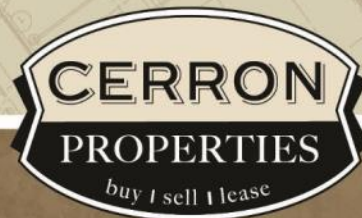


# APPLE VALLEY BUSINESS CAMPUS—III

6275 147TH STREET WEST, APPLE VALLEY, MN 55124

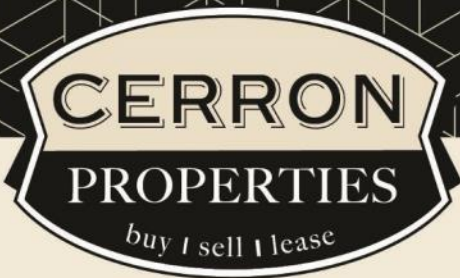


FOR LEASE | OFFICE WAREHOUSE SPACE



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044  
[WWW.CERRON.COM](http://WWW.CERRON.COM)





# APPLE VALLEY BUSINESS CAMPUS—III

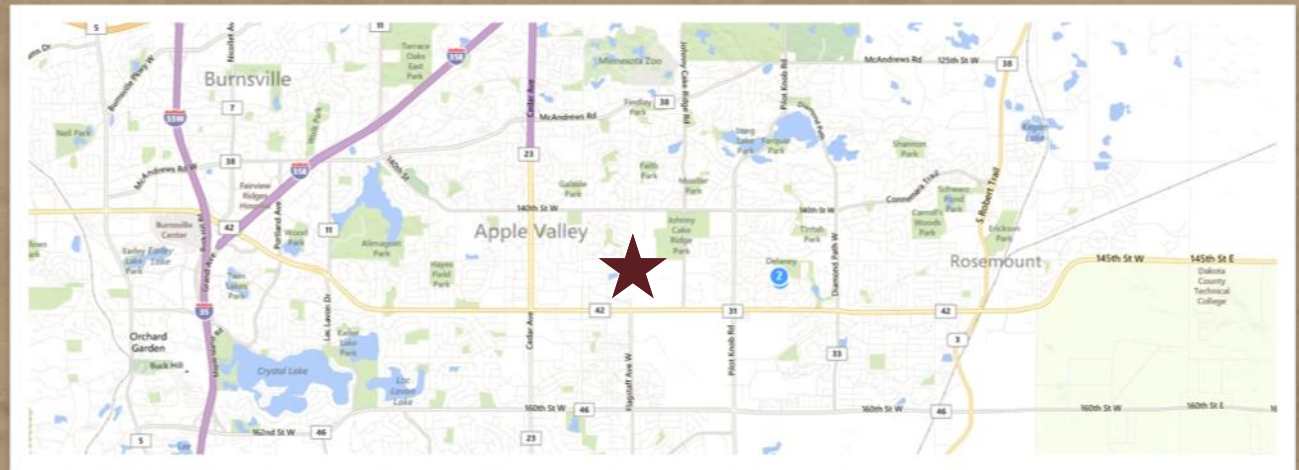
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## ■ PROPERTY HIGHLIGHTS

- Office Warehouse space available!
- Apple Valley Business Campus is located in a great location in Apple Valley (just a block away from Sam's Club, Kohl's, and many area restaurants)
- Current Availability:  
Suite 104—approx. 5,280 SF (including 1,250 SF office)
- One drive-in & one dock door
- I-2 Zoning
- Ideal for: Office/Warehouse, Instructional Athletic, Manufacturing, Distribution, or Show Room
- Lease Rate: \$3,500/month base + \$1,730/mo. CAM & Tax = \$5,230/month TOTAL RENT



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

# APPLE VALLEY BUSINESS CAMPUS—III

6275 147TH STREET WEST, APPLE VALLEY, MN 55124

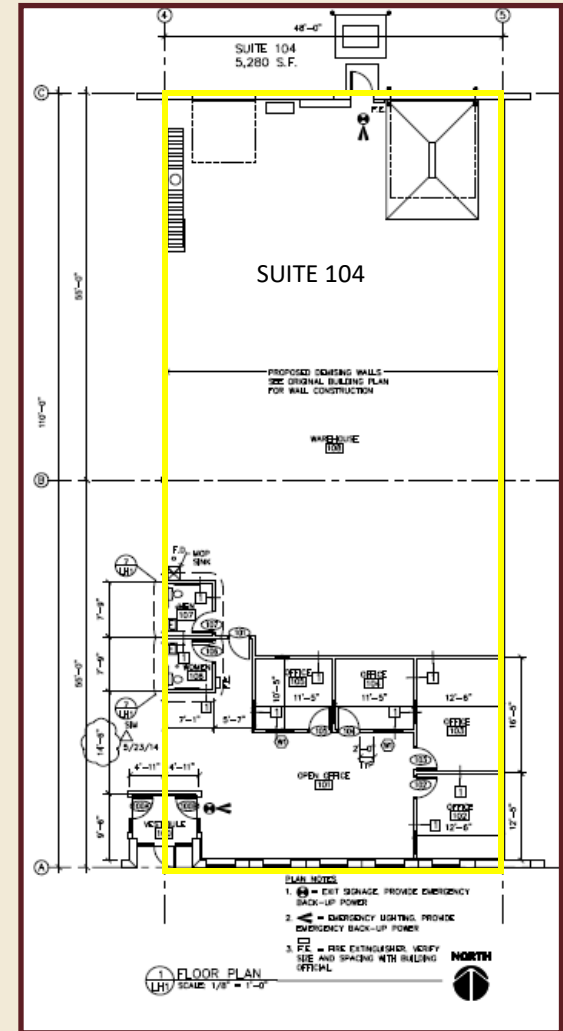
## AMENITIES:

- Drive-In Door—12'W X 14'H
- Great Truck Access
- Dock Door
- 19' clear height
- State of the Art Communications
- 480v Power
- Forced Air Heat
- Office—Heat and Air Conditioned



## DEMOGRAPHICS:

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



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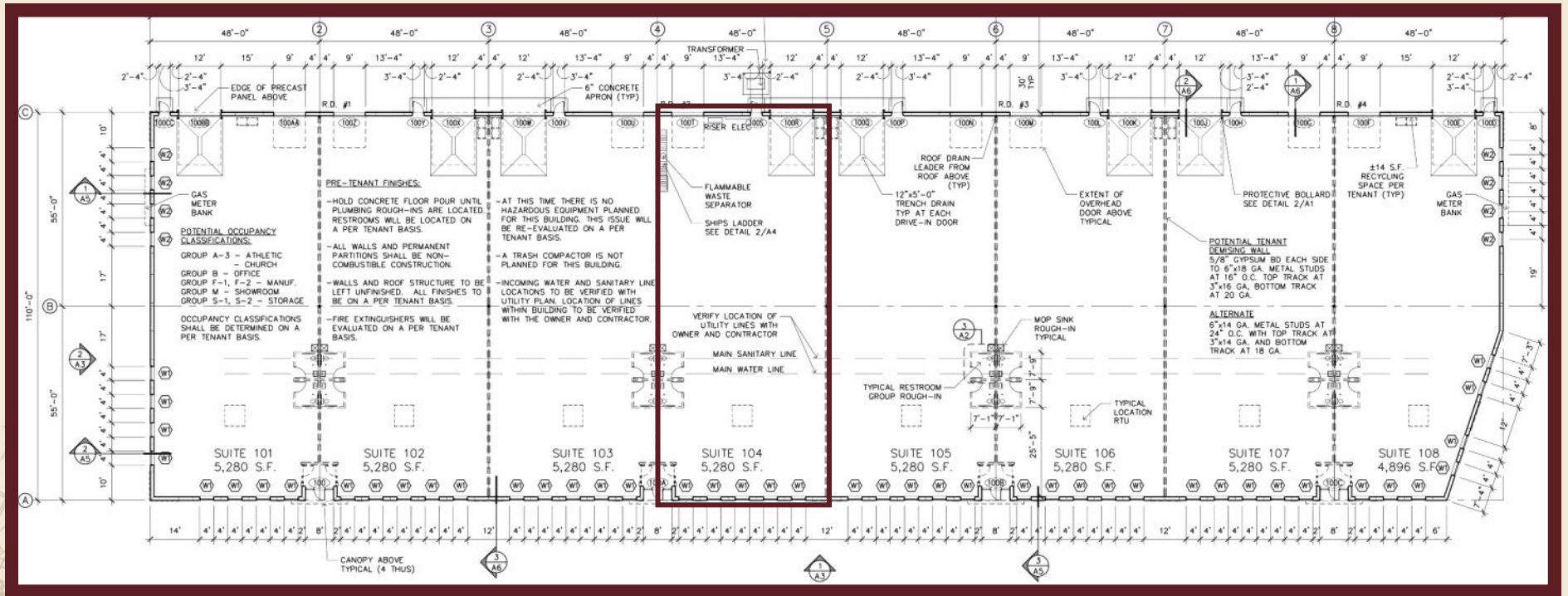


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# APPLE VALLEY BUSINESS CAMPUS—III

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## OVERALL FLOOR PLAN



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# APPLE VALLEY BUSINESS CAMPUS—III

6275 147TH STREET WEST, APPLE VALLEY, MN 55124

## AREA MAP

### ■ TRAFFIC COUNTS:

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



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*let's get started!*

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