



For Lease

14608 Felton Court, Apple Valley, Minnesota 55124

**Multi Tenant
Industrial Building**

Ideal for:

- ◆ Office/Warehouse
- ◆ Instructional Athletic
- ◆ Manufacturing
- ◆ Distribution
- ◆ Show Room



- ◆ **Available:** Suite 108 (approx. 5,000 SF)
(available 8/1/19)
- ◆ Flexible Lease Terms
- ◆ Competitive Rates
- ◆ I-2 Zoning
- ◆ (1) Drive-In Door—12' wide X 14' high
- ◆ Great Truck Access
- ◆ (1) Dock Door
- ◆ 18'6" clear height
- ◆ State of the Art Communications
- ◆ 480v power service
- ◆ Forced Air Heat
- ◆ Office—Heat and Air Conditioned

For more information,
contact:

Bruce Rydeen
952.469.9444

Brucer@CERRON.com

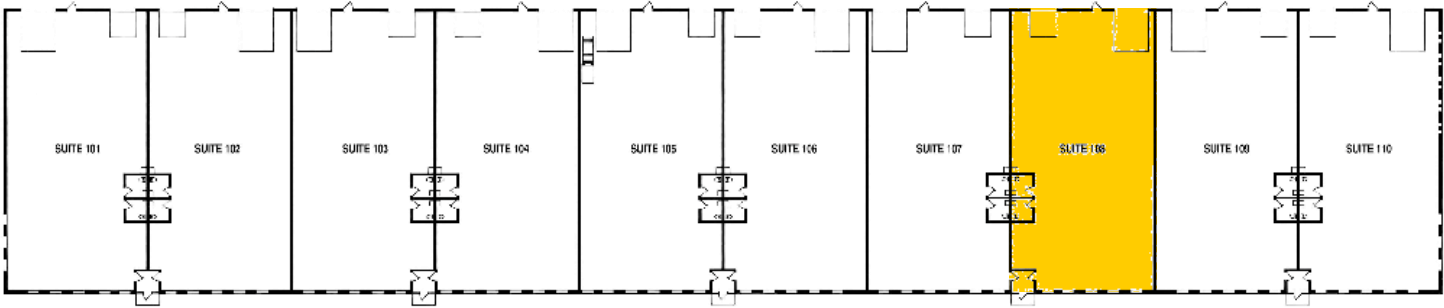
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Building Layout

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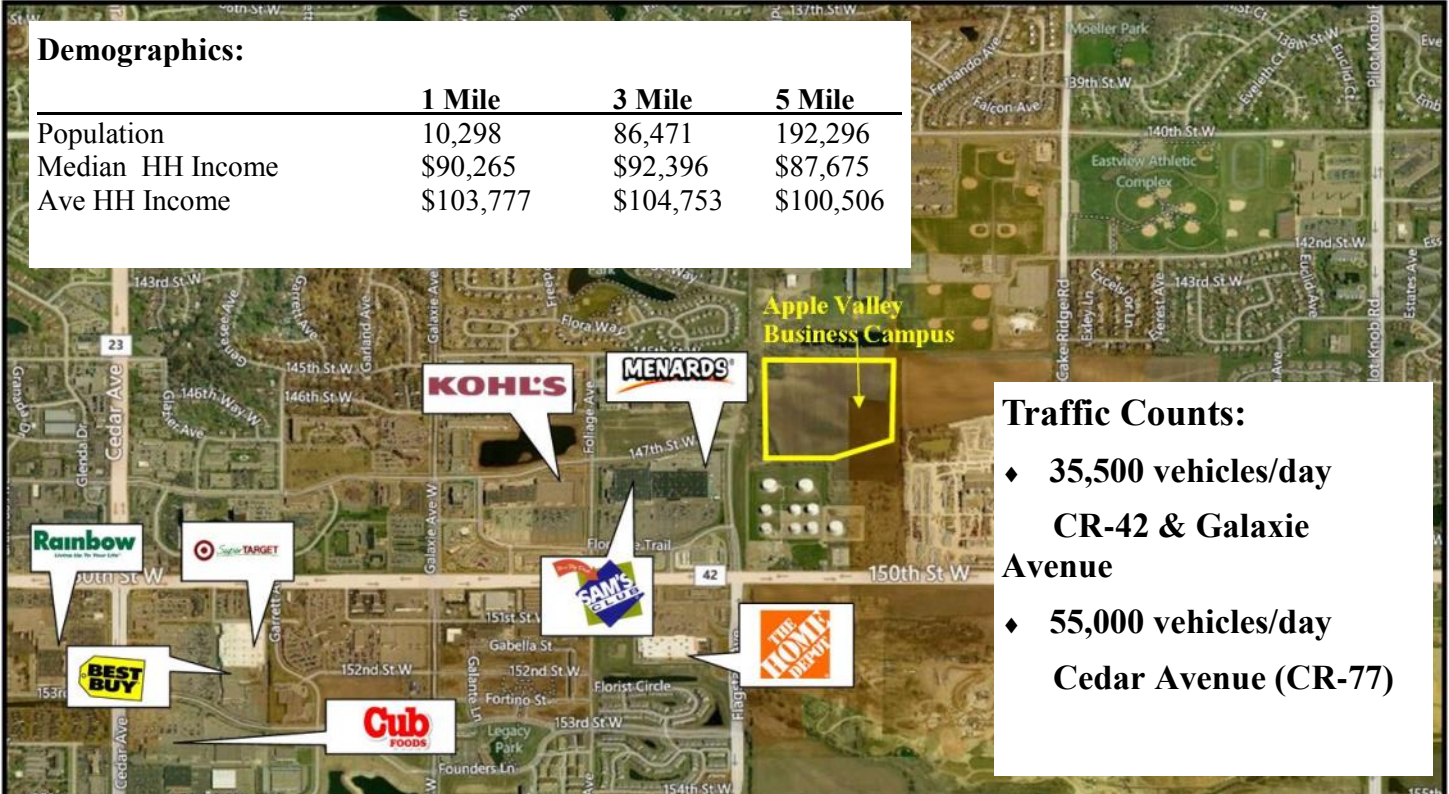


- ◆ Approx. 5,000 SF each suite
- ◆ Alternate options available
- ◆ Suite 108 available for 5,000 SF
- ◆ Lease Rate:
 - * \$3,000/month Base Rent
 - * \$1,084/month CAM/Additional Rent
 - * \$4,084/month Total Rent

Site Location

Demographics:

	1 Mile	3 Mile	5 Mile
Population	10,298	86,471	192,296
Median HH Income	\$90,265	\$92,396	\$87,675
Ave HH Income	\$103,777	\$104,753	\$100,506



Traffic Counts:

- ◆ 35,500 vehicles/day
CR-42 & Galaxie Avenue
- ◆ 55,000 vehicles/day
Cedar Avenue (CR-77)

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Apple Valley Business Campus (14608)

- ◆ Total 5,000 SF
- ◆ Office 1,250 SF including Rest Room
- ◆ Warehouse 3,750 SF
- ◆ (1) Dock & (1) Drive-In
- ◆ Drive In Door



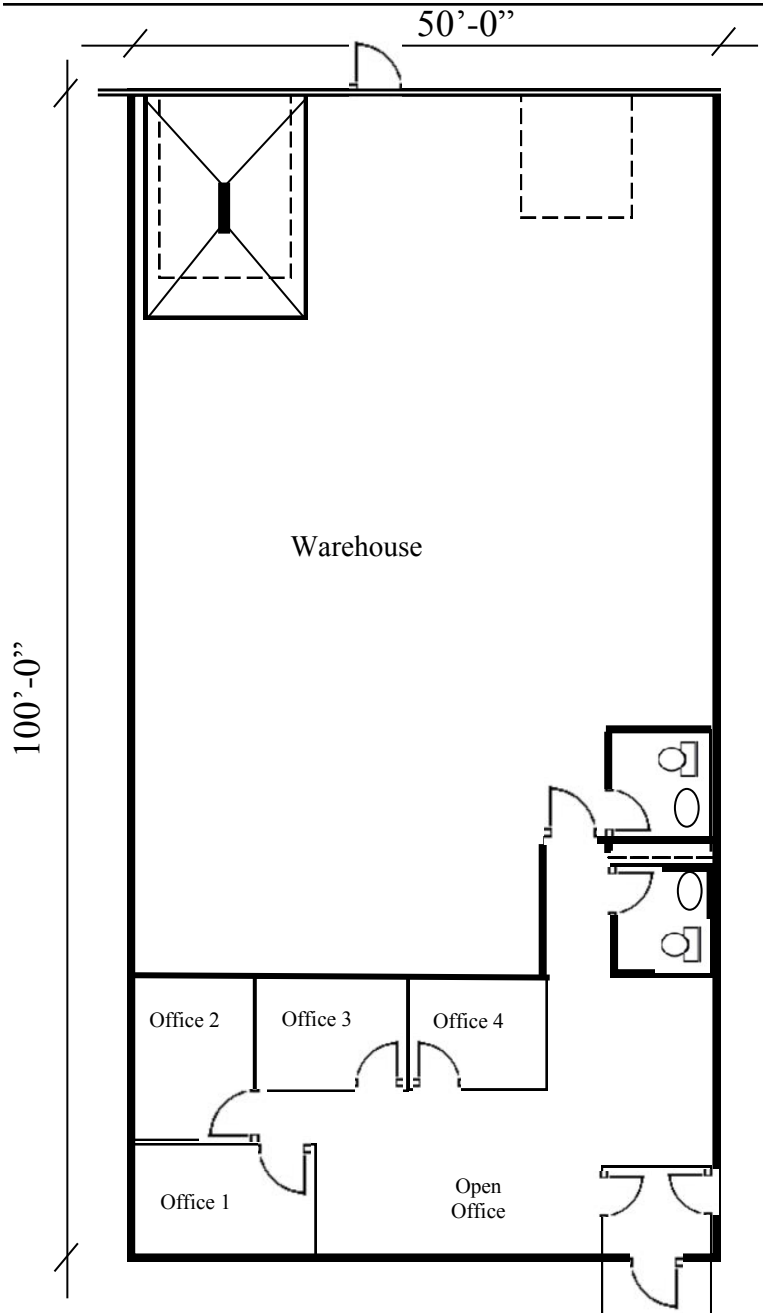
Rear Exterior View of Dock Door and Drive-In Doors



Example Interior Office Build-out



View of Dual-Entry/Vestibule, Bath & Access to Warehouse



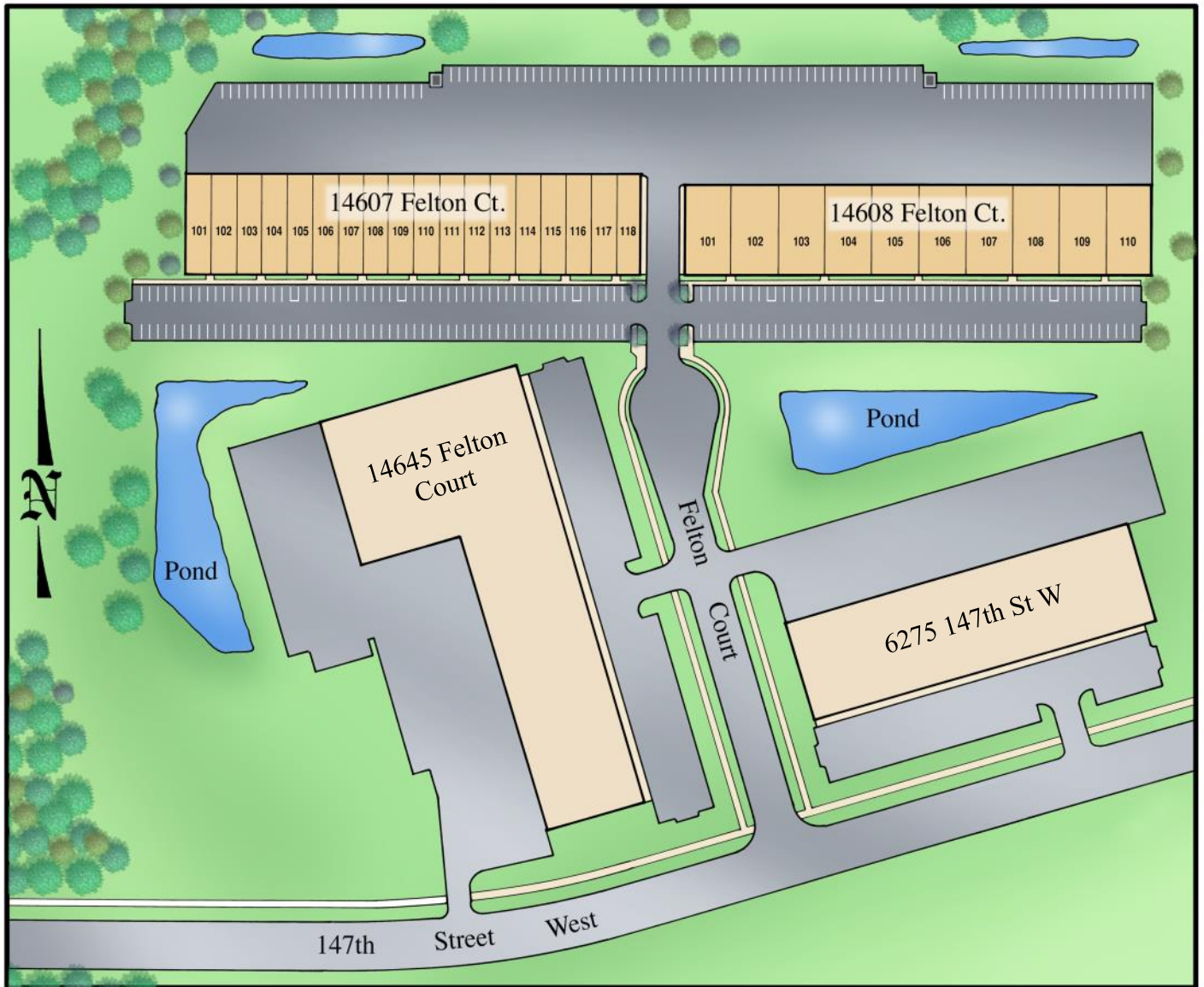
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Apple Valley Business Campus

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