

# Available

## For Lease

11,000 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
- One sets of restrooms
- 2 docks; 1 drive-in

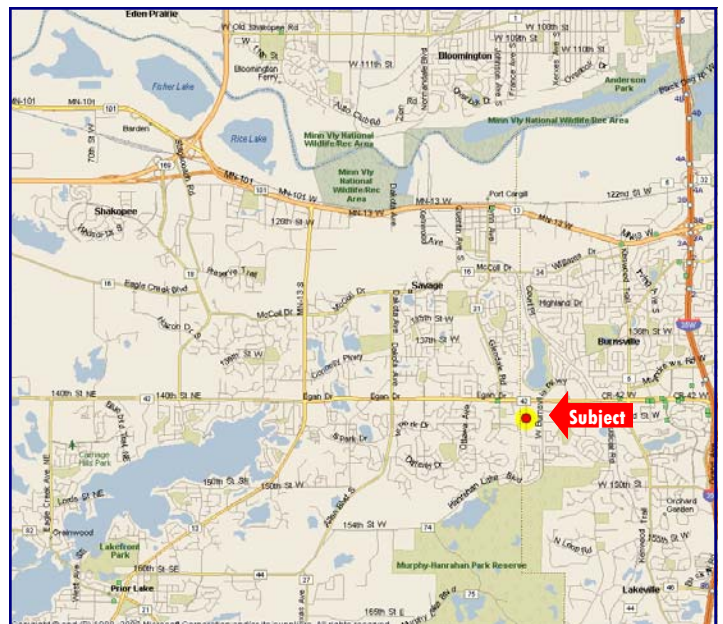
**Exclusively Marketed by:**  
**Jerry D. Clark**

Phone: 952-224-0377

Fax: 952-525-1335

Email: [jclark@cchaseco.com](mailto:jclark@cchaseco.com)

The C. Chase Company  
5353 Gamble Drive, Suite 310  
Minneapolis, MN 55416-1509  
[www.cchaseco.com](http://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**

**SQUARE FEET AVAILABLE: 11,000 SF**

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

**LOADING ACCESS: Two (2) Dock Doors  
One (1) Drive-In**

**CLEAR HEIGHT: 18'**

**YEAR BUILT: 1984**

**ELECTRICAL: 1600 amps – 2 separate meters**

**SPRINKLERED: Yes**

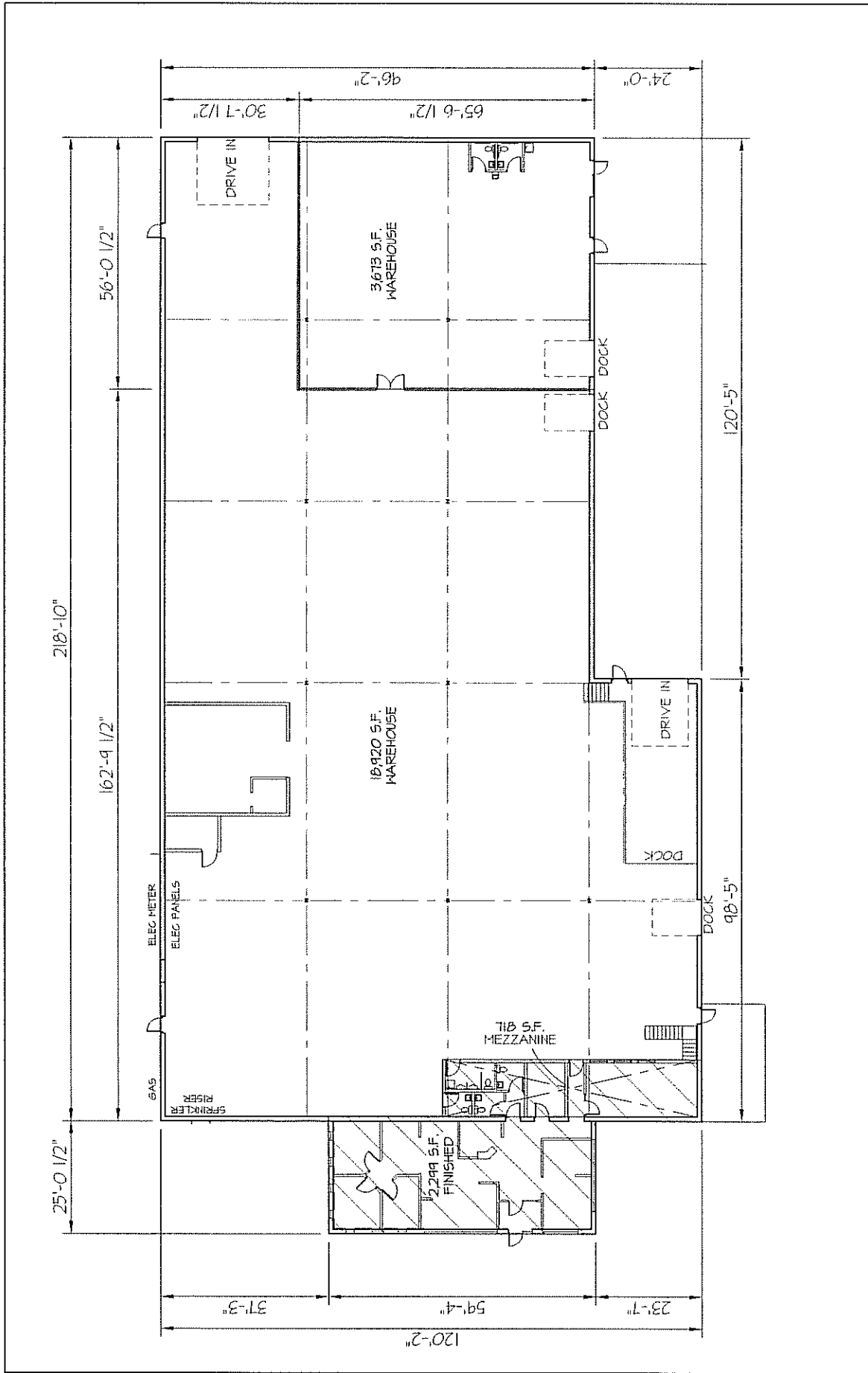
**RESTROOMS: One (1) set**

**ZONING: Industrial**

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

**AMENITIES:**

- **New Skylights**
- **Heavy Power**
- **Air Make-up System**
- **CAM: \$2.70**
- **Lease Rate:**
  - **\$8.50 Office**
  - **\$4.50 Warehouse**



REV	DATE	DESCRIPTION	AREA PLAN			SHEET NO.
1	01/4/05	UPDATED PER SITE VISIT	14351 EWING AVENUE SOUTH			AREA
2	1/23/05	GENERAL UPDATE	BURNSVILLE, MINNESOTA			
3			CHECKED BY	DRAWN BY	DATE	SCALE
4				RPC	10/3/05	1"=30'-0"
5			R & C DRAFTING AND ESTIMATING			
			944B CREEK RIDGE LANE			
			SAVAGE, MN. 55318			
			(612) 965-3999			

# Dakota County Real Estate Inquiry

Data Updated 3/20/2008.

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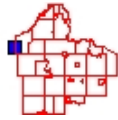
Map navigation

Select option and click on map:

- Zoom In
- Zoom Out
- Pan
- Identify

Show Full County Map

Small Map



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## 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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This application was developed by the Dakota County [Office of GIS](#) in cooperation with [Assessing Services](#) and the [Property Taxation & Records](#) Departments



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