

Available

For Lease

25,610 Square Foot

Office/Warehouse Space

14351 Ewing Avenue South

Burnsville, MN



Property Highlights:

- Fabcon construction
- 18' clear height
- Built in 1984
- Electrical: 1600 amps – 2 separate meters
- Sprinklered
- Two sets of restrooms in front area; one set in back.
- Compressor room
- Three parking stalls for every 1,000 square feet
- 3 docks; 1 drive-in
- Lease with Option to Purchase

Exclusively Marketed by:

Jerry D. Clark

Phone: 952-224-0377

Fax: 952-525-1335

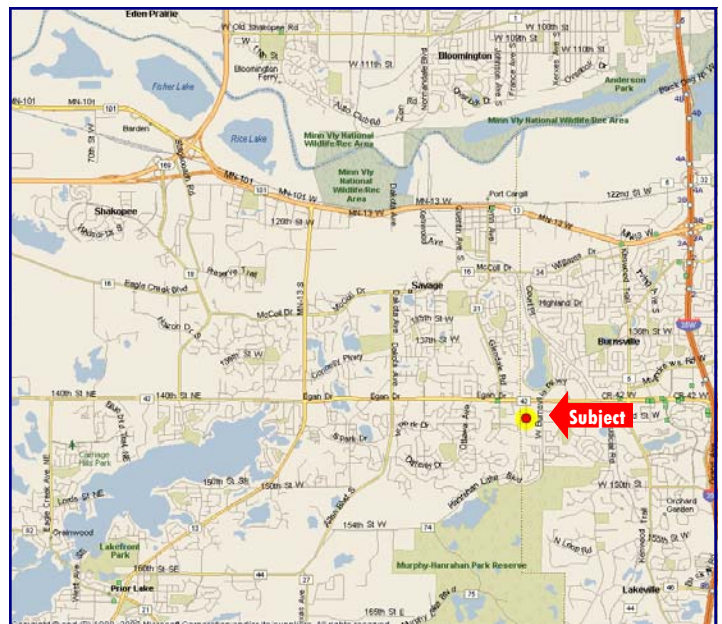
Email: jclark@cchaseco.com

The C. Chase Company

5353 Gamble Drive, Suite 310

Minneapolis, MN 55416-1509

www.cchaseco.com



The C. Chase Company

Real Estate Brokerage and Consulting

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

The C. Chase Company
14351 Ewing Avenue South
Burnsville, MN

Salient Information

Jerry Clark (952) 224-0377

BUILDING SQUARE FEET: 21,847 Square Feet – Warehouse
 3,045 Square Feet – Office
 718 Square Feet – Mezzanine
 25,610 Square Feet – Total

2010 REAL ESTATE TAXES: \$46,947.46 (approximately)

LOADING ACCESS: Three (3) Dock Doors
 One (1) Drive-In Dock Pit

CLEAR HEIGHT: 18'

YEAR BUILT: 1984

ELECTRICAL: 1600 amps – 2 separate meters

SPRINKLERED: Yes

RESTROOMS: Two (2) sets in front space
 One (1) set in back space

ZONING: Industrial

PARKING: Three (3) stalls for every 1,000 s.f.

AMENITIES:

- New Skylights
- Heavy Power
- Air Make-up System
- Compressor Room
- Lease with option to purchase
- CAM \$2.70
- Lease Rate:
 - \$8.50 Office
 - \$1.50 Mezzanine
 - \$4.50 Warehouse

Dakota County Real Estate Inquiry

Data Updated 3/20/2008.

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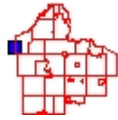
Map navigation

Select option and click on map:

- Zoom In
- Zoom Out
- Pan
- Identify

Show Full County Map

Small Map



Legend

Air photos may be displaced by up to 60 feet. Shadows may cause additional apparent displacement. Buildings may appear to lean due to camera angle.

Date of photography: 2006

- Tax Parcels
- Market Value
- Recent Sales
- Year Built
- Air Photo
- Torrens

Refresh Map

Choose **ONE** search method, enter criteria, and click Go or hit enter key.

House #: _____

Go

OR

PIN: _____

Go



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