



AIRLAKE INDUSTRIAL PARK—OFFICE WAREHOUSE

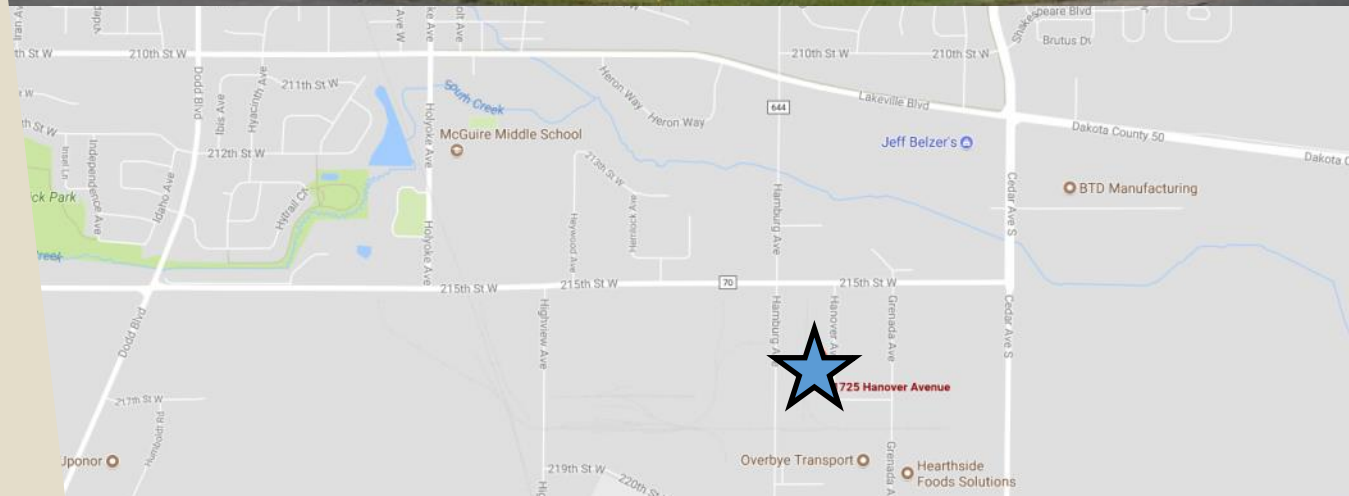
21725 HANOVER AVENUE, LAKEVILLE, MN 55044

FOR LEASE | INDUSTRIAL

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

Property Highlights:

- ◆ 45,217 Total SF Building on 2.52 Acres
- ◆ Current Availability:
 - ◆ 32,703 SF Warehouse
- ◆ 2 Docks
- ◆ 1 Drive-In
- ◆ Near Airlake Airport and I-35
- ◆ Rail Access
- ◆ Outside Storage Permitted
- ◆ 3,000 Amps of Power!



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

PROPERTY SUMMARY

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21725 HANOVER AVENUE, LAKEVILLE, MN 55044

Total Building size.....	45,217 SF
Available Warehouse square footage.....	32,703 SF
Lot Size	2.52 Acres
Outdoor Storage.....	Permitted
Power	3,000 Amps of 277/480 3 Phase
Rail	Progressive Rail Service Provider; Served by Canadian Pacific Union Pacific & Dakota Minnesota Eastern
Docks	2
Drive-In	1
Clear height.....	14' 8"
Floor Drains:.....	Yes
Zoning.....	I-2, General Industrial
Built.....	1973
2019 Dakota County Real Estate Taxes (PID # 22-11100-02-091).....	\$52,646.46
Net Lease Rate	\$12,675/month
CAM/Operating Expense.....	\$800/month
Real Estate Taxes.....	\$3,172/month
Total Rent.....	\$16,647/month

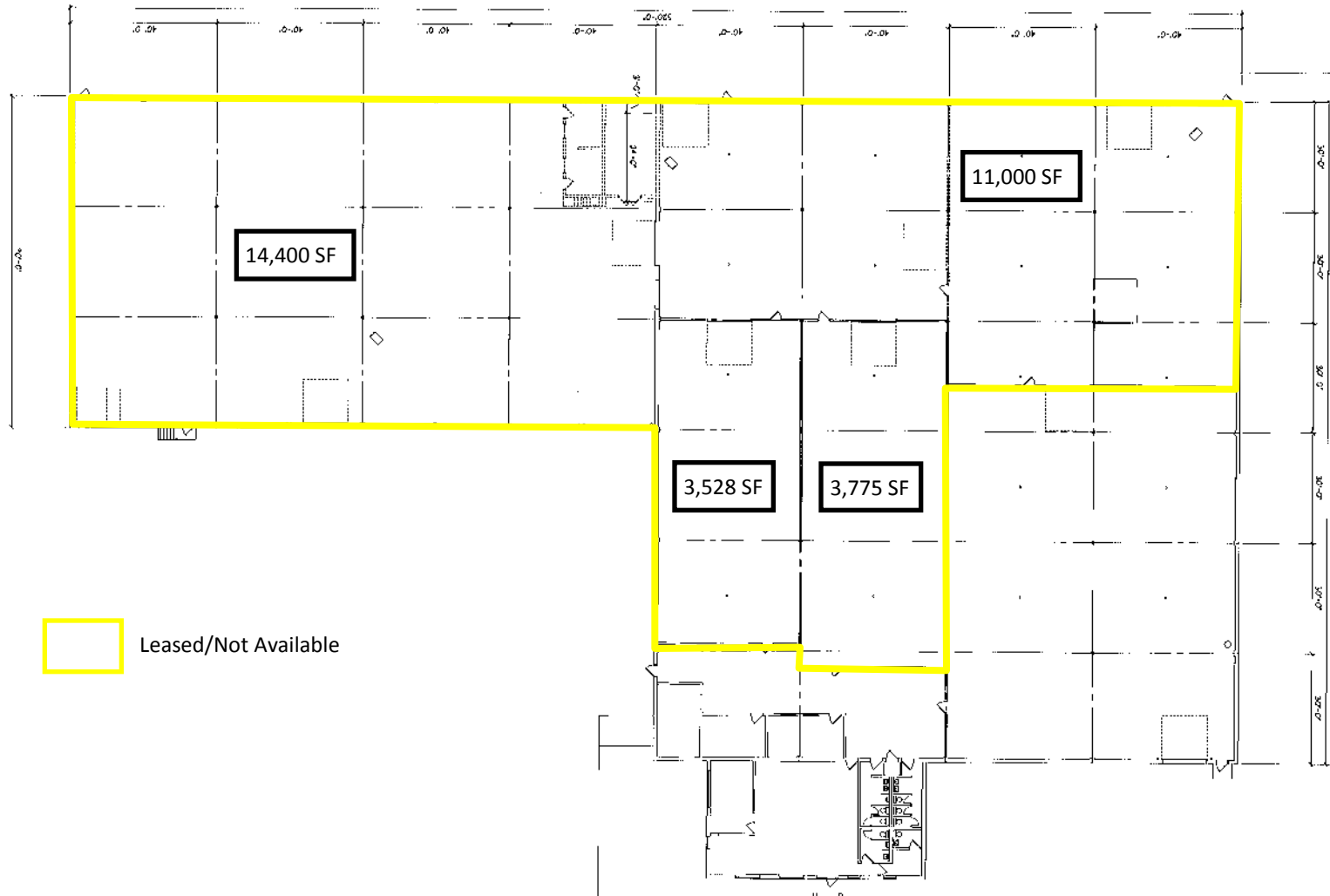
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FLOOR PLAN

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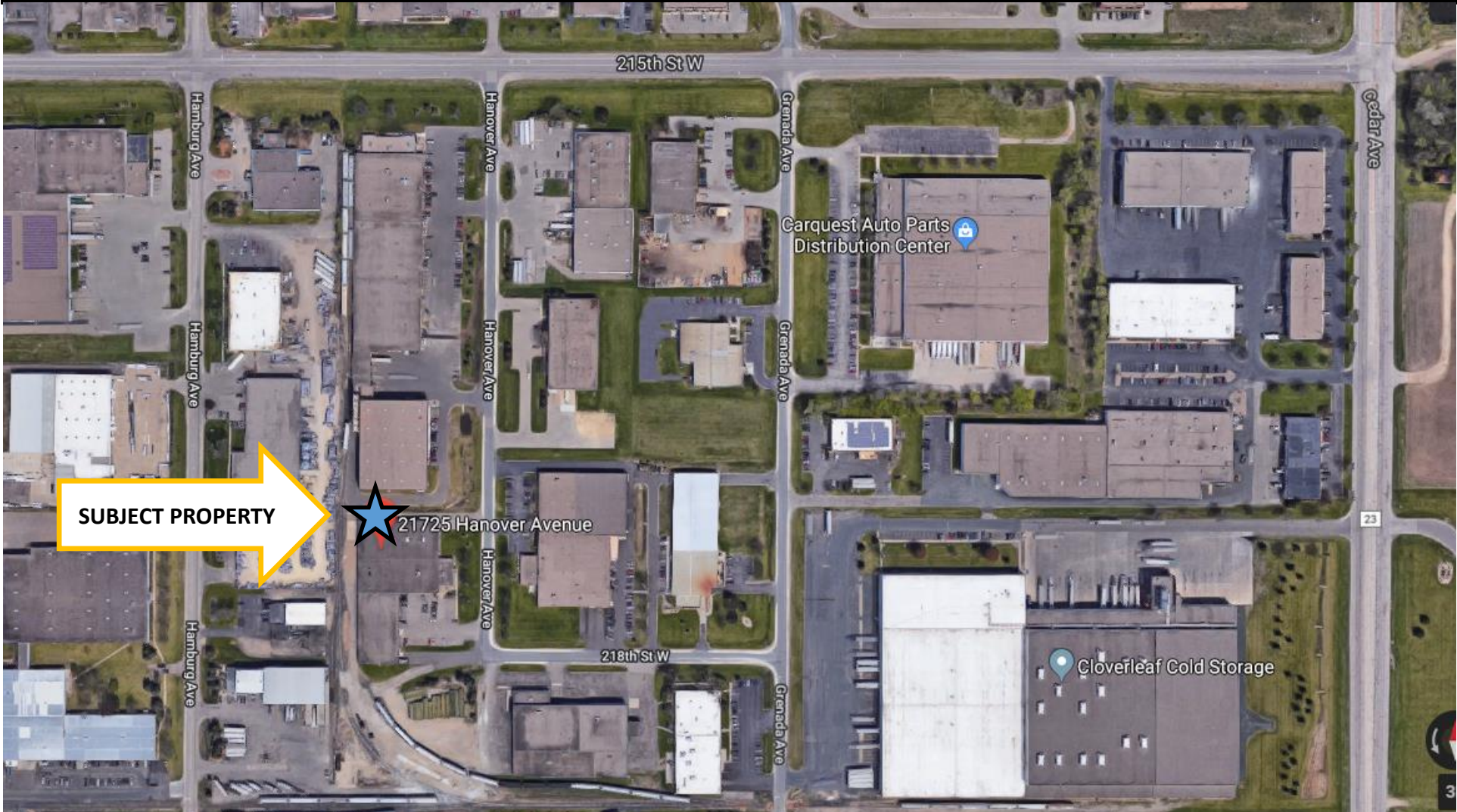
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AREA MAP

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21725 HANOVER AVENUE, LAKEVILLE, MN 55044



SUBJECT PROPERTY

21725 Hanover Avenue

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