



MANUFACTURING LEASE SPACE

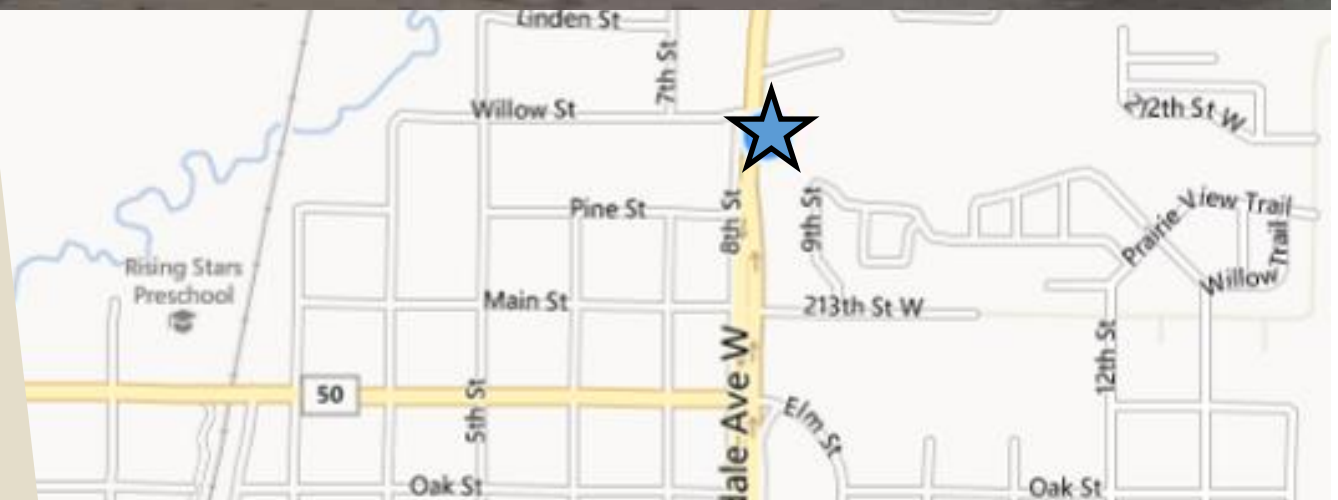
21130 CHIPPENDALE AVE, FARMINGTON, MN 55024

FOR LEASE | MANUFACTURING SPACE WITH OUTSIDE STORAGE

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

Property Highlights:

- ◆ **17,500 SF Total Space Available with approx. 2,000 SF office**
- ◆ **Heavy Power (600A/480v)**
- ◆ **Outside storage possible**
- ◆ **Located on Highway 3 with easy access to major highways**
- ◆ **Excellent Rates : \$8,021/month Base Rent + \$1,896/month Operating Expense = \$9,916/month total rent (plus utilities, plus outdoor storage)**
- ◆ **Outdoor storage \$1.00/SF**



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
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FLOOR PLAN & LEASE SUMMARY

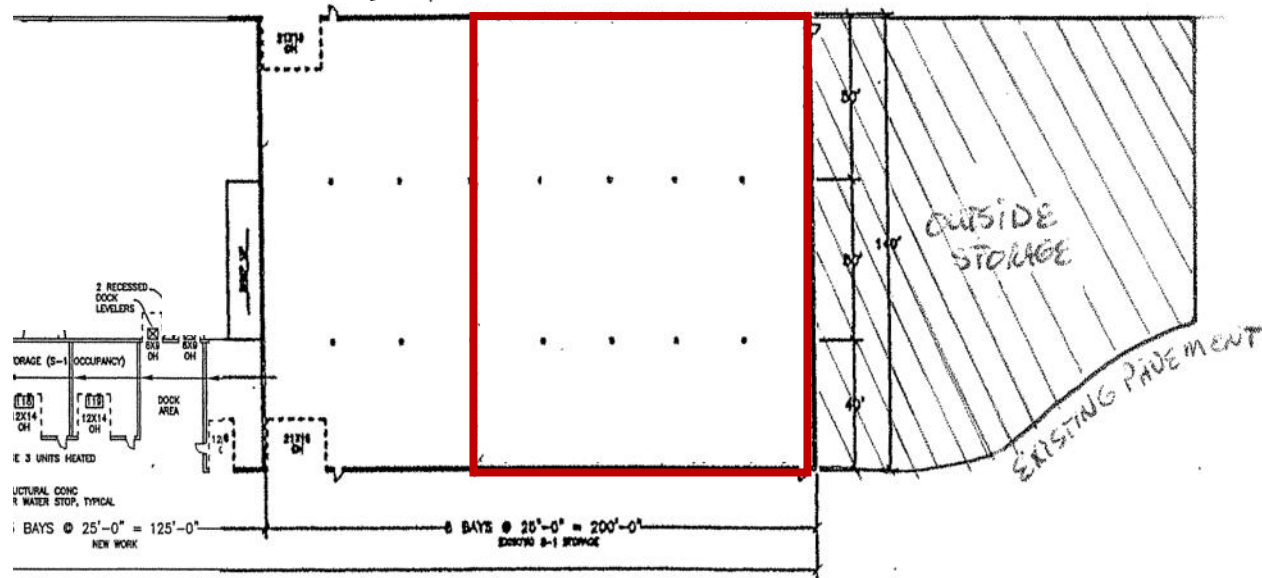
MANUFACTURING LEASE SPACE

21130 CHIPPENDALE AVE, FARMINGTON, MN 55024

MANUFACTURING / WAREHOUSE SPACE

SIZE	17,500 SF (includes 2,000 SF office)
LEASE RATE	\$5.50/SF Base Rent (\$8,021/month)
CAM/TAX	\$1.30/SF (\$1,896/month)
TOTAL RENT	\$9,916/month total rent (plus utilities, plus outdoor storage)
POWER	600A, 480v
DRIVE-IN DOOR(S)	Two (2) - 24'W x 14'H
CLEAR HEIGHT	22'
OUTDOOR STORAGE	1/2 Acre—Outdoor storage @ \$1.00/SF

Additional warehouse space is also available in the adjacent space (11,000 SF—heated warehouse space @ \$4.25/SF Net Rent + \$1.30/SF OP/EX.



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