

American Business Center I & II

2960-2970 Judicial Road | Burnsville, MN

FOR LEASE | OFFICE/WAREHOUSE



Highlights

Building I

- 1,835 Total SF 1st Floor
 - Climate Controlled Warehouse
 - Warehouse: 2 Docks / 1 Drive-In
- 1,068 – 4,642* RSF Office 2nd Floor
 - *Total includes 1,760 RSF Av. 5/15/2023

Building II

- 1,470 RSF Office 2nd Floor

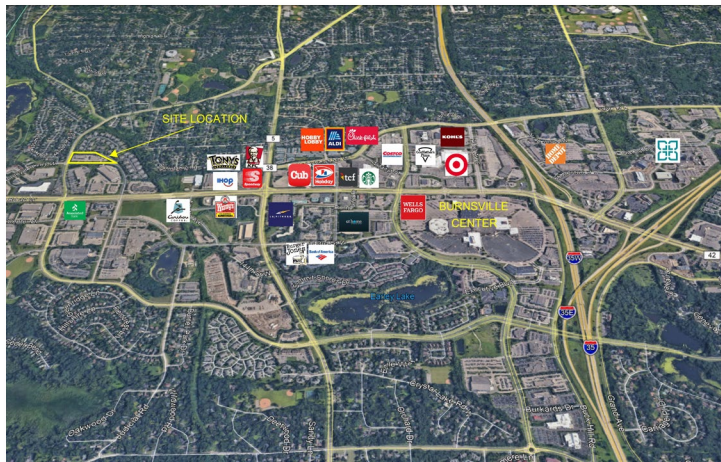
Common Conference Room

Warehouse 21'-6" Clear Height

High Office Ceilings

Located on the Corner of Burnsville Parkway
& Judicial Road / 2 Blocks North of County
Road 42

Surrounding Area



Average Daily Traffic Volumes:

- County Road 42: 38,000 VPD
- Burnsville Parkway: 8,600 VPD
- Combined: 46,600 VPD
- 2 Miles from I-35 split / 5 miles from Hwy 169

Demographics

Miles	1	3	5
Population	11,125	66,150	159,712
Avg Income (\$)	94,491	96,607	110,008
Households	3,855	25,195	60,963

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 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:

- 2007

Floors:

- 2

Total Buildings Rentable Area:

- 50,400 SF

Suites Available:

*Office includes a 10% CAF

- Building I (2970 Judicial)
 - 1,068 – 4,642* RSF Office 2nd Floor
 - Total includes 1,760 RSF Available 5/15/2023
 - 1,835 SF Climate Controlled Warehouse
 - Warehouse includes 2 Docks & 1 Drive-in
 - Warehouse Clear Height is 21'-6"
- Building II (2960 Judicial)
 - 1,470 RSF Office 2nd Floor

Net Rate (*annual escalations):

- Negotiable, NNN

Operating Expenses & Real Estate Taxes:

- Building I \$5.53 per SF, 2022 estimated
- Building II \$6.40 per SF, 2022 estimated
(excludes metered utilities, phone, cable, internet, janitorial)

Lease Term:

- Negotiable / 5+ Years Preferred

Parking:

- 100 Shared Surface Parking Spaces

Fire / Life / Safety

- Wet Fire System

Zoning:

- I-3 Office and Industrial Park

Building & Roof Construction:

- Pre-cast / Steel Truss Building
- Built-up Roof
- Floor Thickness: Office – 4" / WH – 5"

HVAC:

- Office: Rooftop Mounted HVAC Units
- Warehouse: HVAC RTU's

Utility Services:

- Dakota Electric / Center Point Energy
- Century Link / Comcast

Electrical:

- 120/208 / 3 Phase

Building Amenities:

- Building / Monument Signage Available
- Common Conference Room

Area Amenities:

- Minutes to I-35 Split
- Close to Employee Base, Restaurants, Retail, and Services
- Just A Few Miles East of Hwy 13



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2970 Judicial 1st Level Plan



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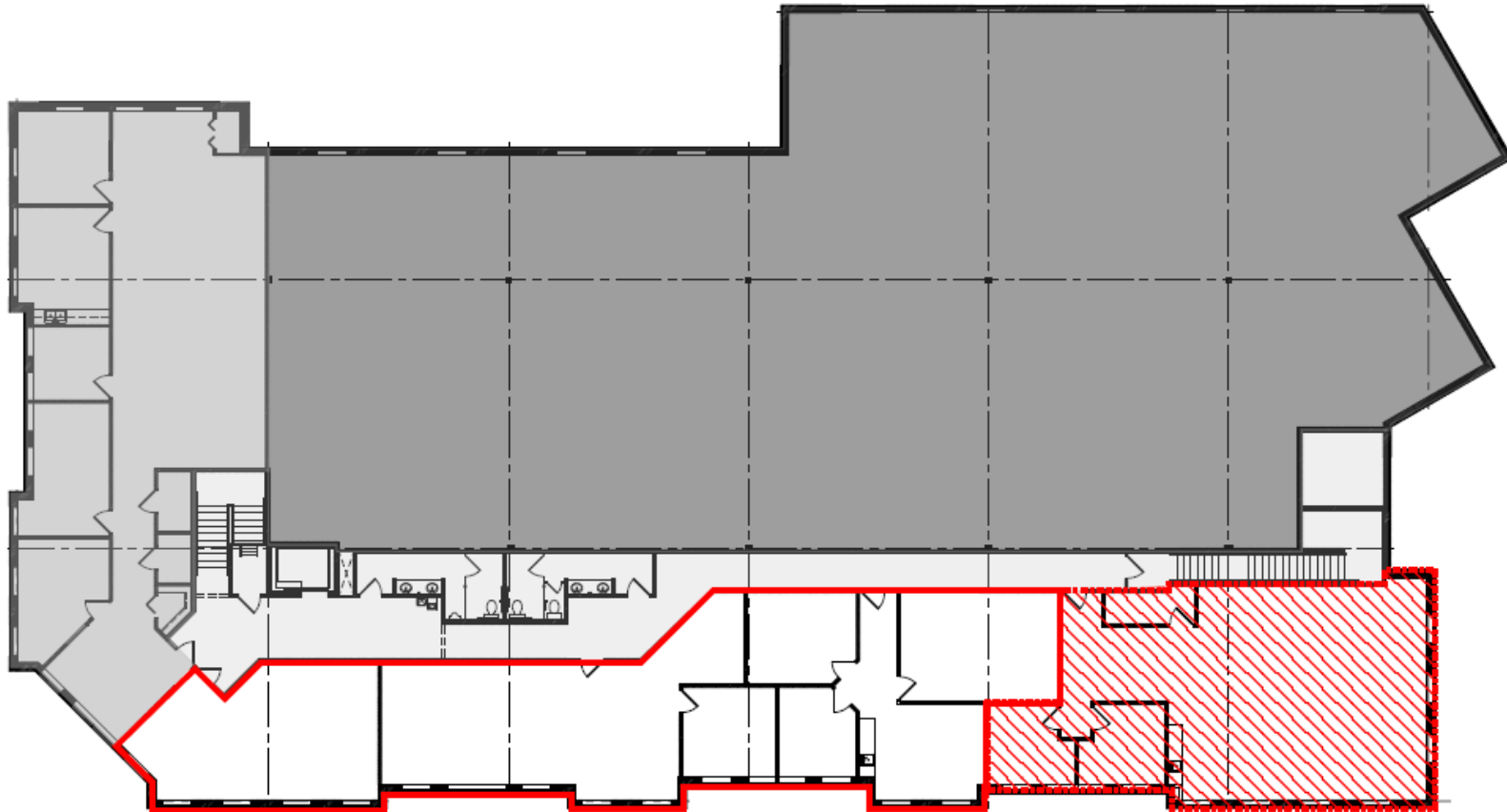
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2970 Judicial 2nd Level Plan



AVAILABLE 5/15/2023



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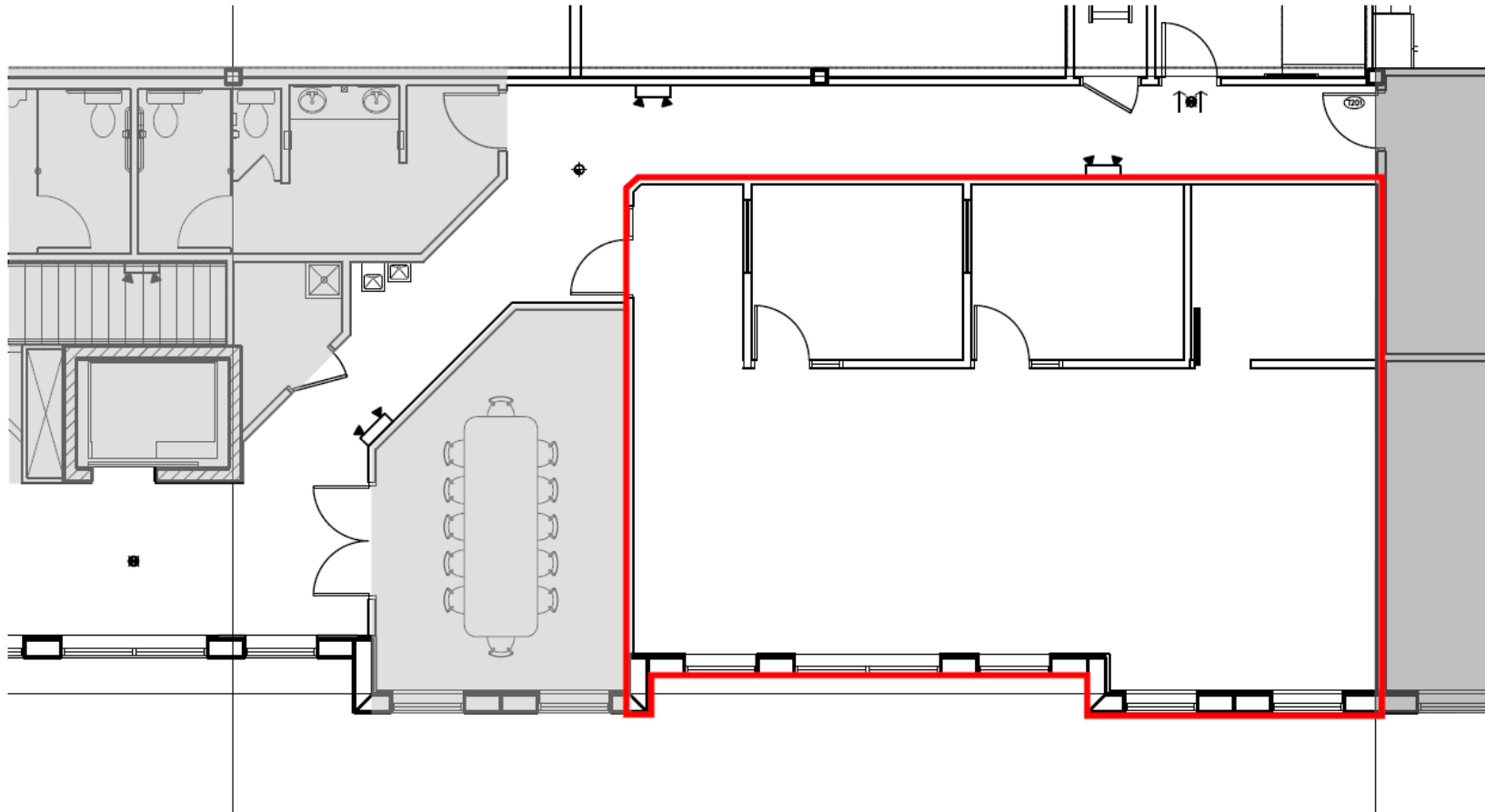
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