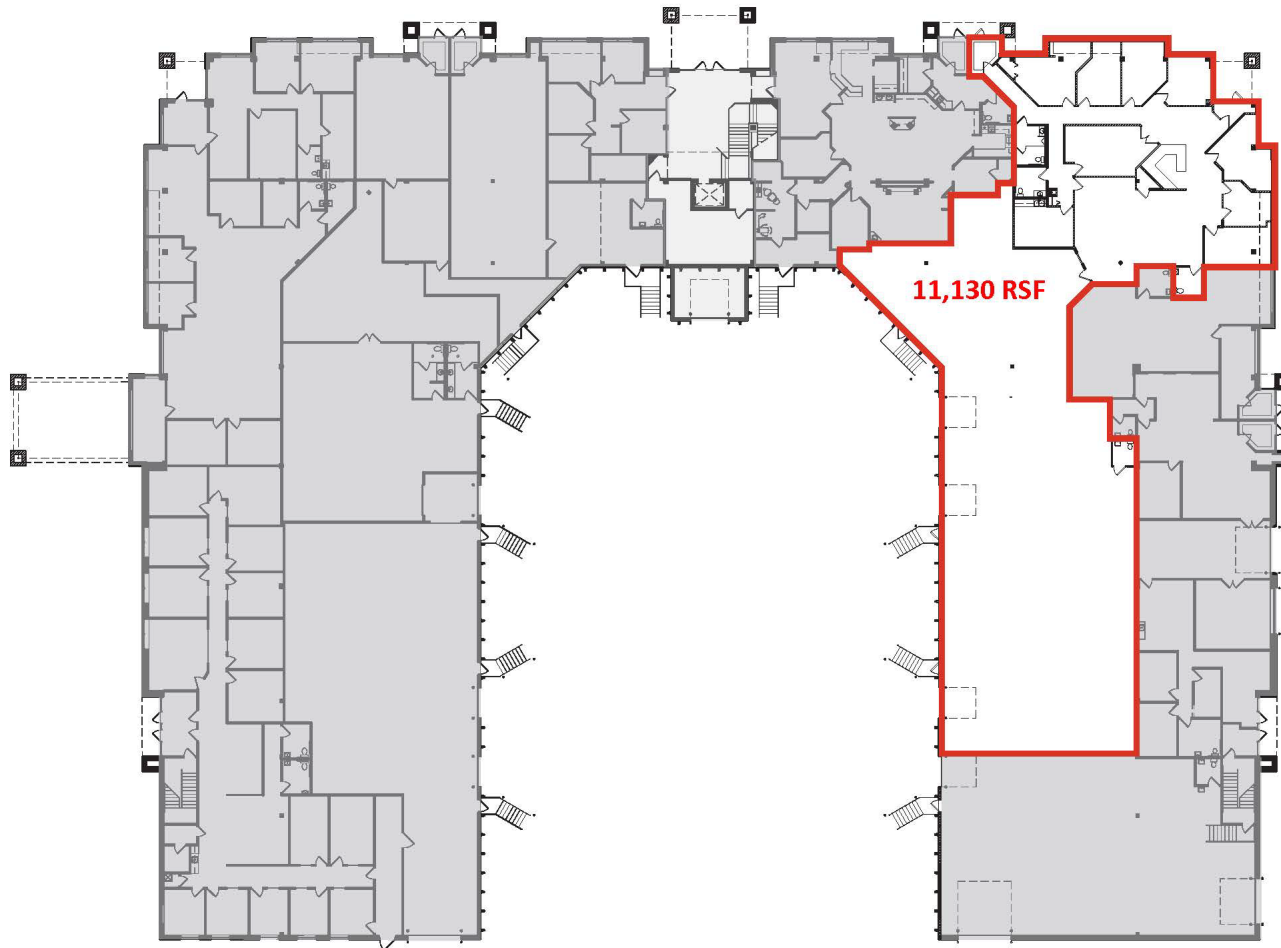
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## 1<sup>st</sup> Floor: Available Locations



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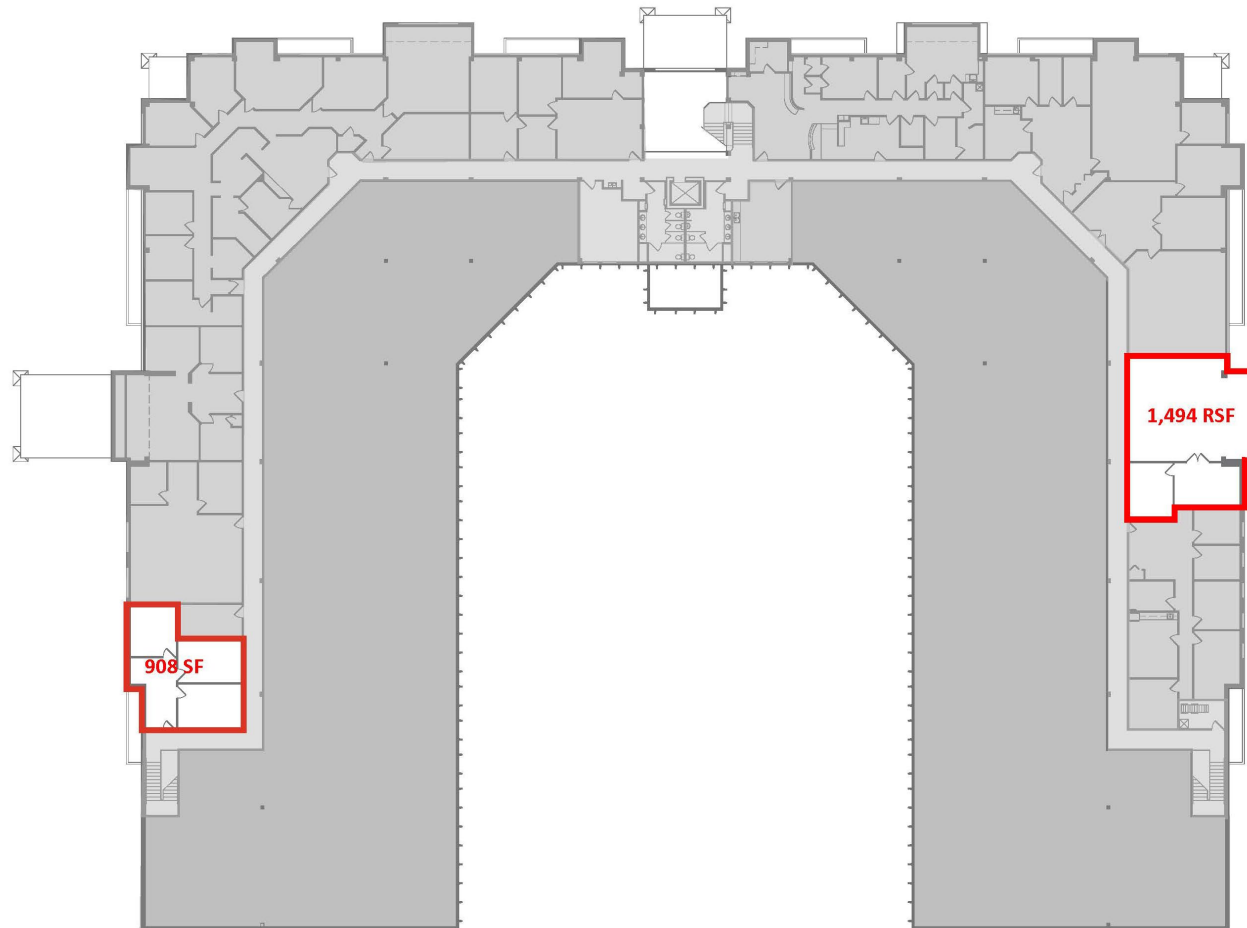


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## 2<sup>nd</sup> Floor: Available Locations



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