

**AVISON
YOUNG**



INDUSTRIAL SUB-LEASE ... THROUGH 1-31-2028

14400

SOUTHCROSS DR W
Burnsville, MN

Partnership. Performance.

Sub-Lease Opportunity

Below Market Rates - EXPIRES - 1 -31-28

Warehouse - 34,957

Office - 9,285

Mezzanine - 29,561



Tom Dunsmore

Senior Vice President

612.913.5647

tom.dunsmore@avisonyoung.com

Jim Rock

Principal

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jim.rock@avisonyoung.com



OFFERING SUMMARY

2nd Floor Office Lease Rate: \$8.50 SF/yr (MG)

Warehouse Rate: \$7.50 SF/yr (MG)

MEZZANINE RATE : \$3.00 SF/yr (MG)

Building Size: 142,915 SF

Lot Size: 8.68 Acres

Year Built: 1996

Zoning: I-3 Office and Industrial Park (With PUD overlay)

OPTION 1 W/O MEZZANINE & OFFICE

- 34,957 Warehouse
- Wood Working Equipment and Paint Booth Available

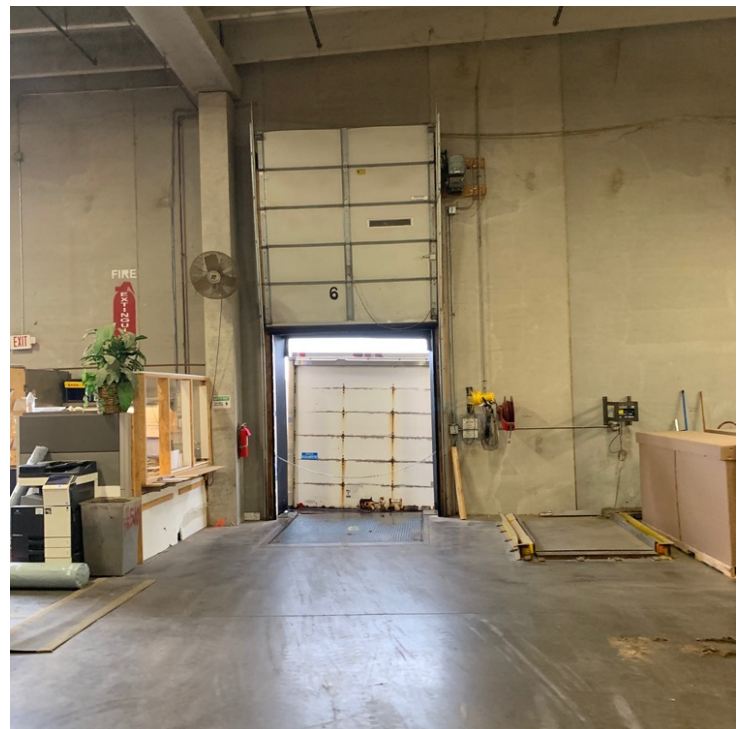
OPTION 2 WITH MEZZANINE AND OFFICE

- 34,957 Warehouse
- 29,561 Mezzanine
- 9,285 Second Floor Office
- Wood Working Equipment and Paint Booth Available

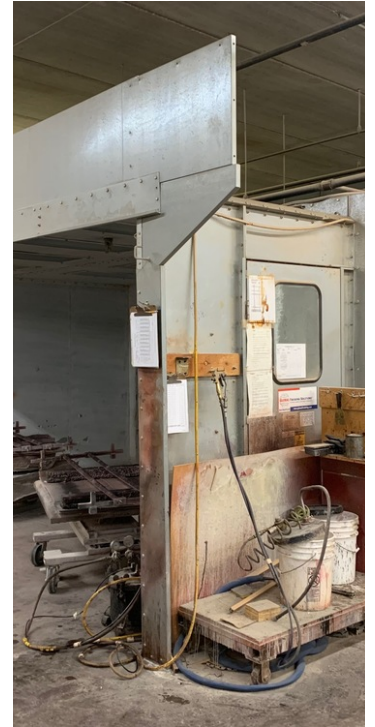
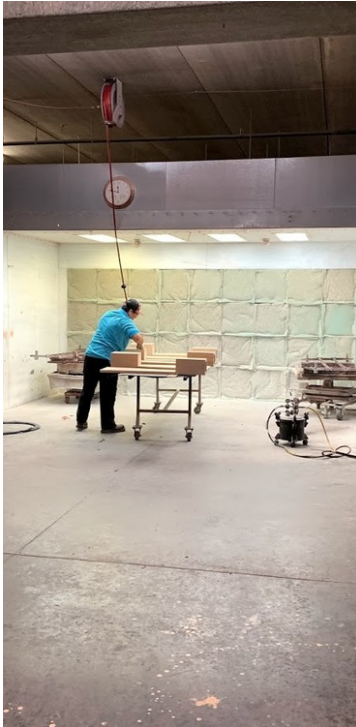


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LOCATION INFORMATION

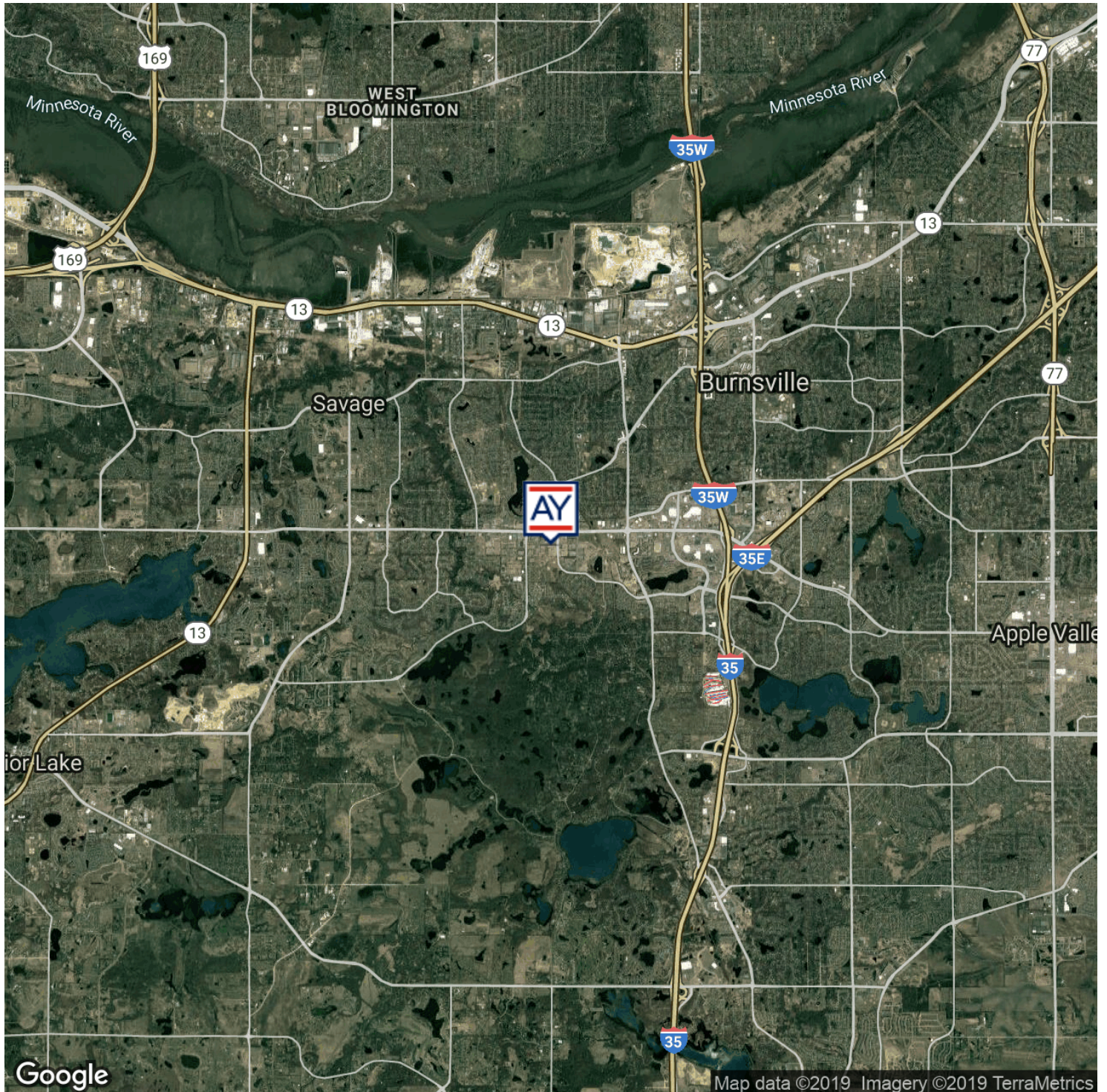
Building Name	Waymar Building
Street Address	14400 Southcross Dr W
City, State, Zip	Burnsville, MN 55306
County	Dakota
Signal Intersection	No

BUILDING INFORMATION

Occupancy %	48.0%
Tenancy	Multiple
2nd Floor Office Space	9,461 SF
Mezzanine	29,561 SF
Warehouse	33,513 SF
Number Of Floors	2
Year Built	1996
Free Standing	No

PROPERTY HIGHLIGHTS

- Dust Collection System
- 2000 Amps / 480/277/ volt 3 Phase
- Floor 5" Non-Reinforced on 6" sand
- Spray Booth Available
- 12' Ceilings in Shop
- 20' Ceilings in Bulk Storage Area
- Floor Drains Located near Large DI Door
- Heavy Power
- Racking Available
- Heavy Load Mezzanine Available
- Fully Air conditioned



Google

Map data ©2019 Imagery ©2019 TerraMetrics



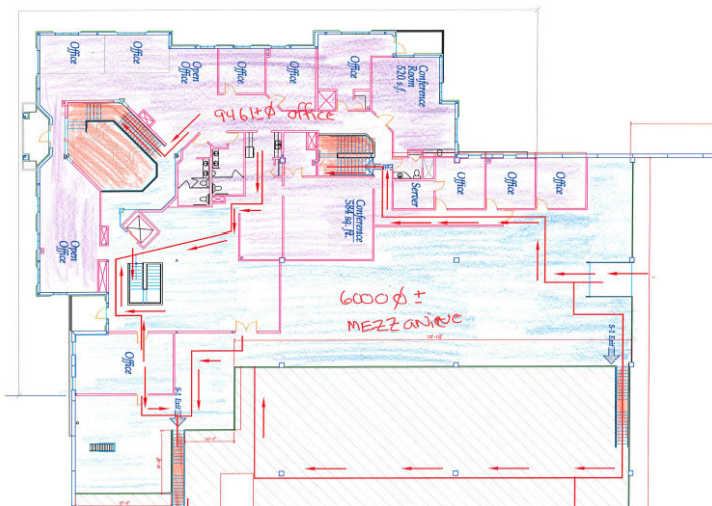
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