

FOR SALE

601 CLIFF RD E

Burnsville, MN





PROPERTY DETAILS

Address	601 Cliff Road East Burnsville, MN								
Building Size	<table border="0"> <tr> <td>Office</td> <td>4,850 SF approx.</td> </tr> <tr> <td>Warehouse</td> <td>16,638 SF approx.</td> </tr> <tr> <td>Mezzanine Storage</td> <td>4,000 SF approx.</td> </tr> <tr> <td>Total</td> <td>25,468 SF approx.</td> </tr> </table>	Office	4,850 SF approx.	Warehouse	16,638 SF approx.	Mezzanine Storage	4,000 SF approx.	Total	25,468 SF approx.
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Warehouse	16,638 SF approx.								
Mezzanine Storage	4,000 SF approx.								
Total	25,468 SF approx.								
PID	02-64304-01-041								
Lot	1.65 Acres								
Year Built	1982, remodeled 2020								
Clear Height	17'								
Sprinkler	Yes								
Parking	28 Stalls								
Zoning	I-1 - Industrial Park								
Roof	Replaced in 2020/2021								
Power	600 A/480V 3-Phase								
HVAC	2 RTU's: October 2012 & November 2012								
Windows	Replaced in 2020								
2024 Taxes	\$44,676 (2.97 PSF)								
Sale Price	\$3,000,000								

PROPERTY HIGHLIGHTS



Excellent location with quick access to I-35W via Cliff Road



Hard to find mid-sized industrial building



Newly renovated office area

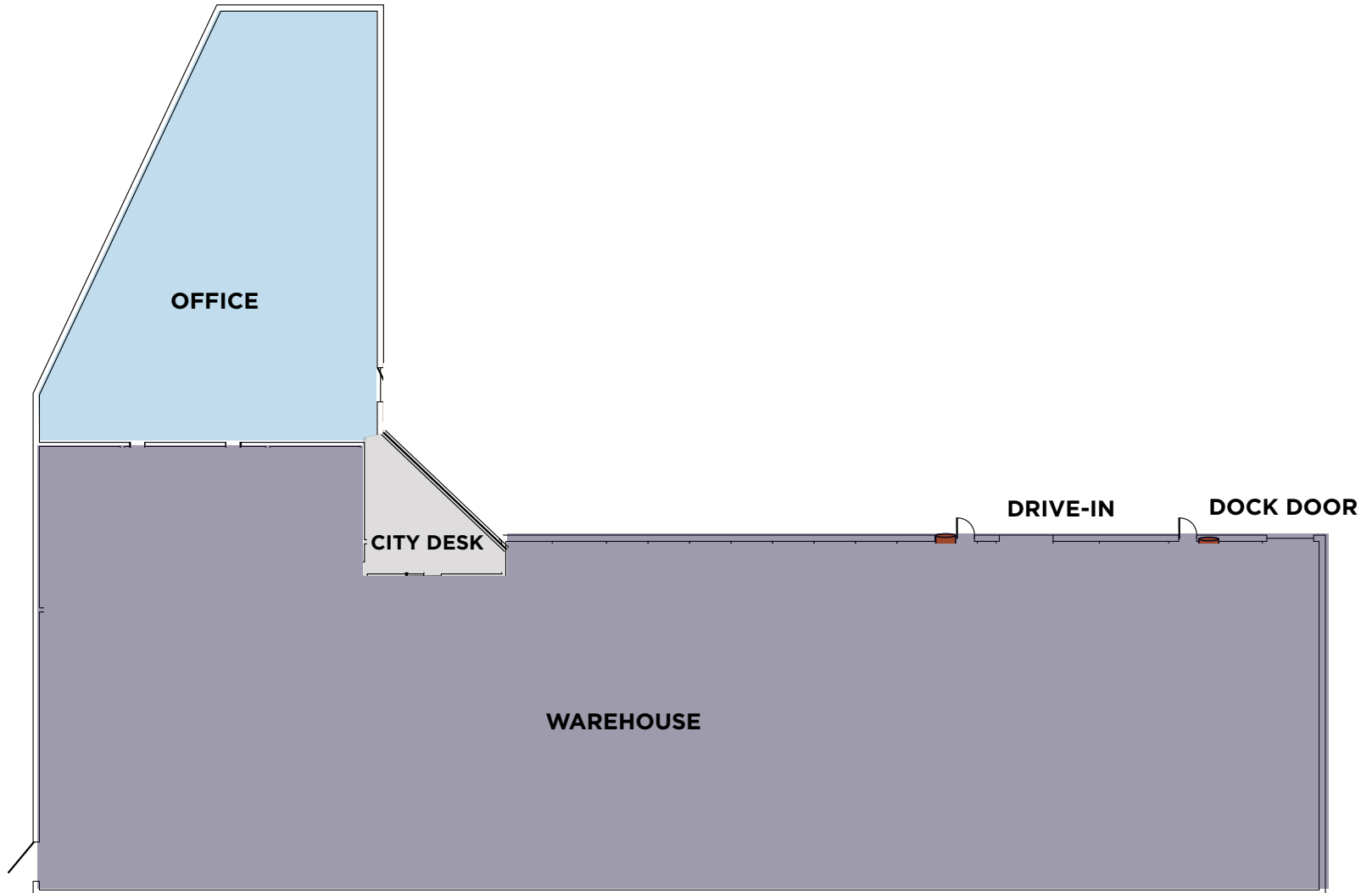


Functional warehouse space for manufacturing or warehousing

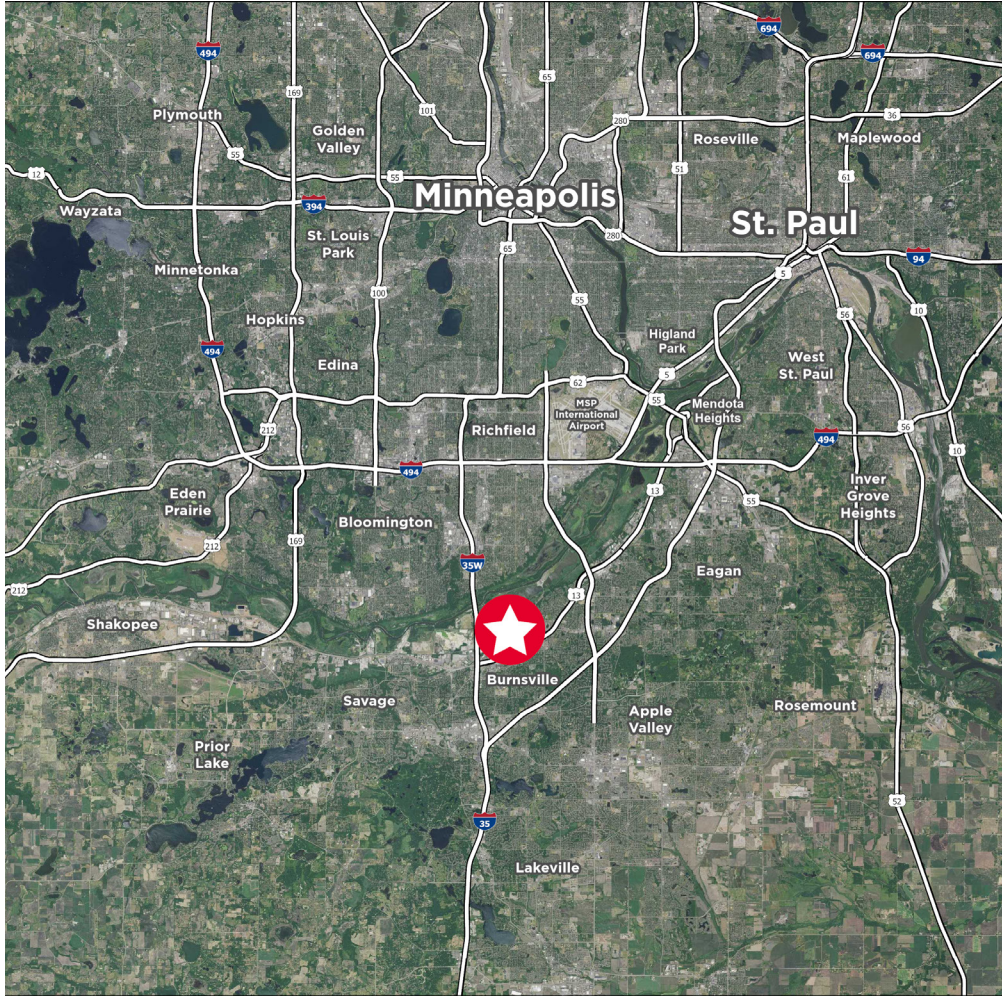
PROPERTY PHOTOS



FLOOR PLAN



PROPERTY LOCATION





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