



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

Property Highlights:

- ◆ New construction single story multi-tenant building
- ◆ Approx. 3,500 to 17,280 SF spaces available to lease
- ◆ 1 dock & 3 drive-in doors
- ◆ Ideal for showroom, shop, warehouse, tech or light manufacturing
- ◆ Biscayne to be upgraded / paved in 2020
- ◆ Zoning—BP Business Park
- ◆ \$6.00/SF Net Lease Rate
- ◆ CAM+Tax = \$2.00/SF—Yr. 1 and \$3.00/SF—Yr. 2+

BISCAYNE BUSINESS PARK

2500 158TH CIRCLE WEST, ROSEMOUNT, MN 55068

FOR LEASE | OFFICE / SHOWROOM / TECH / SHOP / 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

LEASE RATES

BISCAYNE BUSINESS PARK

2500 158TH CIRCLE WEST, ROSEMOUNT, MN 55068

Asking Net Rent Lease Rates (plus CAM/Tax)

	Space	SF	Warehouse/month	Drive-In / Dock Doors
1	Entire Building	17,280	\$8,640/mo. (\$6.00/SF)	3 Drive-in & 1 Dock
2	Tenant Space One	3,456	\$1,728/mo. (\$6.00/SF)	1 Drive-in
3	Tenant Space Two	3,456	\$1,728/mo. (\$6.00/SF)	1 Drive-in
4	Tenant Space Three	10,368	\$5,184/mo. (\$6.00/SF)	1 Drive-in & 1 Dock

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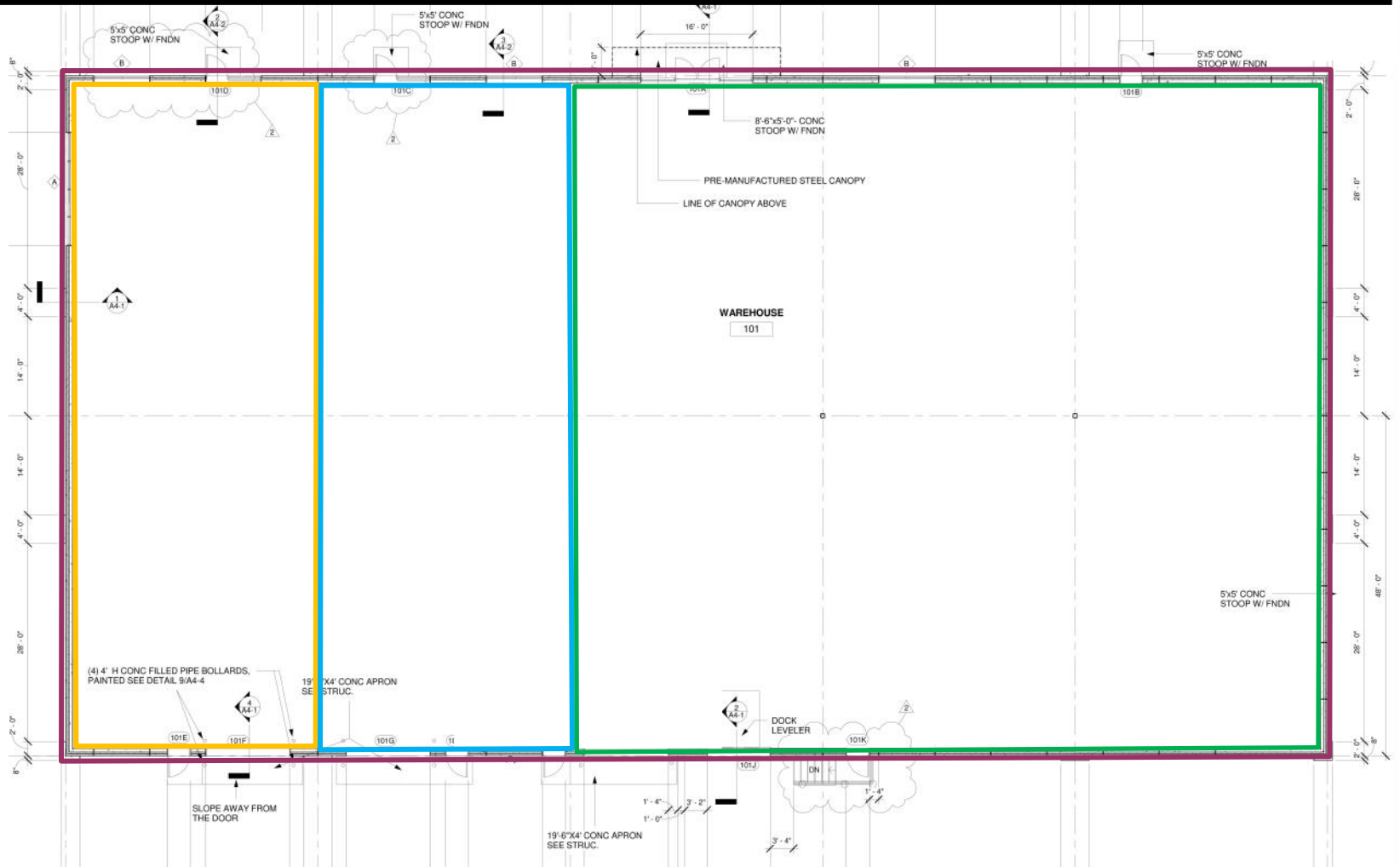
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OVERALL FLOOR PLAN

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-  Option 1: 17,280 SF
-  Option 2: 3,456 SF
-  Option 3: 3,456 SF
-  Option 4: 10,368 SF



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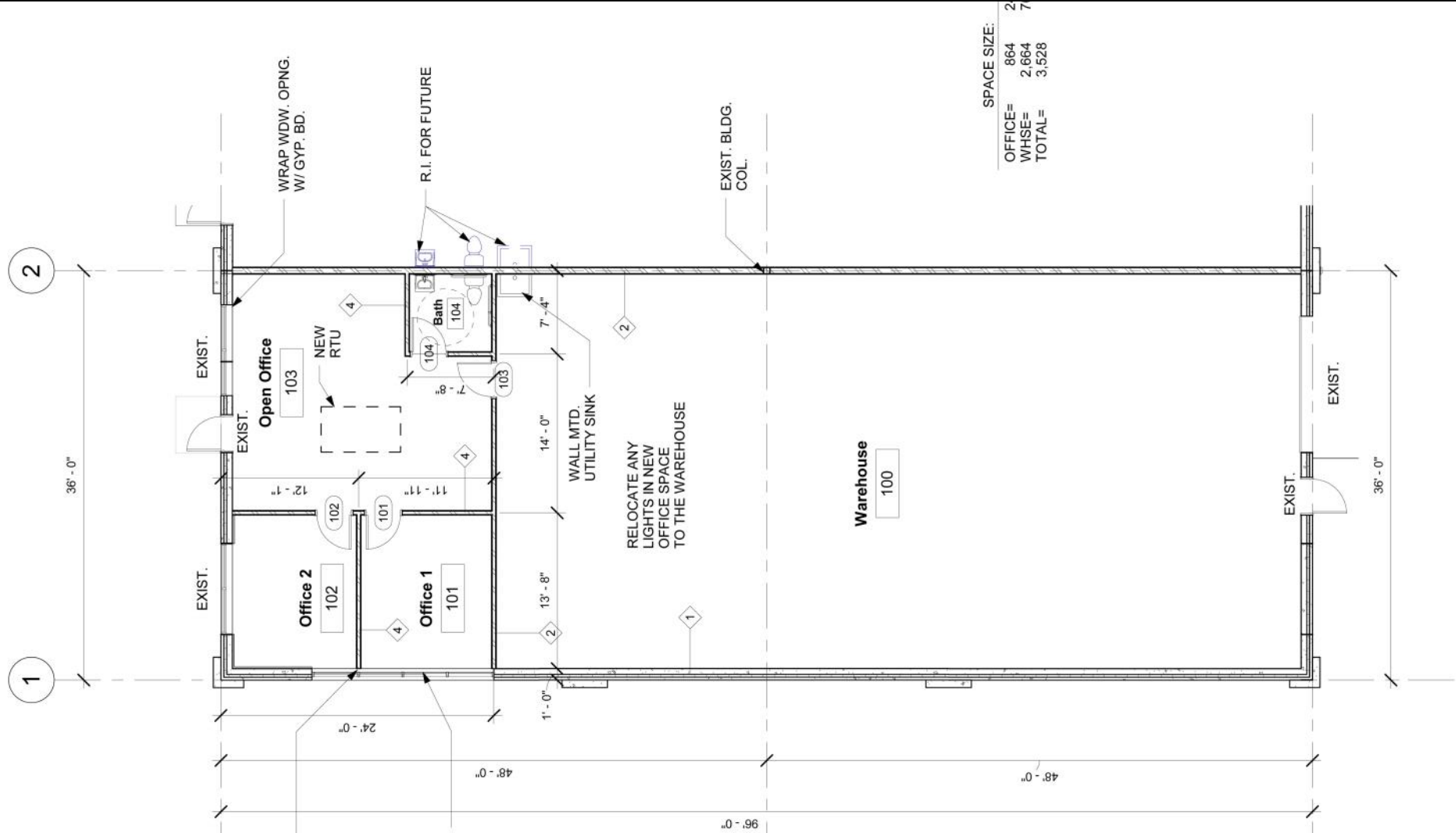


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EXAMPLE BUILD-OUT

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AREA MAP

BISCAYNE BUSINESS PARK

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Subject Property

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