

Southcross Commerce Center II A

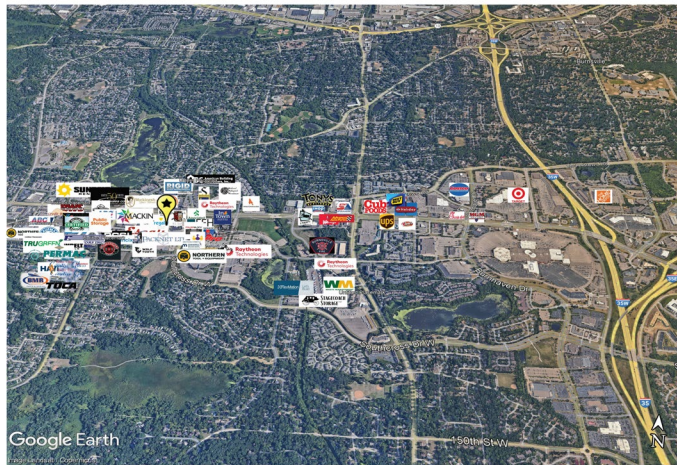
3200 Corporate Center Drive | Burnsville, MN

FOR LEASE | INDUSTRIAL

Join Regalo International & Carlson Pet Products in rare availability at the coveted Southcross Industrial Park!



Surrounding Area



Highlights

9,641 SF Total Space

- 1,896 Office SF
- 7,745 Warehouse SF
- 2 Drive-ins and 1 – Dock in premises
- Monument Signage
- 59 Surface Parking Spaces
- One Block South of County Road 42
- Dense Industrial and Business Park
- Local Ownership & Onsite Mgmt.
- Strong Area Demographics

Average Daily Traffic Volumes:

- County Road 42: 40,504 VPD
- Burnsville Parkway: 9,410 VPD
- Combined: 49,914 VPD
- 2 Miles from I-35 Split / 5 Miles from Hwy 169

Demographics

Miles	1	3	5
Population	26,100	100,400	254,500
Med Income (\$)	110,700	100,200	104,900
Employees	21,200	80,400	202,200

Crexi.com Demographic Information

High Visibility

High Traffic

High Demand

For more information, please contact:

EFH Realty Advisors, Inc.
952-890-6450

Susan Whalen
susan.whelen@efhco.com
Broker

Madison Whalen
madison.whelen@efhco.com
Licensed Agent

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 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:

- 2001

Floors:

- 1

Total Building Rentable Area:

- ~30,500 SF

Suites Available:

- 9,641 Total SF
 - 1,896 Office SF
 - 7,745 Warehouse

NNN Rate (*annual escalations):

- \$8.20* per SF, NNN, Year 1
- *Dependent upon Term and Improvements

Operating Expenses & Real Estate Taxes:

- \$5.68** per SF, Annual, Estimated 2025
- **Metered utilities, phone, cable, internet, janitorial, rubbish are additional tenant costs.

Terms of Lease:

- 5 Years Preferred

Parking:

- 59 Surface Parking Spaces

Fire / Life / Safety

- Wet Fire System

Building & Roof Construction:

- Pre-cast Masonry / Steel Truss
- 3-Ply Asphalt Roof
- Floor Thickness: Office – 4" / WH – 5"

HVAC:

- Office: Rooftop Mounted HVAC Units
- WH: Gas-Fired Unit Heaters

Utility Services:

- Dakota Electric / Center Point Energy / Integra / Comcast

Electrical:

- 120/208
- 600-Amp Service
- 3-Phase

Zoning:

- I-3 Office & Industrial Park

Building Amenities:

- Monument Signage Available
- 15'6" - 16' Clear Height
- Windows in Warehouse
- Local Ownership
- On-Site Building Management

Area Amenities:

- Minutes To I-35w & I-35E Split, Highway 13 and Highway 169
- Close to Employee Base, Restaurants, Retail, and Services



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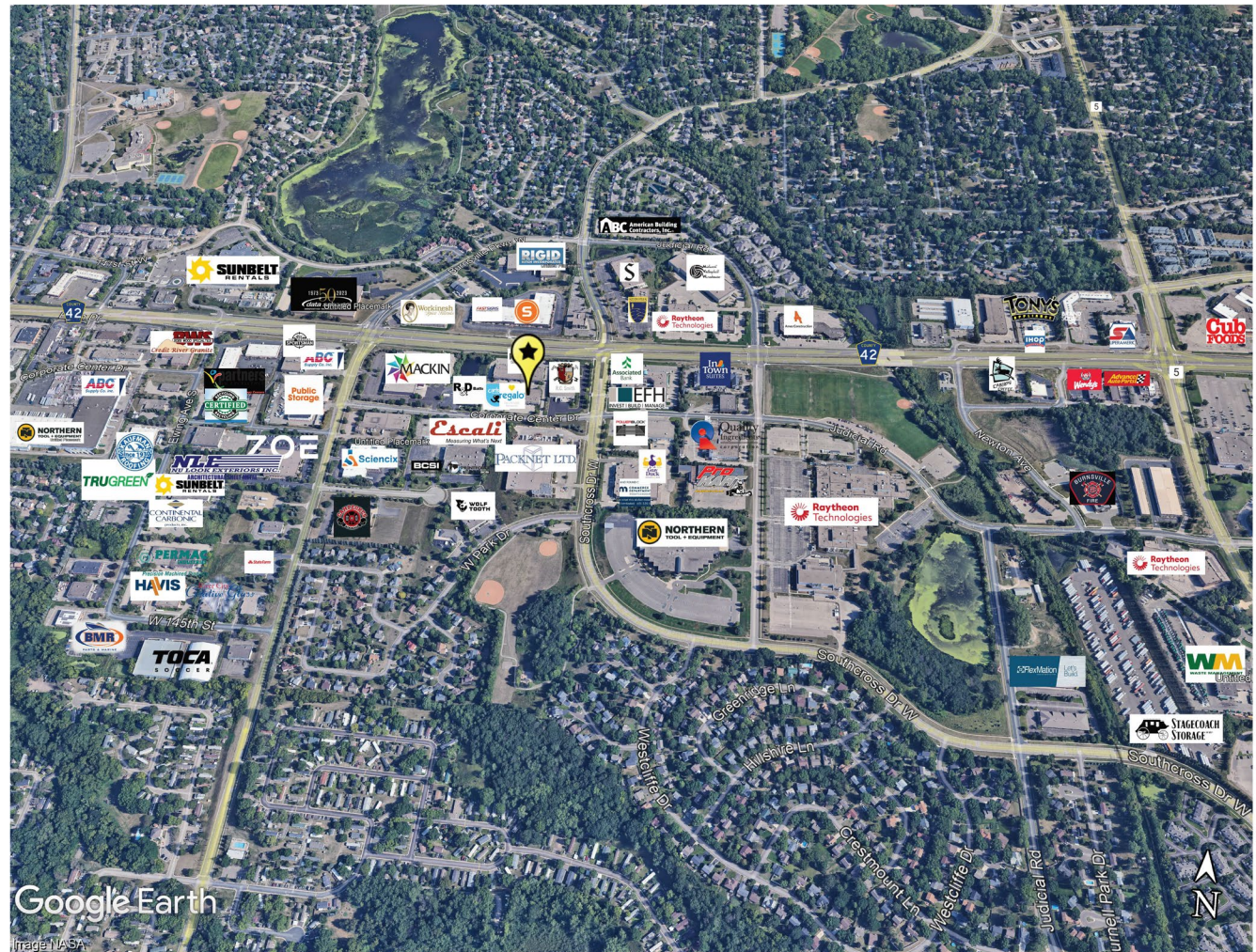
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Southcross Industrial Park



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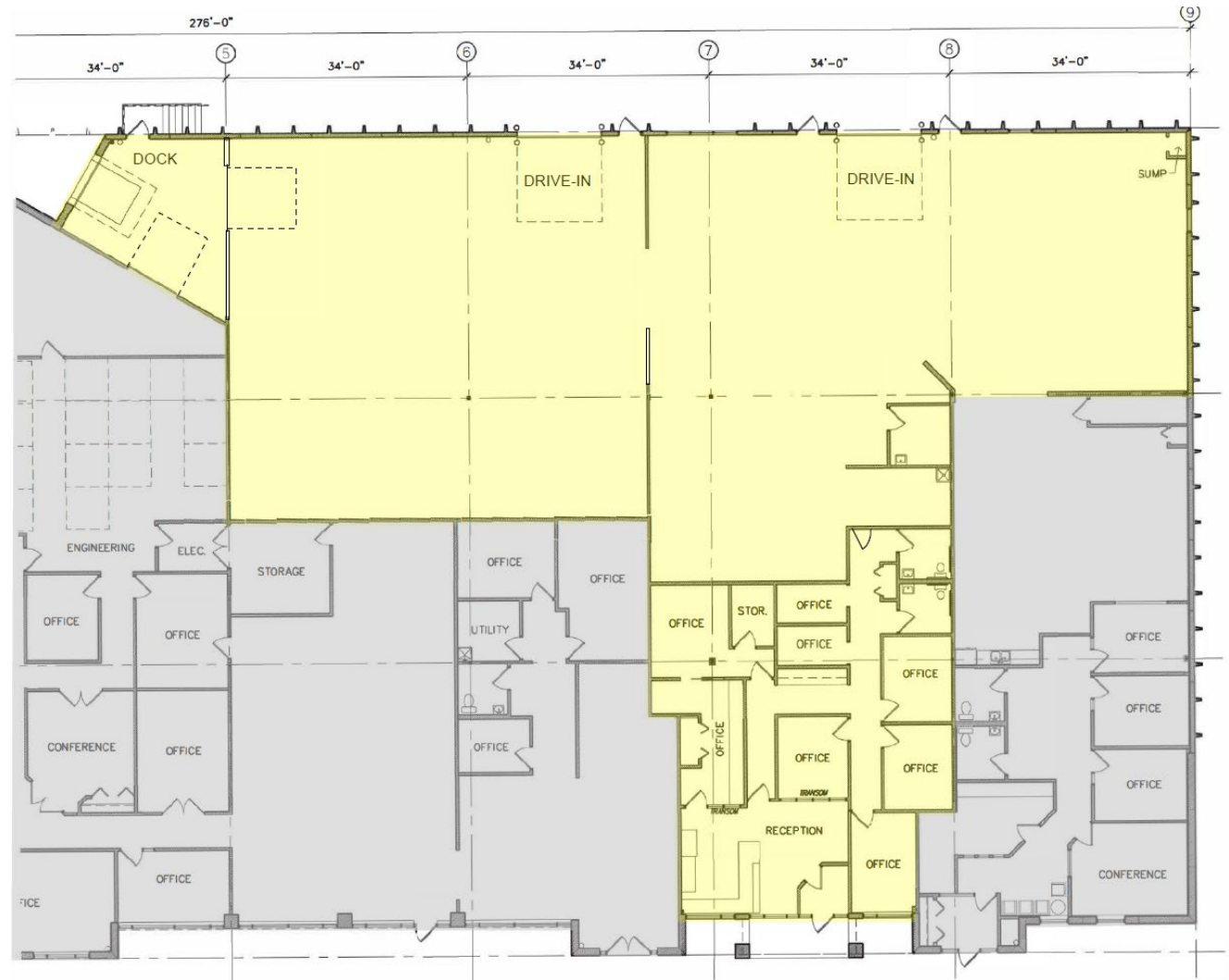
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Floor Plan



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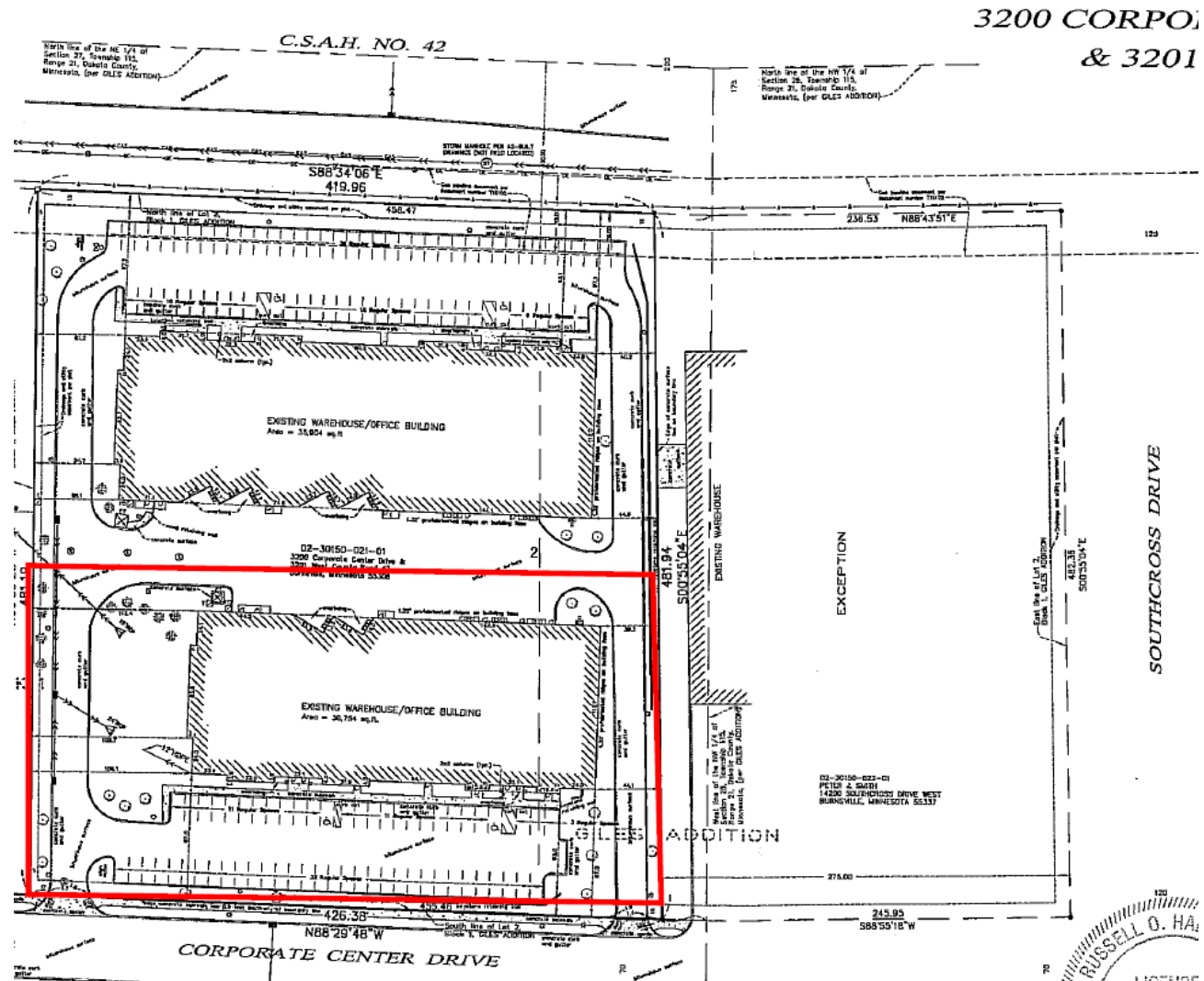
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Site Plan



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