

# WAREHOUSE LEASE SPACE

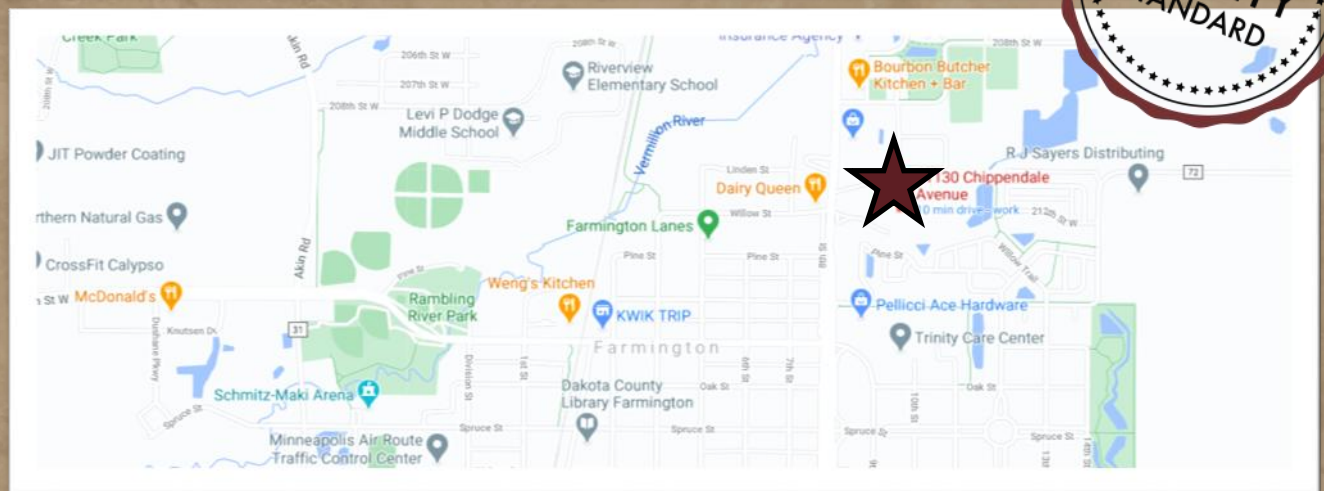
21130 CHIPPENDALE AVE, FARMINGTON, MN 55024

FOR LEASE | WAREHOUSE

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

## PROPERTY HIGHLIGHTS

- One Warehouse Bay Available:
- 5,500 SF warehouse bay (includes two shared dock doors)
- Lease Rate: \$4.75/SF Base plus \$1.50/SF CAM/tax  
Total Rent = \$2,864.50/month
- Zoned I-1
- Located on Highway 3 / Chippendale Avenue 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.

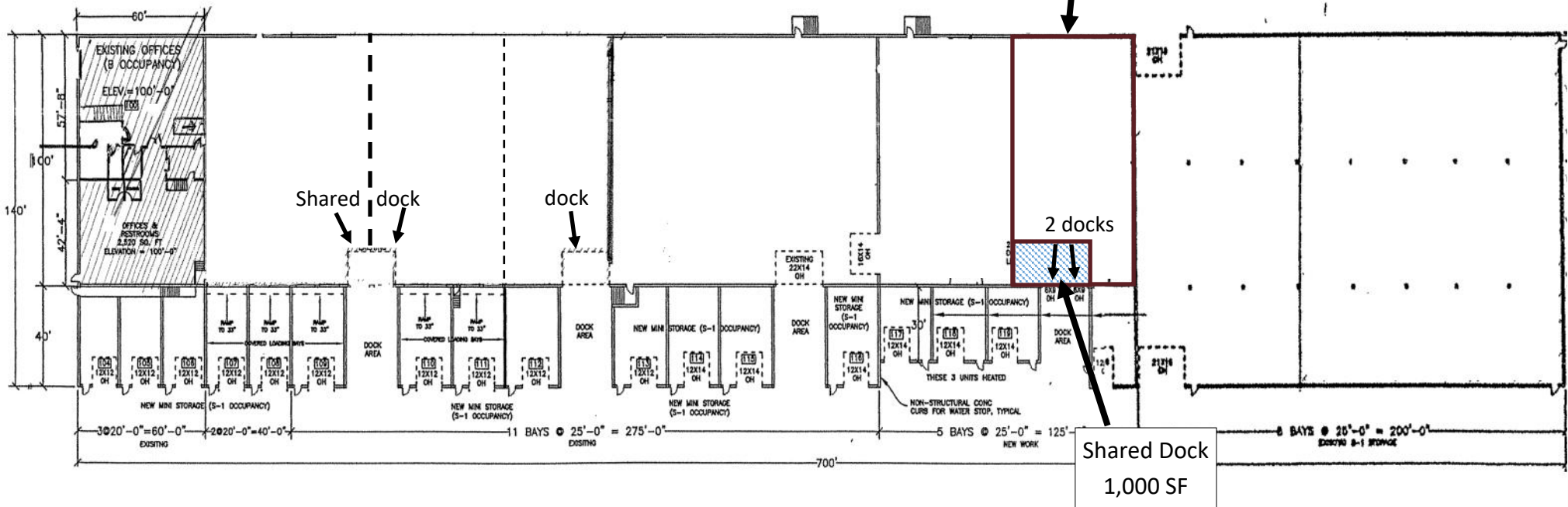


For more information,  
please contact:  
**Rocky Ranch**  
**952.583.6135**  
rockyr@cerron.com

# FLOOR PLAN

# WAREHOUSE LEASE SPACE 21130 CHIPPENDALE AVE, FARMINGTON, MN 55024

**WAREHOUSE BAY**  
5,500 SF Bay Available  
(5,000 SF Bay + 500 SF Shared Dock Area)  
HEATED  
2 SHARED DOCK DOORS



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