

# WAREHOUSE LEASE SPACE

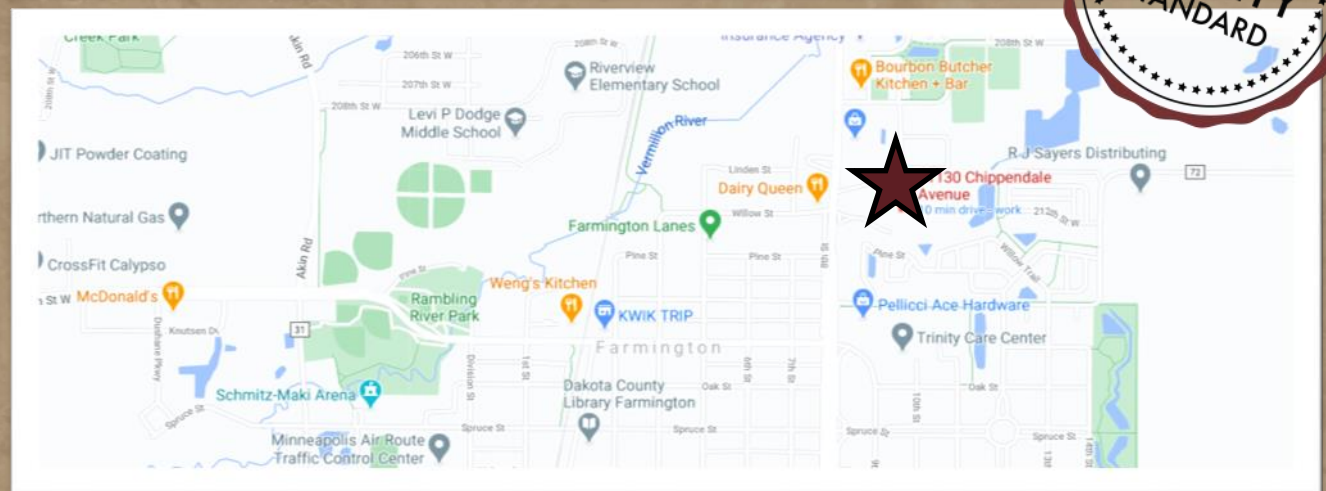
21130 CHIPPENDALE AVE, FARMINGTON, MN 55024

FOR LEASE | WAREHOUSE

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

## PROPERTY HIGHLIGHTS

- Two Warehouse Bays Available:
  - \*6,250 SF warehouse bay with one shared dock door  
Lease Rate: \$4.75/SF Net + CAM/tax \$1.35/SF = \$3,180  
Total Monthly Rent
  - \*12,500 SF warehouse bay with two shared dock doors (spaced can be subdivided to 6,500 & 6,000 SF)  
Lease Rate: \$4.75/SF Net + CAM/tax \$1.35/SF = \$6,360  
Total Monthly Rent (for 12,500 SF)
- 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



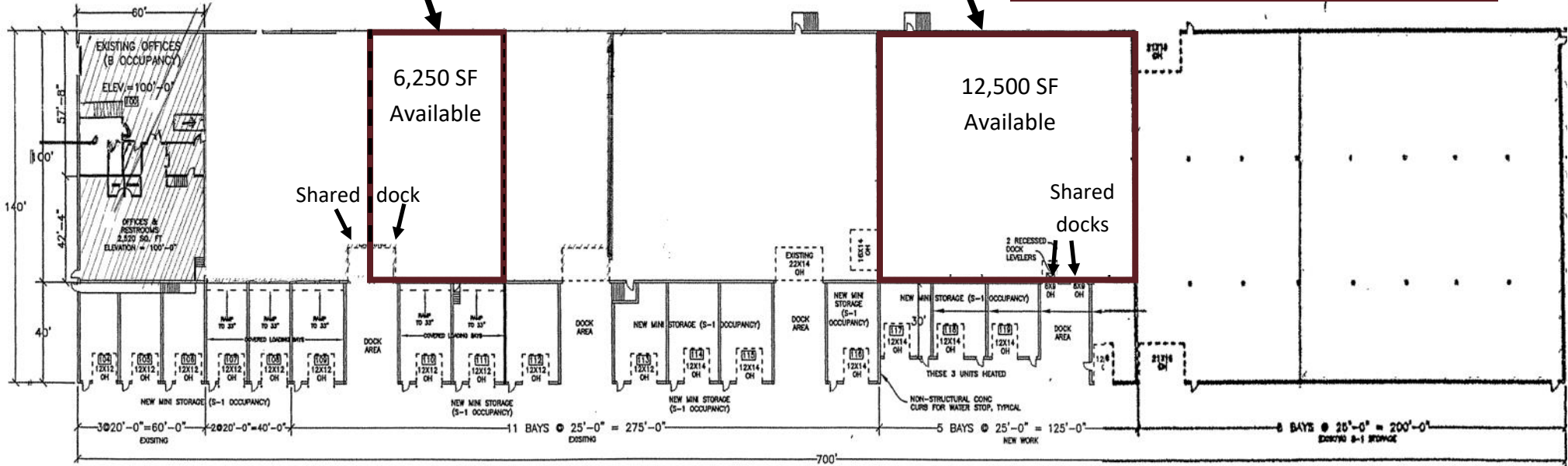
# WAREHOUSE LEASE SPACE

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## FLOOR PLAN

**WAREHOUSE BAY**  
6,250 SF Bay Available  
HEATED  
SHARED 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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