

SOUTH METRO OFFICE WAREHOUSE FOR SALE

21370 HEYWOOD AVENUE, LAKEVILLE, MN 55044

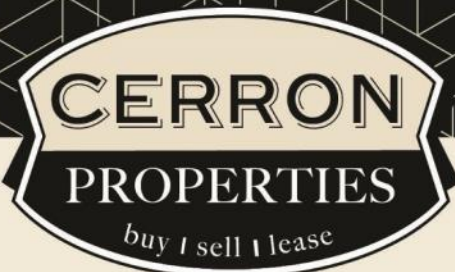


FOR SALE | OFFICE WAREHOUSE BUILDING



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044
WWW.CERRON.COM





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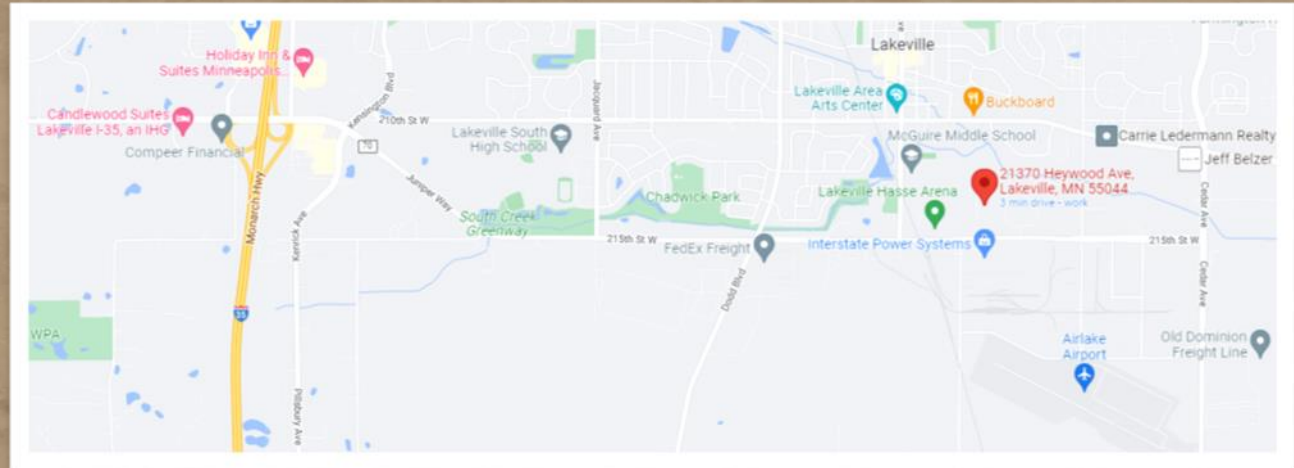
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■ PROPERTY HIGHLIGHTS

- Approx. 40,080 SF Building on 2.36 acre lot, including approx. 3,960 SF Office Space
- Zone I-1
- Built 1981; Remodeled 2015
- New Roof in 2021
- (1) One Drive-In Door (11'X13')
- (4) Four Dock Doors (3 with dock levelers)(1-8'x10', 3-8'x8')
- Power: 400A/208v 3-Phase
- 16' Clear Height
- Sprinklered
- 39 parking spaces
- Dakota County PID#: 22-11101-03-051
- 2023 Real Estate Taxes: \$62,610
- Asking price: \$4,500,000



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

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SUMMARY



TRAFFIC COUNTS:

- 9,100 vpd @ 215th St W & Hamburg Avenue
- 13,000 vpd @ 215th St W & Holyoke Avenue
- 12,600 vpd @ 125th St W & Cedar Avenue

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	4,707	26,091	79,413
Median HH Income	\$87,711	\$115,528	\$116,304
Avg HH Income	\$111,746	\$148,972	\$149,330

Source: ESRI, 2023 data

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OFFICE PICS



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WAREHOUSE PICS



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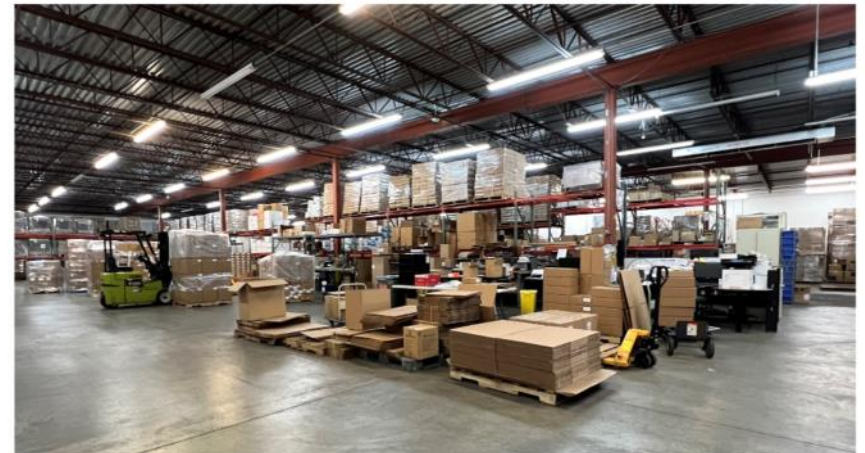


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WAREHOUSE PICS



- The warehouse space features four (4) dock doors—three with levels. Shown to the left are two images from two angles to show the location of each
- The image above shows the 16 ft. clear height
- The warehouse also utilizes radiant heat heaters which are ideal in this large warehouse space during Minnesota winters
- A new roof was installed in 2021
- The offices were remodeled in 2015
- Parking spaces total 39 in both the north and south lots (includes two handicapped spaces)

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WAREHOUSE PICS



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EXTERIOR PICS



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AREA MAP



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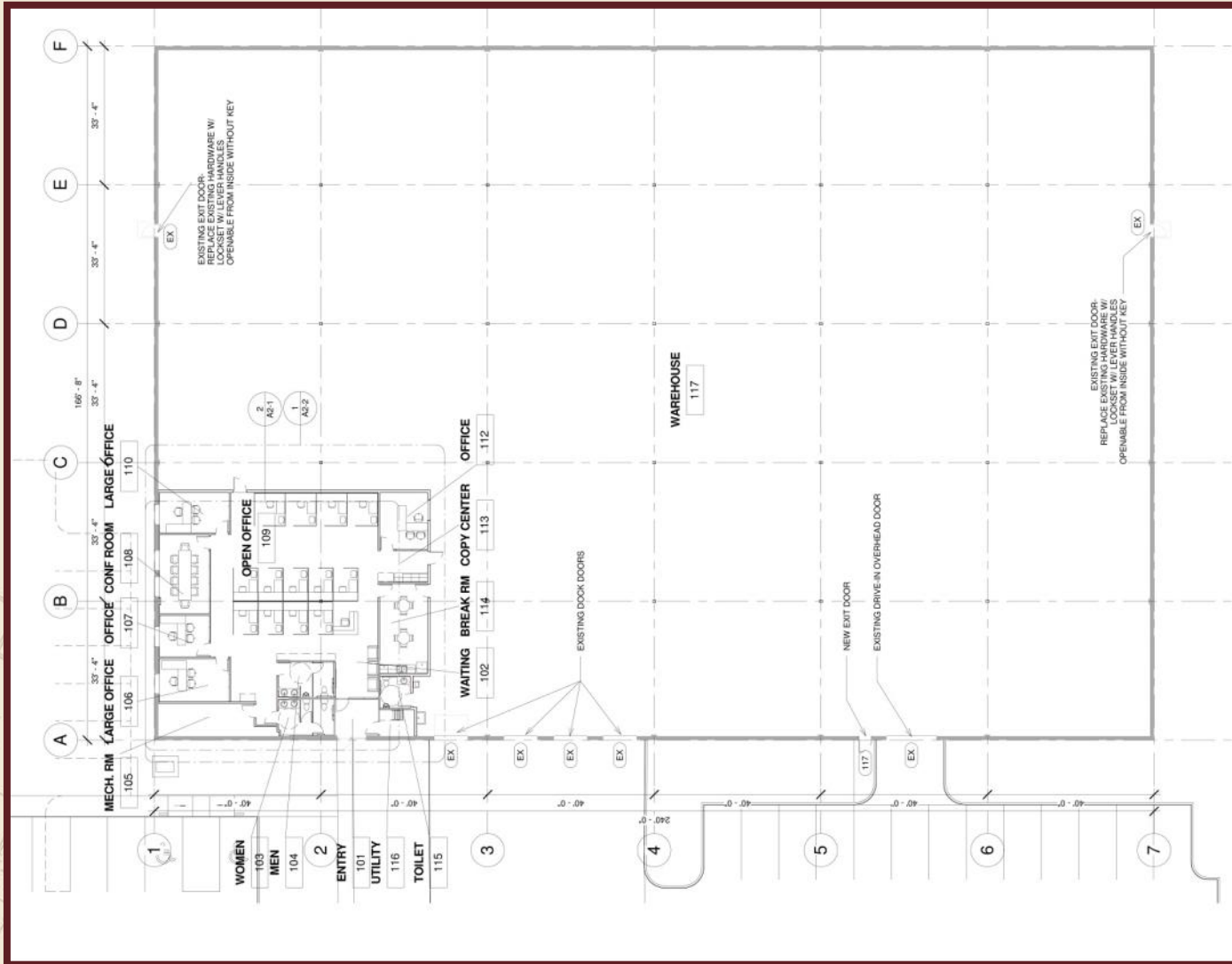


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OVERALL FLOOR PLAN



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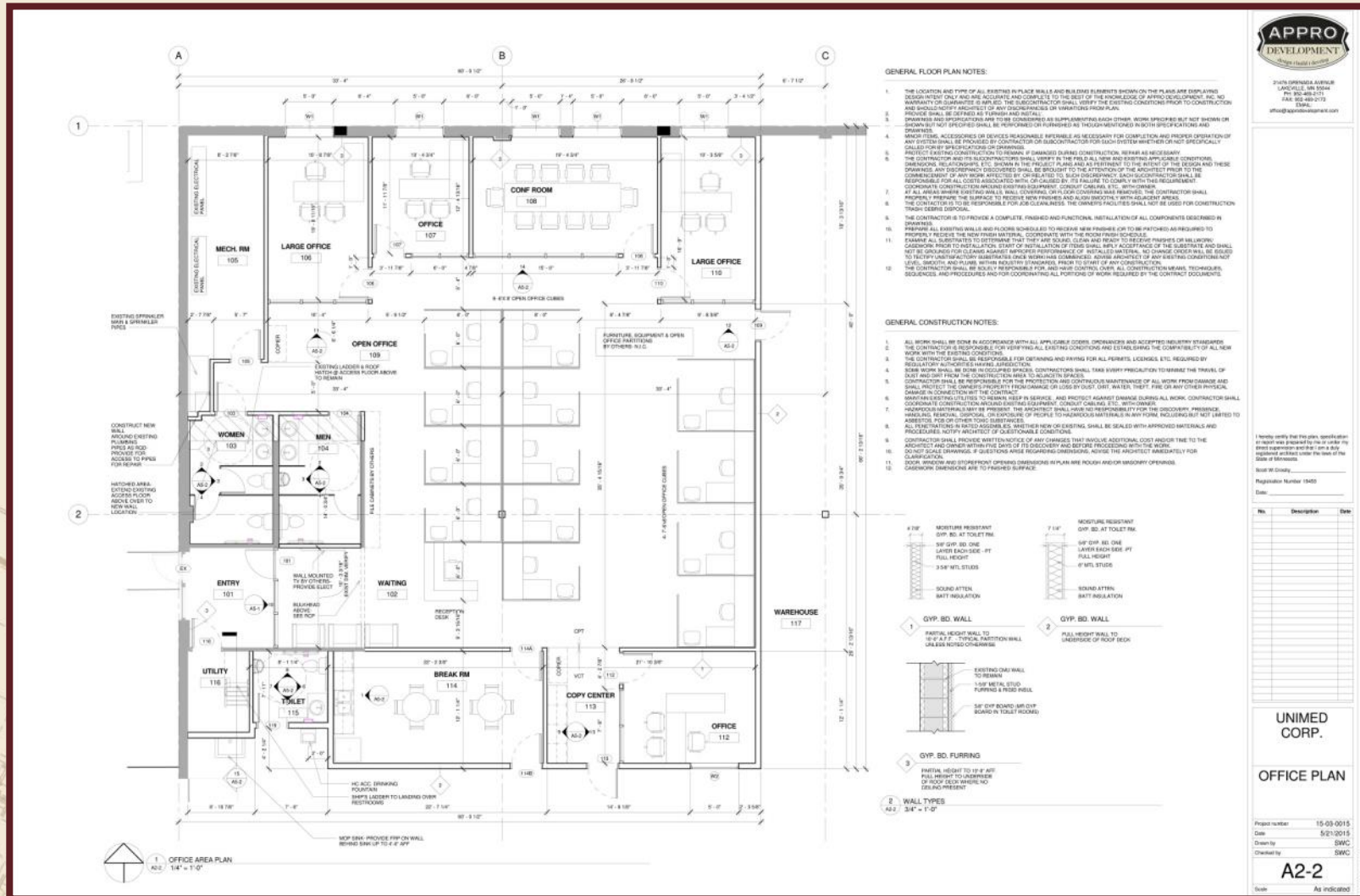


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OFFICE FLOOR PLAN

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let's get started!

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