

WAREHOUSE LEASE SPACE

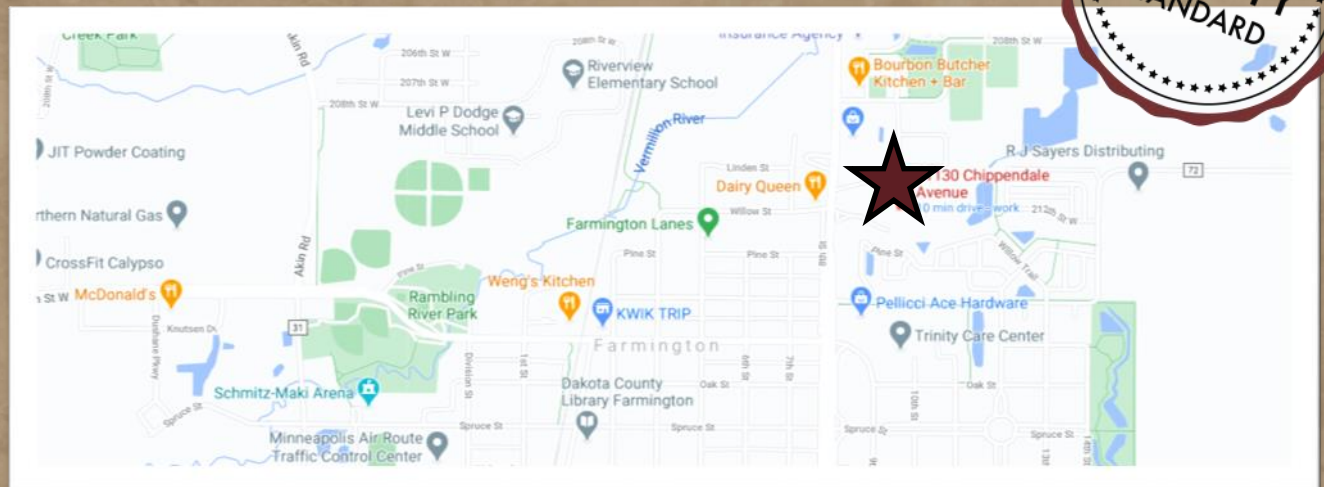
21130 CHIPPENDALE AVE, FARMINGTON, MN 55024

FOR LEASE | WAREHOUSE

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

PROPERTY HIGHLIGHTS

- 3 Warehouse Bays Available:
- 6,250 SF warehouse bay with one shared dock door
- 5,000 SF warehouse bay with one dock door
- 12,500 SF warehouse bay with two dock doors (space can be subdivided to 6,500 & 6,000 SF)
- Lease Rates: \$4.75/SF plus \$1.50/SF CAM/tax (see page 2)
- Zoned I-1
- Located on Highway 3 with easy access to major highways



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

WAREHOUSE LEASE SPACE

21130 CHIPPENDALE AVE, FARMINGTON, MN 55024

LEASE RATES

6,250 SF SPACE:

LEASE RATE: \$4.75/SF NET + CAM/TAX \$1.50/SF = \$3,255 TOTAL MONTHLY RENT

5,000 SF SPACE:

LEASE RATE: \$4.75/SF NET + CAM/TAX \$1.50/SF = \$2,604 TOTAL MONTHLY RENT

12,500 SF SPACE:

LEASE RATE: \$4.75/SF NET + CAM/TAX \$1.50/SF = \$ 6,510 TOTAL MONTHLY RENT



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FLOOR PLAN

WAREHOUSE LEASE SPACE

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WAREHOUSE BAY

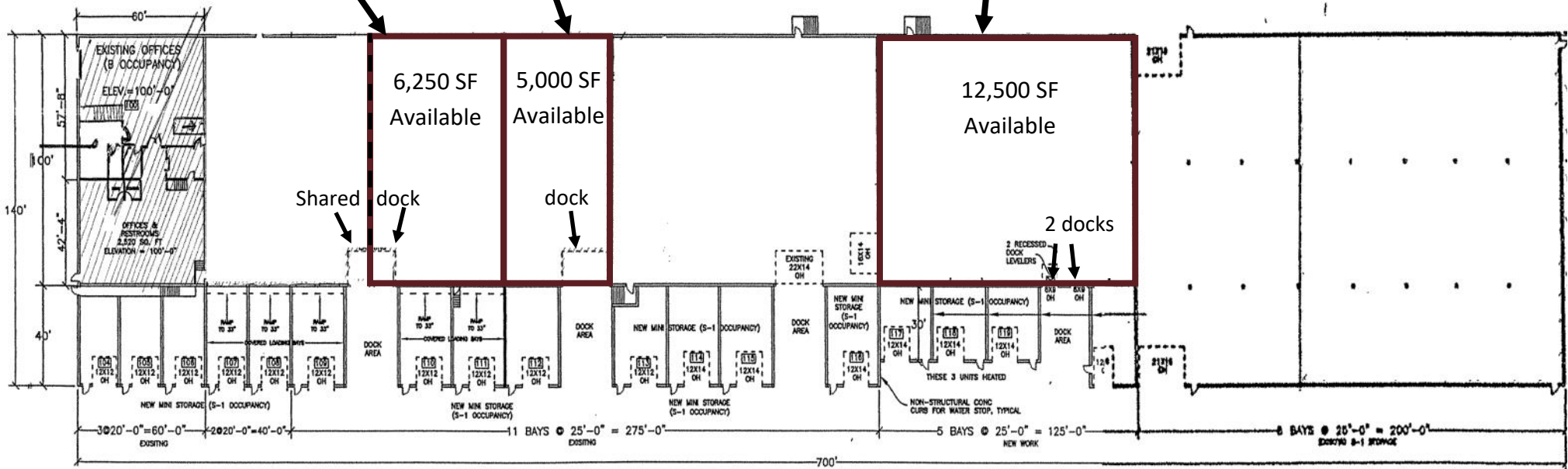
6,250 SF Bay Available
HEATED
SHARED DOCK DOOR

WAREHOUSE BAY

5,000 SF Bay Available
DOCK DOOR

WAREHOUSE BAY

12,500 SF Bay Available
(can subdivide to 6,500 & 6,000 SF)
HEATED
2 SHARED DOCK DOORS



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let's get started!

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