



For Lease

21673 Cedar Avenue, Lakeville, MN 55044

Great Warehouse Opportunity



- 100,013 SF Building
 - 46,750 SF warehouse available for Lease
- (4) Docks
- 18' to 19'6" Clear Height
- Just 3 miles to I-35

For more information, contact:

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The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Property Data

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Building: Lakeville
Building Type: Office/Warehouse
Square Feet: 100,013
Land Area: 4.60 acres
Tax I.D. No.: 22-56900-001-05
Zoning: I-2, General Industrial District
2018 CAM & Tax: \$1.60/SF

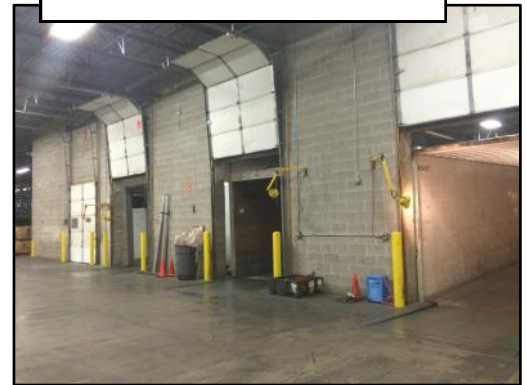
GENERAL INFORMATION



Enclosed Docks (4)

Construction Date: 1985, 1988, 1995
Fire Protection: Overhead Sprinkler System
Rentable S.F.: 46,750
Exterior Wall: Precast concrete panels
Ceiling Height: 21' to roof deck, 18-19.6 feet clear
Column Spacing: 39.4' on center
Foundation: Precast concrete with reinforced concrete footings
Floor Structure: Reinforced concrete slab on grade / covered in sealed concrete
Lighting: Exposed fluorescent & metal halide—warehouse
Docks: 4 docks
HVAC: Radiant heat plus some HVAC
Roof: Pitch & Gravel over built-up composition roof
Pricing: \$4.50SF Net Lease Rate

BUILDING SPECIFICATIONS



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Aerial View

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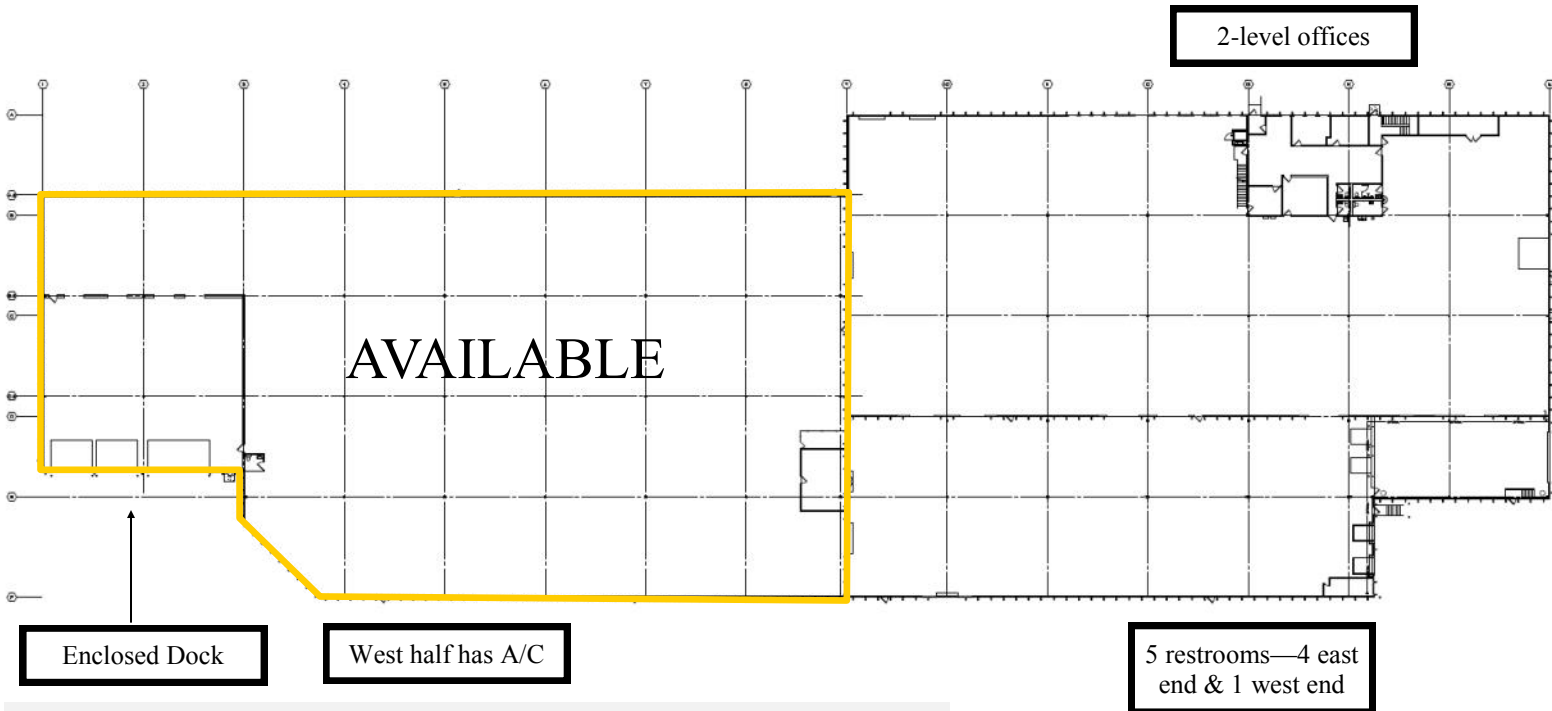
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Floor Plan

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