



FORMER ALCORN BEVERAGE FACILITY

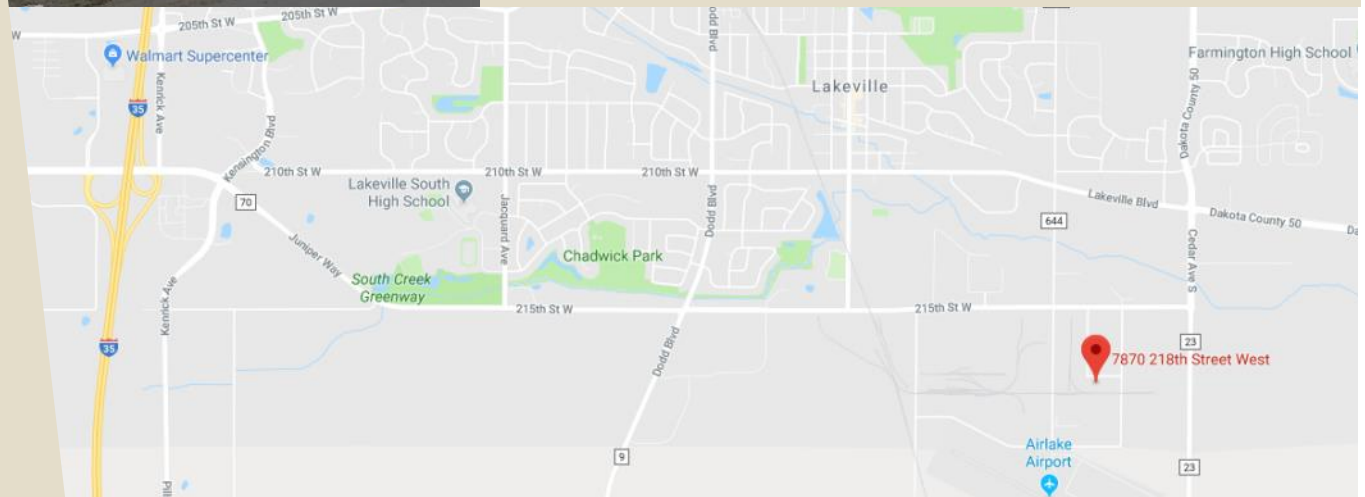
7870 218TH STREET WEST, LAKEVILLE, MN 55044

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

- ◆ Located in the Airlake Industrial Park in Lakeville
- ◆ 45,385 Total SF building on 2.75 Acres
- ◆ 11,175 SF Warehouse available for lease
- ◆ 2 Docks
- ◆ Near Airlake Airport & I-35
- ◆ Rail Spur
- ◆ Outside Storage Permitted



FOR LEASE | OFFICE WAREHOUSE



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

HIGHLIGHTS

FORMER ALCORN BEVERAGE FACILITY

7870 218TH STREET WEST, LAKEVILLE, MN 55044

Net Rent: \$4,250/month

FOR LEASE | OFFICE WAREHOUSE

BUILDING SIZE: 45,385 SF

Available Warehouse Square Footage: 11,175 SF

Net Rent: \$4,250/month

Operating Expenses: \$2.15/SF (\$2,000/month) Est.

Total Rent: \$6,250/month

LOT SIZE: **RAIL:**

2.75 Acres

Progressive Rail Service Provider

POWER: **DOCKS:**

800 Amp 120/240 3 Phase

2

CLEAR HEIGHT: **BUILT:**

18'

1977

ZONING: **CONSTRUCTION:**

I-2, General Industrial District

Energy efficient insulated precast walls

AREA:

Quick access to I-35; Airlake Industrial Park, near Airlake Airport

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

AERIAL

FORMER ALCORN BEVERAGE FACILITY

7870 218TH STREET WEST, LAKEVILLE, MN 55044



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