

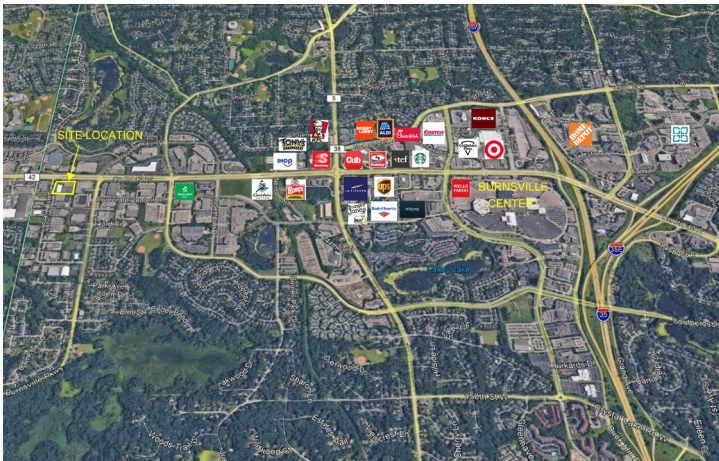
# Strom Industrial Park I & II

3701-3735 W. County Rd. 42 | 14201-14225 Ewing Avenue | Burnsville, MN

FOR LEASE | INDUSTRIAL



## Surrounding Area



## Highlights

- Building I: 3,008 SF:
  - 848 SF Office / 2,160 SF Whse/Indust.
  - County Road 42 Visibility
  - Positioned between 2 National Branded Businesses
- Building II: 6,000 SF:
  - 2,160 SF Office / 3,840 SF Whse/Indust.
  - Available with 30-Day Notice
  - Dock / Drive-in
- ~80 Combined Surface Parking Spaces
- Building Signage Available

### City of Burnsville:\*

- County Road 42: 39,000 VPD (2016 MNDOT)
- 2,500 Successful Businesses call Burnsville Home
- Over 140 Information Technology Businesses
- Burnsville Ranks 11<sup>th</sup> in Manufacturing In MN
- 2 Miles from I-35 Split / 5 Miles from Hwy 169

### Demographics\*\*

Miles	1	3	5
Population	10,320	60,824	142,344
Avg Income (\$)	107,769	94,006	104,599
Households	3,366	22,769	53,726

\*<http://www.ci.burnsville.mn.us/index.aspx?nid=1223>  
\*\*2018 Estimate

High Visibility

High Traffic

High Demand

For more information, please contact:

EFH Realty Advisors, Inc.  
952-890-6450

**Susan Whalen**  
susan.whalen@efhco.com  
Broker

**Jodi Walfoort**  
jwalfoort@efhco.com  
Associate Broker



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. We have no reason to doubt its accuracy, but we do not guarantee it.

# Strom Industrial Park I & II

FOR LEASE | INDUSTRIAL

3701-3735 W. County Rd. 42 | 14201-14225 Ewing Avenue | Burnsville, MN

## Year Built:

- 1981

## Total Building Rentable Area:

- Building I (County Rd 42): 21,000 SF
- Building II (Ewing): 21,298 SF

## Suites Available:

- Building I (County Road 42): 3,008 SF
  - 848 SF Office
  - 2,160 SF Warehouse / Industrial
- Building II (Ewing): 6,000 SF\*
  - 2,160 SF Office
  - 3,840 SF Warehouse / Industrial

\*Available with 30-Day Notice

## Net Rate (\*annual escalations):

- \$9.50\* per SF Office, Annual, NNN
- \$4.50\* per SF WH/Industrial, Annual, NNN

## Operating Expenses & Real Estate Taxes:

- Building I: \$4.28 per SF, Estimated
- Building II: \$4.24 per SF, Estimated
- (excludes metered utilities, phone, cable, internet, janitorial)

## Terms of Lease:

- 5 Year Preferred

## Parking:

- 80+ Combined Surface Parking Spaces

## Fire / Life / Safety

- Wet Fire System

## Building & Roof Construction:

- Masonry / Steel Building
- Built-up Roof

## HVAC:

- Office: Rooftop / Split Systems
- Some Bays have AC in Warehouse

## Utility Services:

- MN Valley Electric / Center Point Energy
- Comcast / Century Link

## Electrical:

- 120/208 3 Phase

## Zoning:

- I-3 Office & Industrial Park

## Building Amenities:

- County Road 42 Visibility
- Building Signage Available
- Loading Dock / Drive-in (forklift only)
- 12' Wh/Industrial Clear Height

## Area Amenities:

- 2 Miles from I-35 Split / 5 Miles from Hwy 169
- Located in High Traffic Southcross Industrial Park



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3701-3735 W. County Rd. 42 | 14201-14225 Ewing Avenue | Burnsville, MN

## 3701-3735 W. County Road 42



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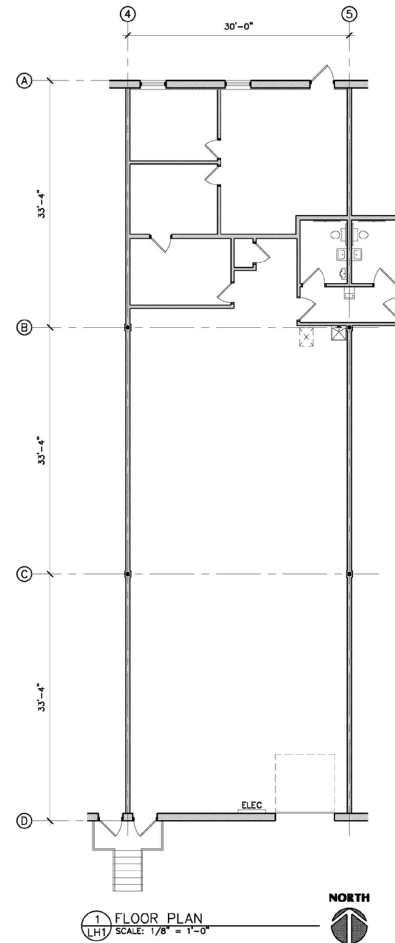
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# Strom Industrial Park I & II

3701-3735 W. County Rd. 42 | 14201-14225 Ewing Avenue | Burnsville, MN

FOR LEASE | INDUSTRIAL

## 3721 W. County Rd. 42



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3701-3735 W. County Rd. 42 | 14201-14225 Ewing Avenue | Burnsville, MN

## 14201 – 14225 Ewing Ave S



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