



CERRON Commercial Properties, LLC
21476 Grenada Avenue
Lakeville, MN 55044
CERRON.com

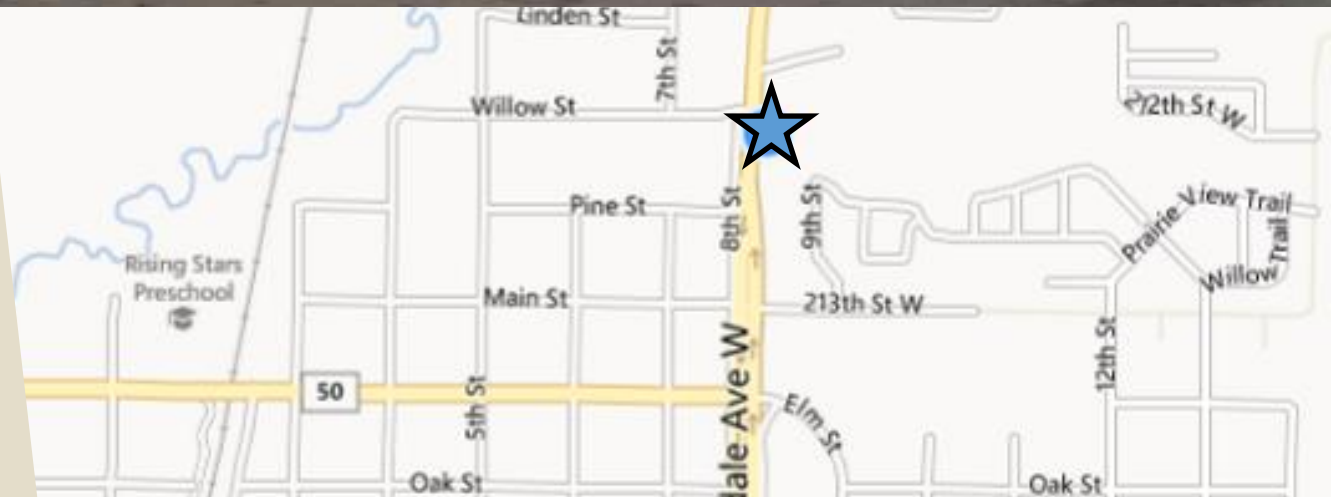
Property Highlights:

- ◆ Six (6) different space options with 3,000 to 46,500 SF warehouse space plus 17,500 SF manufacturing space available
- ◆ Outside storage possible
- ◆ Located on Highway 3 with easy access to major highways
- ◆ Excellent Rates (\$3.50-\$4.25/SF) plus CAM/Tax
- ◆ Manufacturing space at \$5.50/SF plus CAM/Tax

WAREHOUSE LEASE SPACE

21130 CHIPPENDALE AVE, FARMINGTON, MN 55024

FOR LEASE | WAREHOUSE SPACE WITH OUTSIDE STORAGE



DISCLAIMER: 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.



For more information, please contact:
Bruce Rydeen
952.469.9444
brucer@cerron.com

SUMMARY

WAREHOUSE LEASE SPACE

21130 CHIPPENDALE AVE, FARMINGTON, MN 55024

	OPTION 1 Lease Space #1 on Floor Plan	OPTION 2 Lease Space #2 on Floor Plan	OPTION 3 Lease Space #3 on Floor Plan	OPTION 4 Combine Lease Options #2 and #3	OPTION 5 Lease Space #4 on Floor Plan	OPTION 6 Lease Space #5 on Floor Plan
SIZE	2,500 SF Office 3,000 SF Ware- house (Heated)	31,500 SF (Unheated)	12,000 SF (Unheated)	43,500 SF (Unheated)	11,000 SF (Heated)	17,500 SF (Manufacturing/ Warehouse—Heavy Power 600A/480v)
NET LEASE RATE	\$4.25/SF Net	\$3.50/SF Net	\$3.50/SF Net	\$3.50/SF Net	\$4.25/SF Net	\$5.50/SF Net
CAM/TAX	\$1.30/SF	\$1.30/SF	\$1.30/SF	\$1.30/SF	\$1.30/SF	\$1.30/SF
TOTAL MONTHLY RENT	\$2,544	\$12,600	\$4,800	\$17,400	\$5,088	\$9,917 (+ outdoor storage rate)
DOCK DOOR(S)	0	3	1	4	Access to Shared Dock	0
DRIVE-IN DOOR(S)	One (1)	0	0	0	One (1)	Two (2)
NOTES	Tenant Pays Utilities	Tenant Pays Utilities	Tenant Pays Utilities	Tenant Pays Utilities	Tenant Pays Utilities	Tenant Pays Utilities & Outdoor Storage @ \$1.00/SF

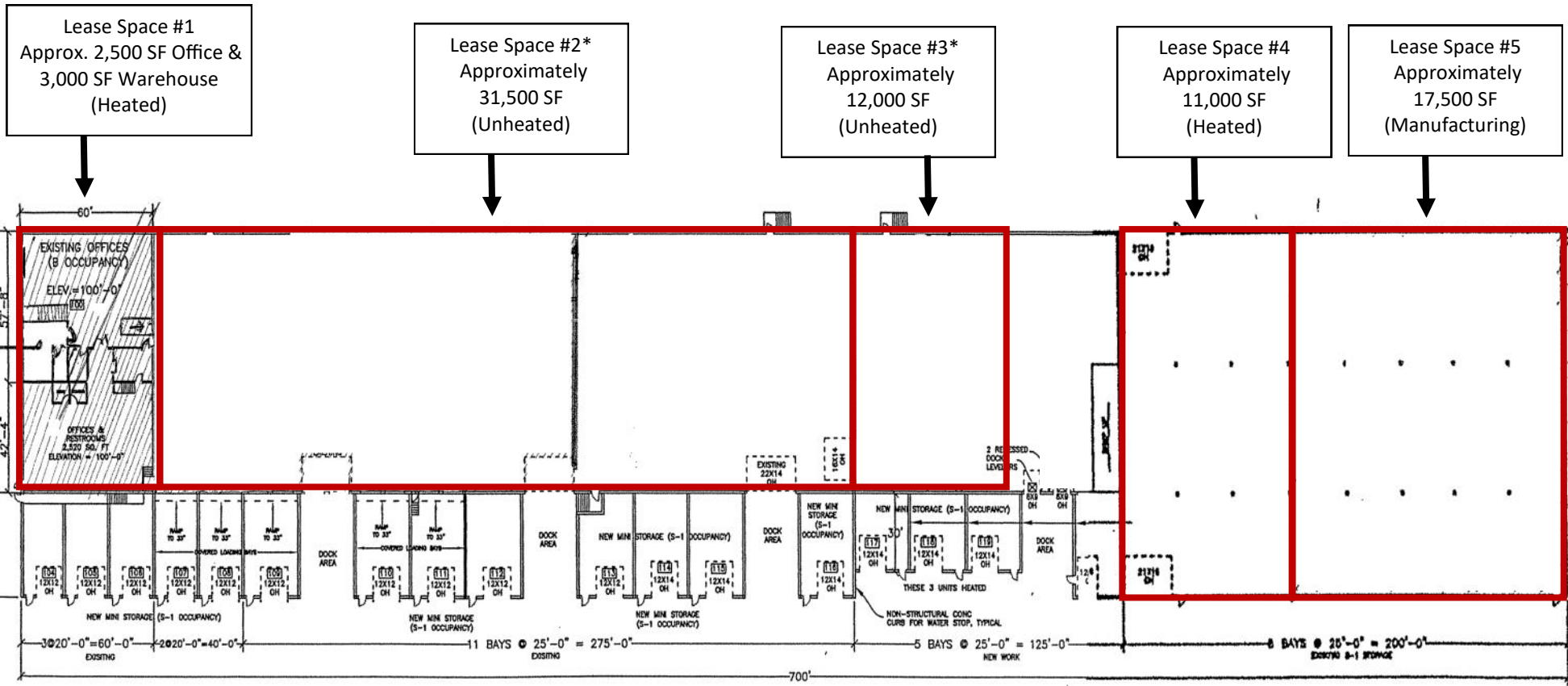
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FLOOR PLAN

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*Spaces #2 and #3 may be combined for a total of 43,000 SF

*Spaces #1,2,&3 may be combined for a total of 46,500 SF

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AERIAL VIEW

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