



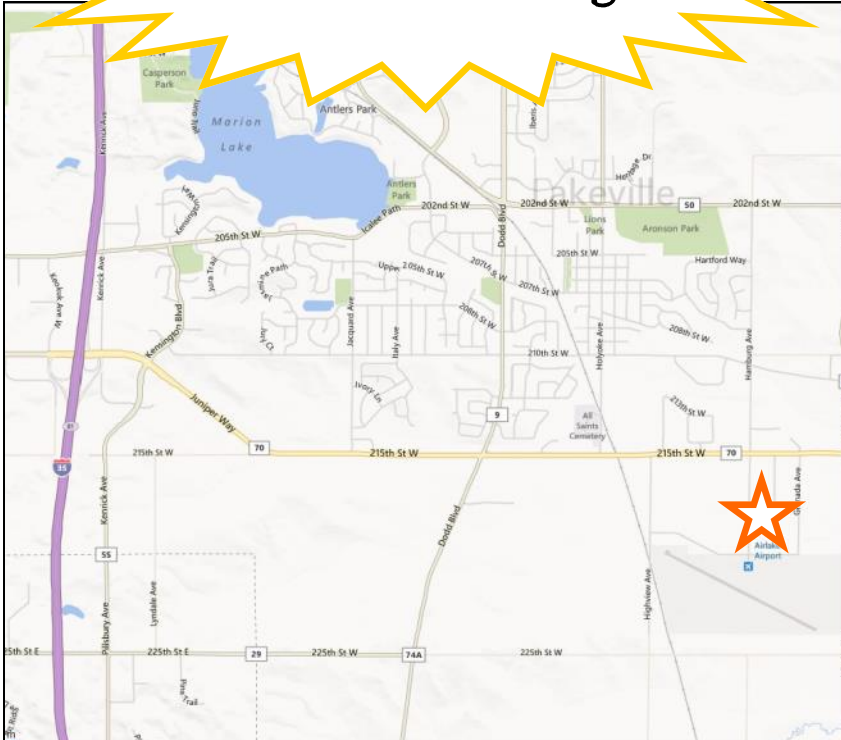
# For Lease

**21860 Hamburg Avenue, Lakeville, MN 55044**

**Manufacturing / Warehouse  
Sublease Opportunity**



**Rail Access &  
Outdoor Storage**



Excellent industrial lease opportunity! This 46,000 SF building is bright, clean, and open with skylights and many amenities—dock doors, drive-in doors, rail, heavy power, outdoor storage, outdoor silos, ample parking, trash compactor, and more!

**For more information, contact:  
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**Creating Property Solutions For You... With You**

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Revision Date: 9/27/2017



# Data Sheet

**21860 Hamburg Avenue, Lakeville, MN 55044**

<b>Total Square Feet</b> .....	<b>46,048 SF single story building</b>
<b>Site</b> .....	<b>4.75 acre site with 4 Bulk Outside Silos &amp; Outdoor Storage</b>
<b>Zoning</b> .....	<b>Zoned I-2 (Industrial)</b>
<b>Net Lease Rate</b> .....	<b>Negotiable</b>
<b>(2017) RE Taxes</b> .....	<b>\$60,820 (\$1.32/SF) (Tenant responsibility)</b>
<b>Dakota Co. PID#</b> .....	<b>22-11100-02-050</b>
<b>Clear Height</b> .....	<b>22 feet</b>
<b>Building Amenities</b> .....	<b>Sprinklered, skylights &amp; trash compactor room</b>
<b>Rail Access Doors</b> .....	<b>2 doors (1)-10'Wx14'H &amp; (1)-20'Wx10'H</b>
<b>Drive-In Door</b> .....	<b>1 Door (10'Wx12'H)</b>
<b>Docks w/levelers</b> .....	<b>6 doors with levelers, truck locks, &amp; screens</b>
<b>Power</b> .....	<b>3 Phase, 8,000Amps, 480 Volts</b>
<b>Rail</b> .....	<b>Access to silos &amp; warehouse</b>

Rail Access Door (20'Wx10'H) w/screen



4.75 acres: 4 silos, rail & outdoor storage



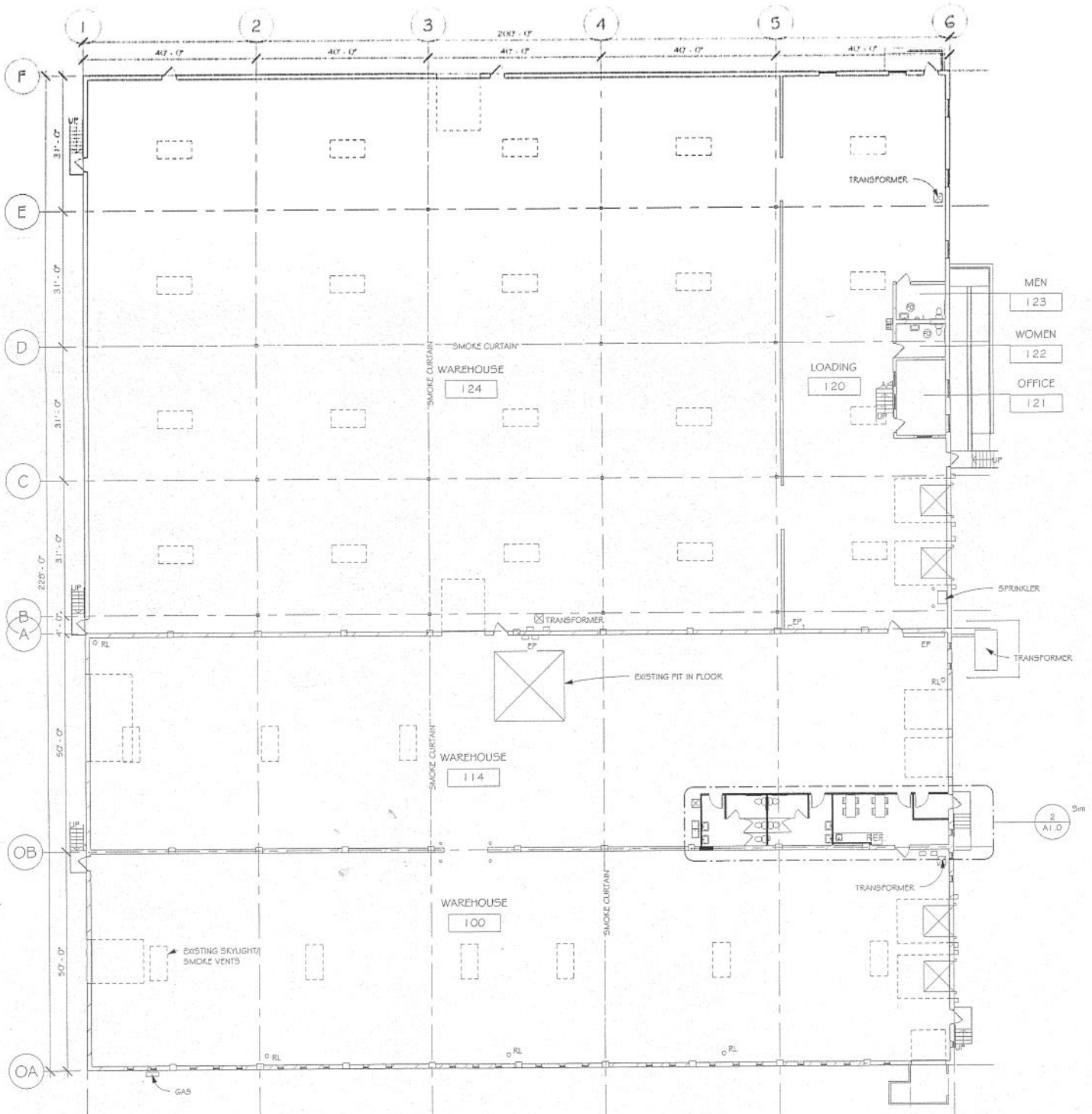
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# Overall Floor Plan

21860 Hamburg Avenue, Lakeville, MN 55044



Building plan with skylights and 22 ft. clear height = bright, open space!

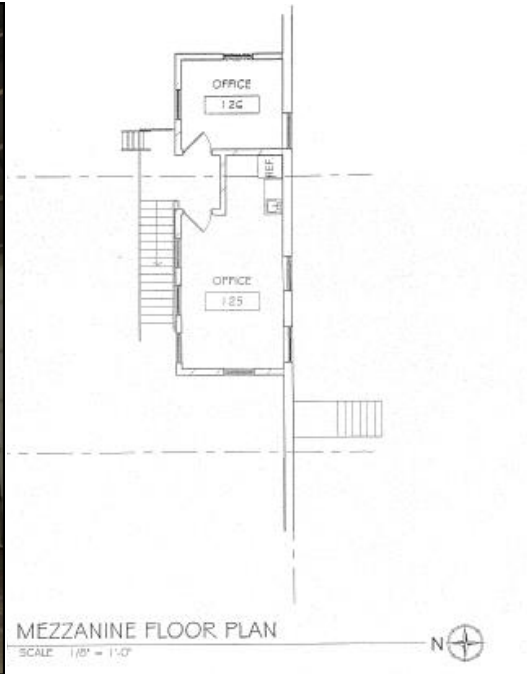
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# Interior Layout

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Kitchen /Break Room



Dock Doors with Screens and Truck Locks (10'x12')



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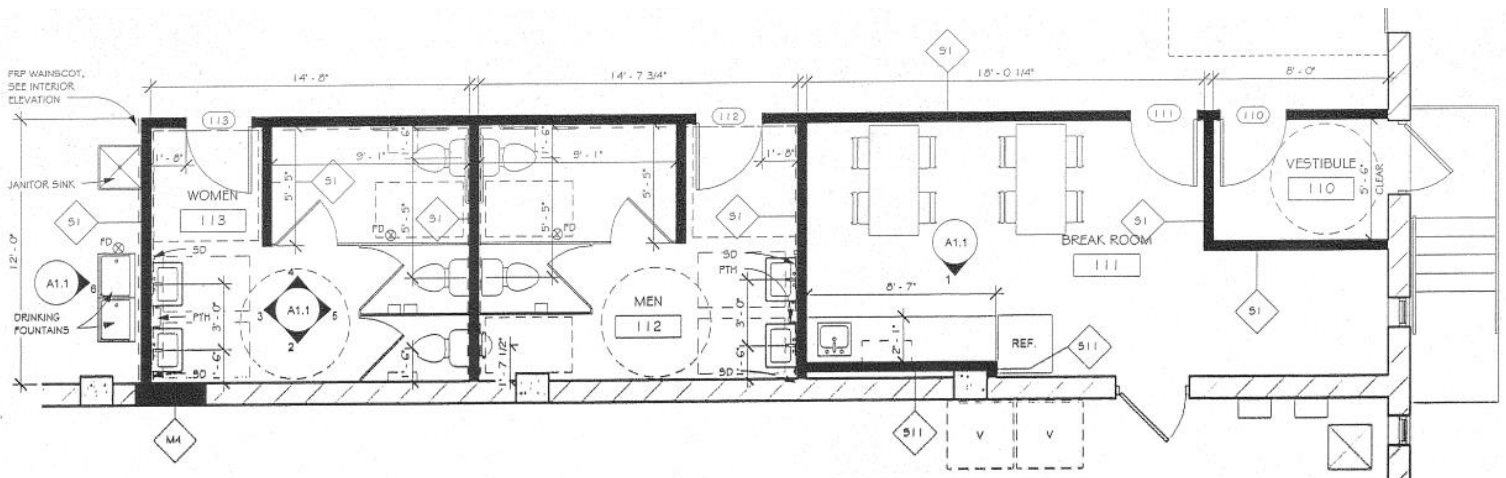


# Interior Build-out

21860 Hamburg Avenue, Lakeville, MN 55044



*Restrooms, Janitor's Sink & Drinking Fountains, Break Room, and Vestibule*



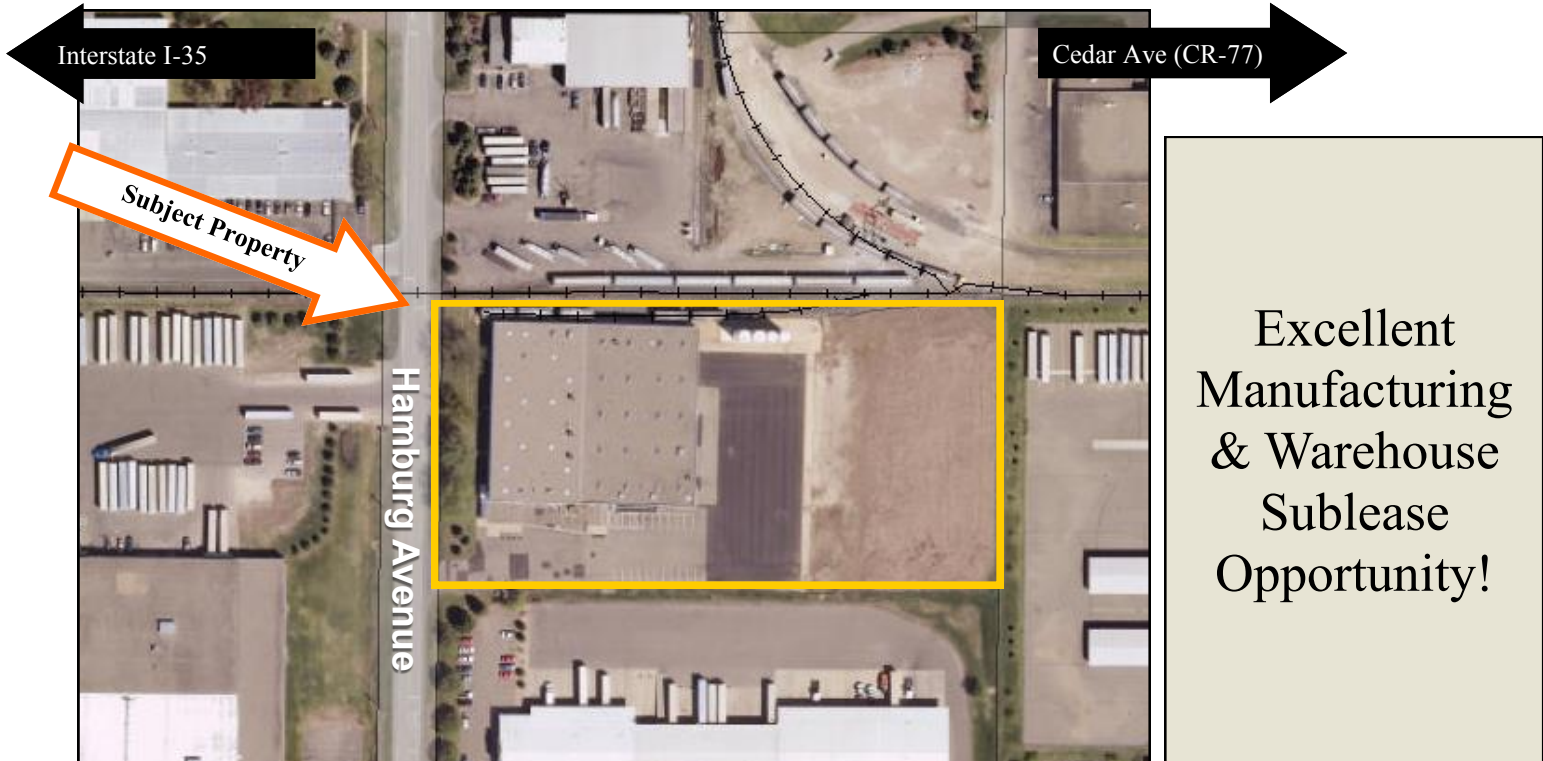
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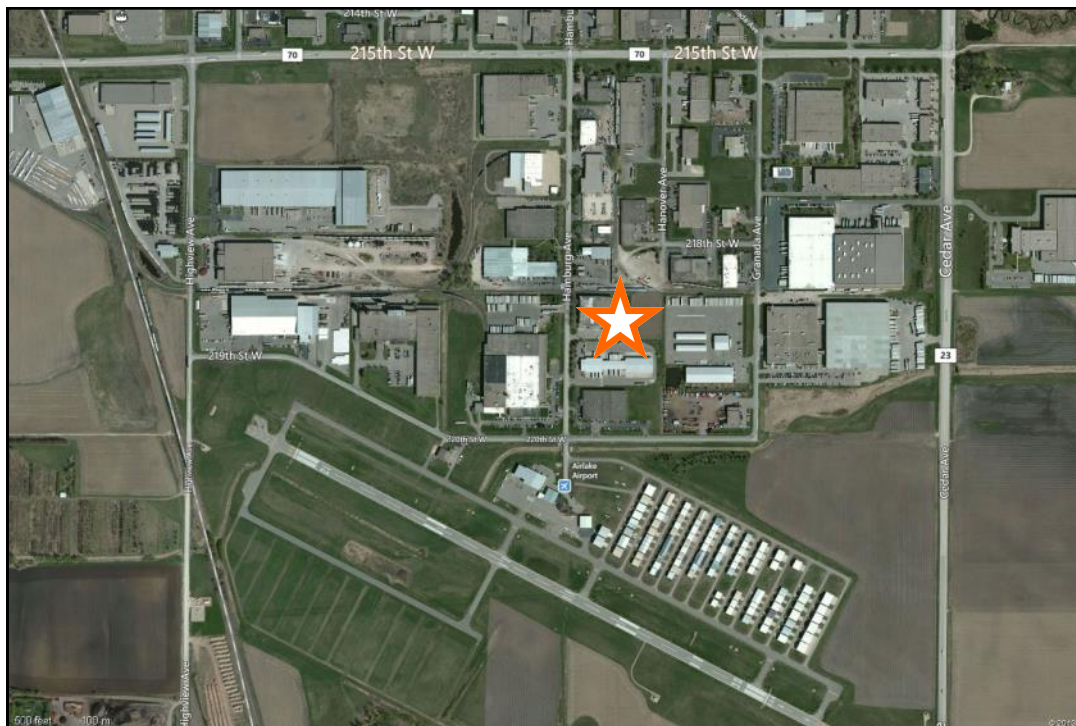


# Site Details

21860 Hamburg Avenue, Lakeville, MN 55044



- Rail Access to both Warehouse & Silos
- 4 Bulk Silos
- Just a block from Airlake Airport
- 3.8 miles east of I-35 & CR-70
- A few blocks west of Cedar Ave (CR-77)



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