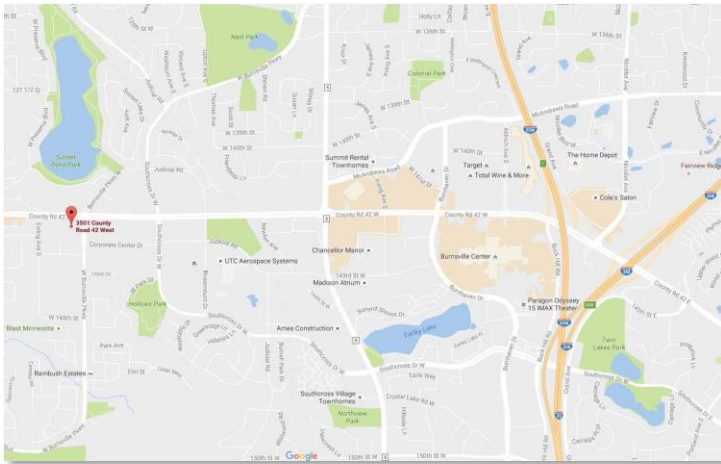


# 3501 West County Road 42

Burnsville, MN



## Surrounding Area



## Highlights

- 33,308 SF total:
  - 2,708 SF Office
  - 30,600 SF WH/Industrial
  - Divisible to 10,000 SF
- Food grade manufacturing with several SAC's
- 68 surface parking spaces
- Convenient location -on the corner of County Road 42 & Burnsville Parkway

### Average Daily Traffic Volumes:

- County Road 42: 32,500 VPD
- Burnsville Parkway: 8,600 VPD
- Combined: 41,100 VPD
- 2 Miles from I-35 split / 5 miles from Hwy 169

### Demographics

Miles	1	3	5
Population	9,900	60,070	143,870
Avg Income (\$)	97,738	89,102	100,889
Households	3,239	22,608	54,314

High Visibility

High Traffic

High Demand

For more information, please contact:

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Broker

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Associate Broker

**EFH** Realty Advisors, Inc.  
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2999 W. County Rd 42, Suite 206, Burnsville, MN 55306

REAL ESTATE | CONSTRUCTION | PROPERTY MANAGEMENT

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# 3501 West County Road 42

Burnsville, MN

**Year Built / Renovated:**

- 1997 original construction
- 2004 addition

**Floors:**

- 1 + Office & Storage on full height Mezzanine
- Office can be added in lieu of storage areas

**Total Building Rentable Area:**

- 56,153 SF

**Suites Available:**

- 33,308 SF / Divisible to 10,000 SF
  - 2,708 SF Office
  - 30,600 SF Manufacturing / Warehouse

**Loading:**

- 2 Docks with levelers / 1 drive in

**Net Rate (\*annual escalations):**

- Competitive Negotiable Rates

**Operating Expenses & Real Estate Taxes:**

- \$3.50 per SF, estimated
- (excludes metered utilities, phone, cable, internet, janitorial)

**Terms of Lease:**

- Flexible depending on build out

**Parking:**

- 68 surface parking spaces

**Fire / Life / Safety:**

- Wet fire system / 24-hour monitoring

**Building & Roof Construction:**

- Double T precast concrete including roof
- Floor thickness: Office – 4" / WH – 5"

**HVAC:**

- Office: Rooftop mounted HVAC units
- WH: Gas-fired unit heaters
- Chillers in refrigerated warehouse areas

**Electrical:**

- 120/208
- 3 phase

**Zoning:**

- I-3 Office & Industrial Park

**Building Amenities:**

- Food grade manufacturing / production space
- Multiple SAC's in place
- Back-up generator
- Building signage available
- Chiller in warehouse areas
- Building accessible trash enclosure
- Abundant power drops, floor drains, and wash stations
- Ventilation penetrations in place
- Employee breakroom and restrooms

**Area Amenities:**

- Controlled intersection at 42 & Burnsville Parkway
- Less than 2 miles from I-35 split / 5 miles from Hwy 169



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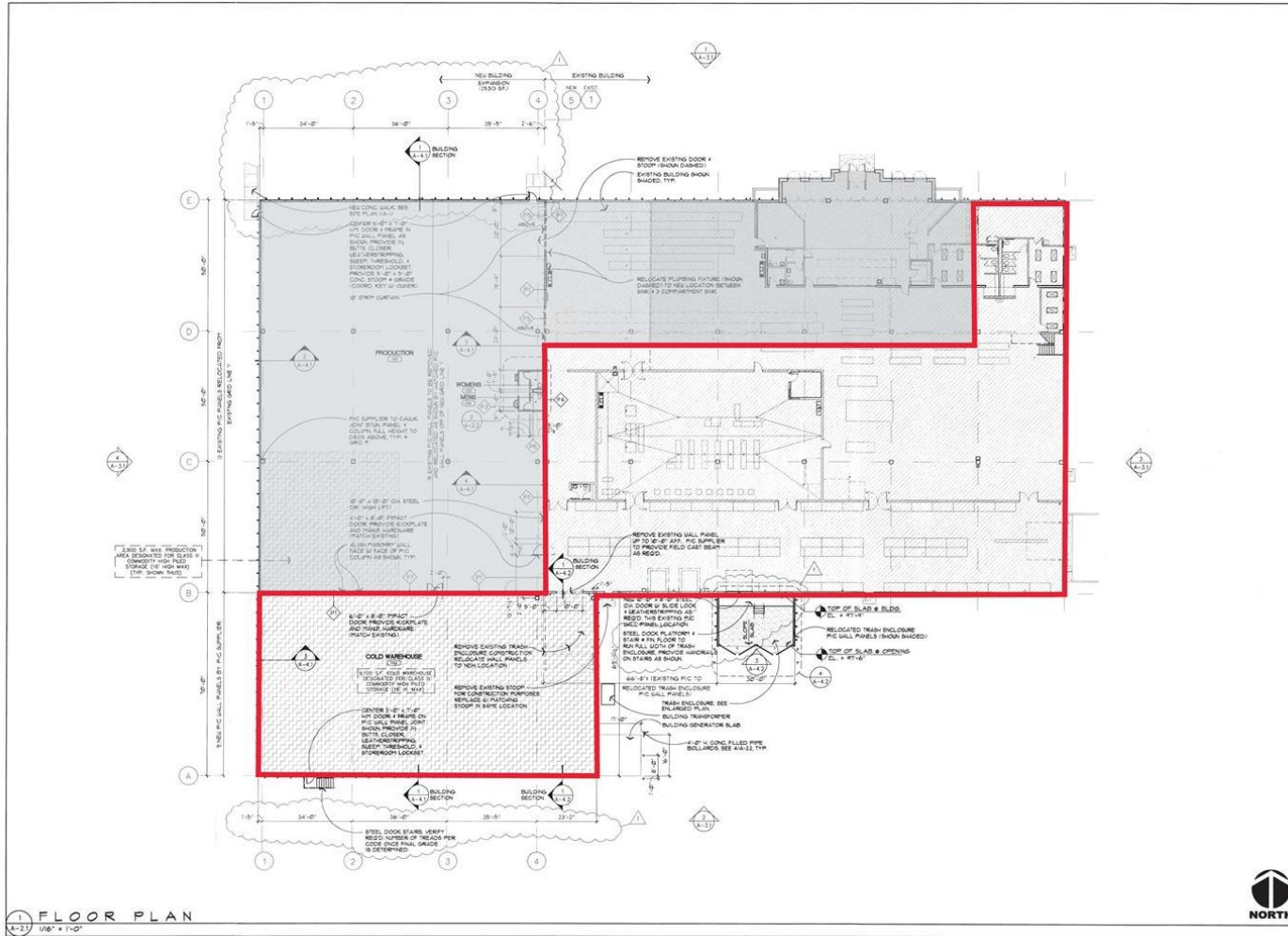
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## Floor Plan



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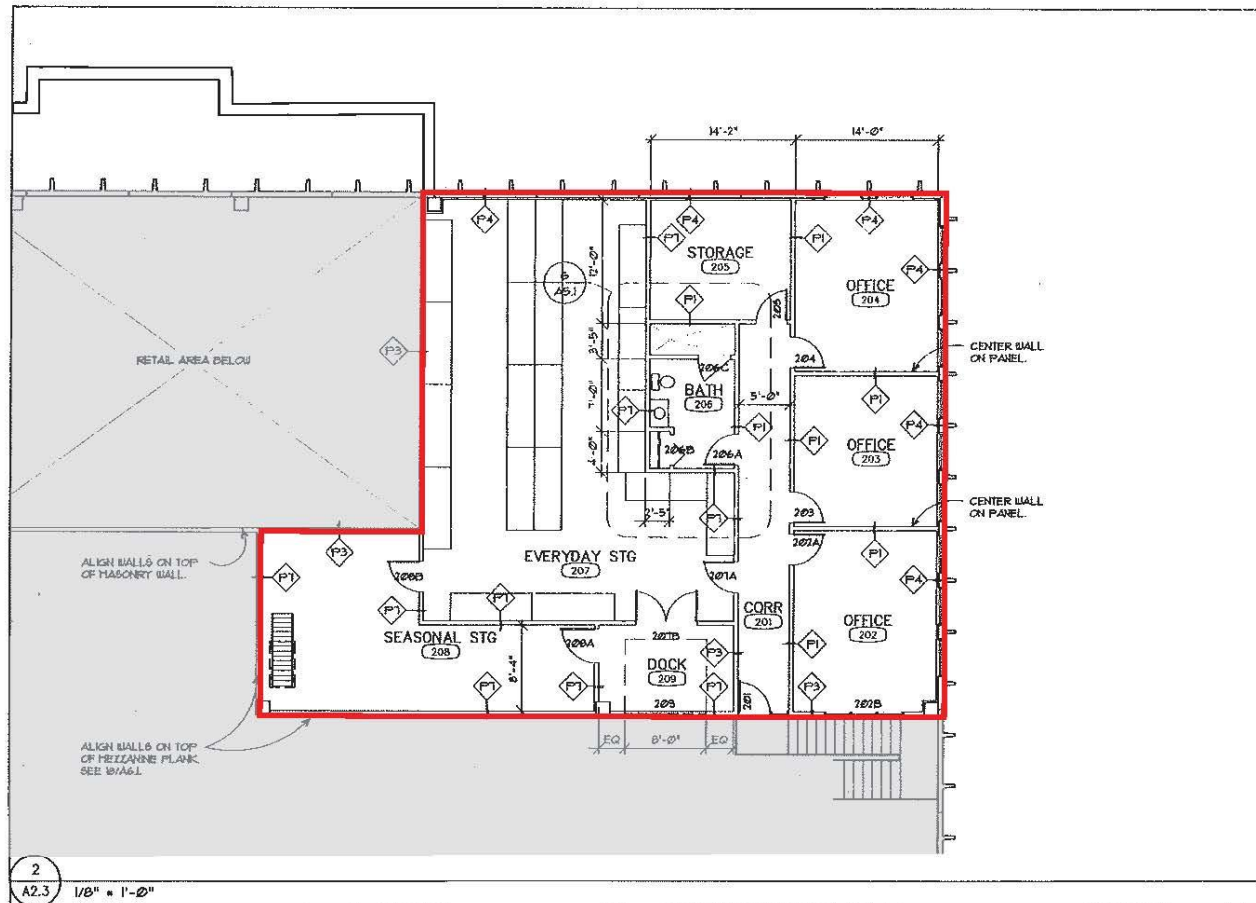
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## Mezzanine Floor Plan



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