

KRUEGER PROPERTIES

7616 180th St. E. | Prior Lake 55372

NEW INDUSTRIAL + OUTDOOR STORAGE FOR LEASE



Front Faces East



Back Faces West

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 deemed 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.

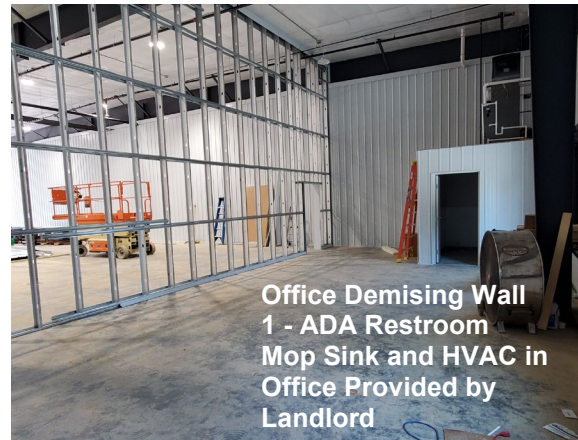
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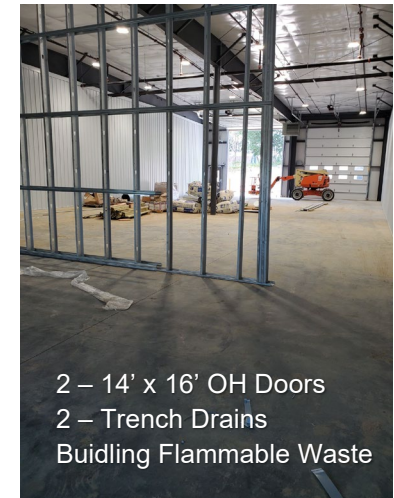
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Highlights

- **NEW SMALL BAY INDUSTRIAL in SW METRO!**
- **Central Prior Lake Location**
- **Available October 1, 2025**
- **Bays of 4,283 SF up to 8,575 or 8,566 SF Contiguous**
- **4 Single Bays ~1,000 SF Office - 3,283 SF Warehouse**
- **2 – 14' x 16' OH Doors per Bay**
- **Trench Drains with Flammable Waste Trap**
- **17'2" Clear at Bottom of Beams**
- **Concrete Apron at Back of Building**
- **Outside Storage with Bituminous Milling Base**
- **Standing Seam Roof**
- **An Extraordinary Natural Environment**
- **Local Ownership & Onsite Mgmt.**



Office Demising Wall
1 - ADA Restroom
Mop Sink and HVAC in
Office Provided by
Landlord



2 – 14' x 16' OH Doors
2 – Trench Drains
Buidling Flammable Waste



Warehouse Unit Heat
Based on Warehouse Use
& 200 Amp Electric
Subpanel Provided by
Landlord



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Year Built / Renovated:

- 2025

Floors:

- 1

Total Building Rentable Area:

- ~30,000 SF

Suites Available:

- 4,283 SF Single Bays up to 8,566 or 8,575 Contiguous SF Available
 - 4 Bays ~1,000 SF Office and 3,283 SF Warehouse
 - Limited Outdoor Storage Available

NNN Rate (*annual escalations):

- \$12.60* per SF, NNN, Year 1 (\$4,497.15*/month, NNN, Year 1)
- \$ 2.00* per SF, Outside Storage, Year 1
 - *Annual Escalations Apply to Rents

Operating Expenses & Real Estate Taxes:

- \$2.28** per SF, Estimated, 2025
 - *Excludes metered utilities, phone, cable, internet, janitorial, rubbish

Clear Height

- 17'2" at Bottom of Beams

Parking:

- Surface Parking Spaces Front of Building, Concrete Apron Back

Fire / Life / Safety

- Wet Fire System

Building & Roof Construction:

- Steel Building
- Standing Seam Roof
- Floor Thickness: 6" Concrete over 8" Class 5

HVAC:

- Office: HVAC
- WH: Gas-Fired Unit Heaters

Utility Services:

- MN Valley Electric Co-op/ Center Point Energy / Integra / Comcast

Electrical:

- 120/208
- 200-Amps / Bay
- Single Phase

Zoning:

- I-3 Office & Industrial Park

Building Amenities:

- Central to Deerfield Industrial Park in Prior Lake, Air Lake Industrial Park in Lakeville and Southcross Industrial Park in Burnsville
- Windows in OH Doors brings in natural light in Warehouse
- Local Ownership
- On-Site Building Management

Area Amenities:

- Minutes To I-35W & I-35E Split, Highway 13, County Road 42 and Highway 169
- Close to Employee Base, Restaurants, Retail, and Services



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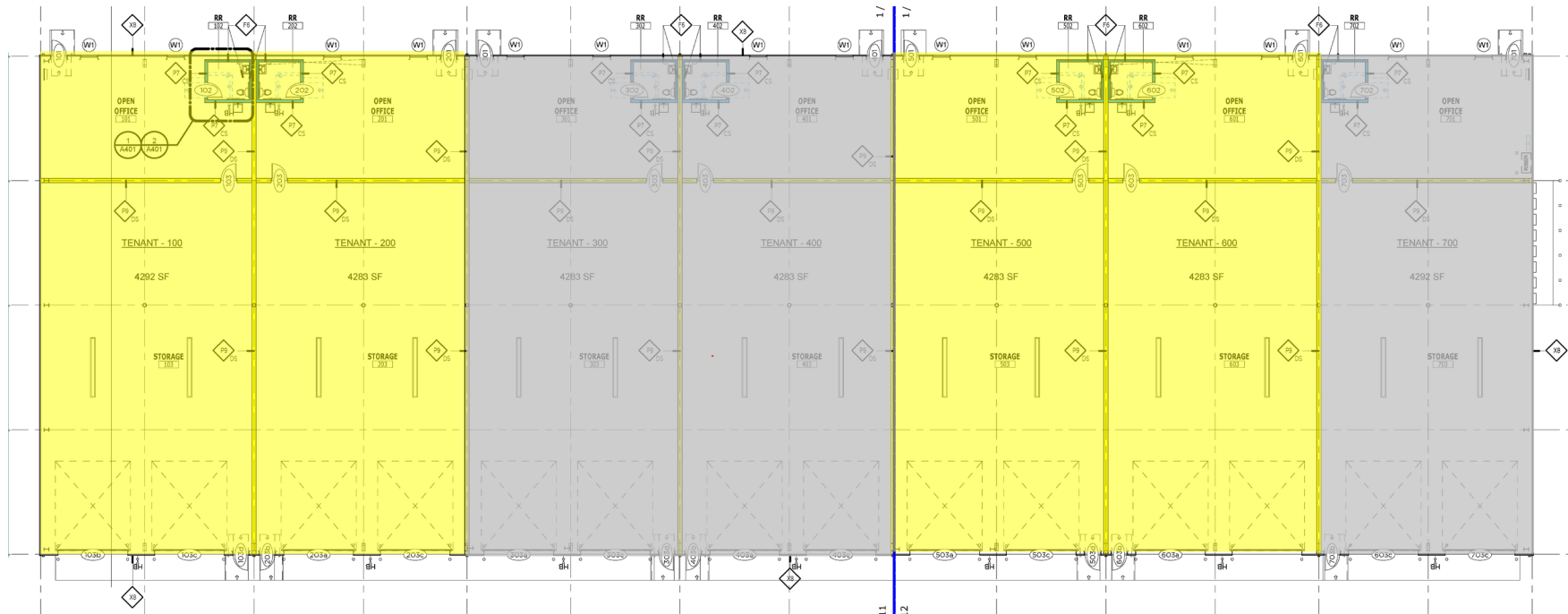
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Floor Plan (Building Runs North/South with Front Facing East, Back Facing West)



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NEW INDUSTRIAL + OUTDOOR STORAGE FOR LEASE

Site Aerial



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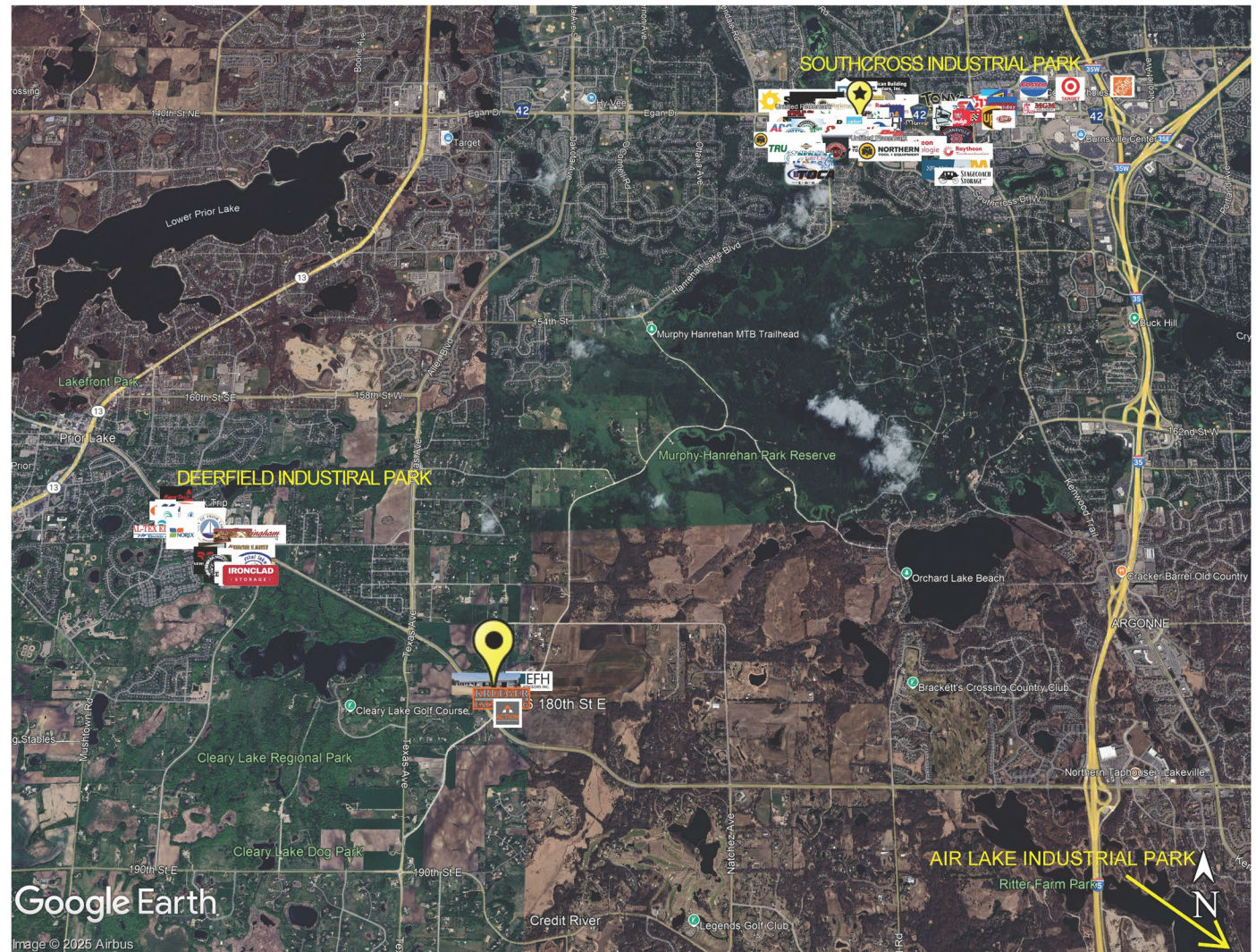
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Proximity Aerial



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