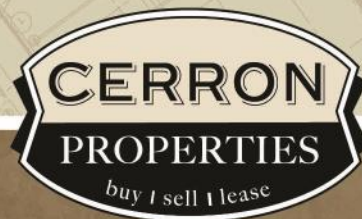


# SOUTH METRO OFFICE/WAREHOUSE SPACE

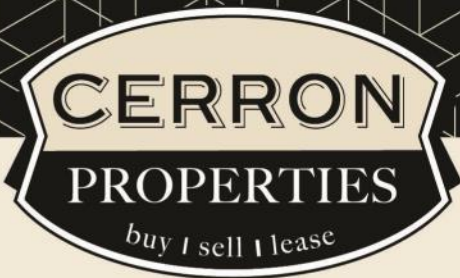
21034 HERON WAY, SUITE 105, LAKEVILLE, MN 55044



FOR LEASE | OFFICE / WAREHOUSE



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044  
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# SOUTH METRO OFFICE/WAREHOUSE SPACE

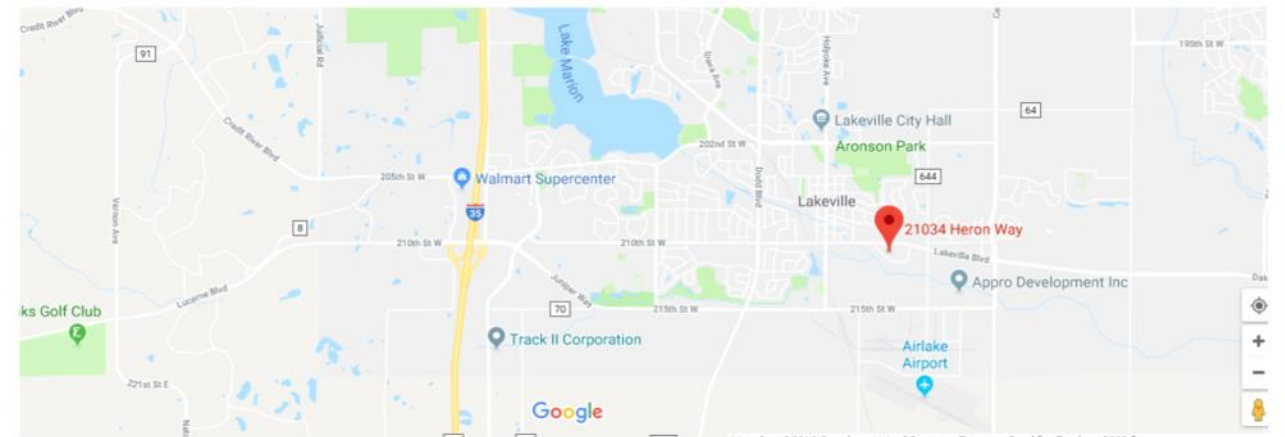
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## ■ PROPERTY HIGHLIGHTS

- Suite 105: 3,000 SF Available Office/Warehouse Suite (approx. 700 SF Office & approx. 2,300 SF Warehouse) - Available 2/1/25
- Approved for athletic/recreational use
- Excellent Lakeville location
- (1) Drive-in door
- Office area with reception and restroom
- Ample parking
- \$1,850/month Net Lease
- \$1,157.50/month operating expense
- Total Rent: \$3,007.50/month



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.

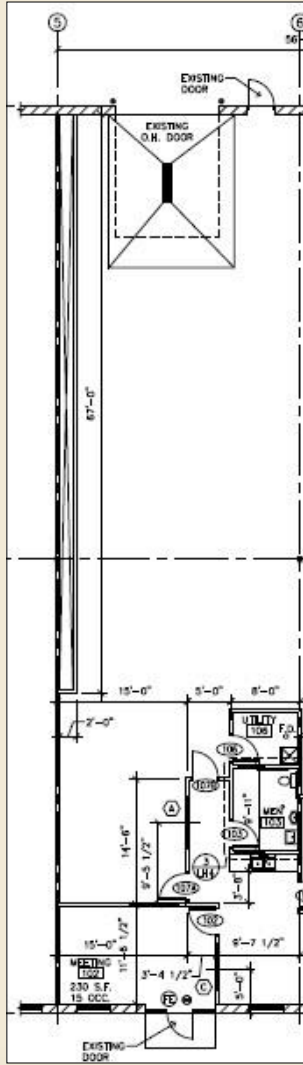
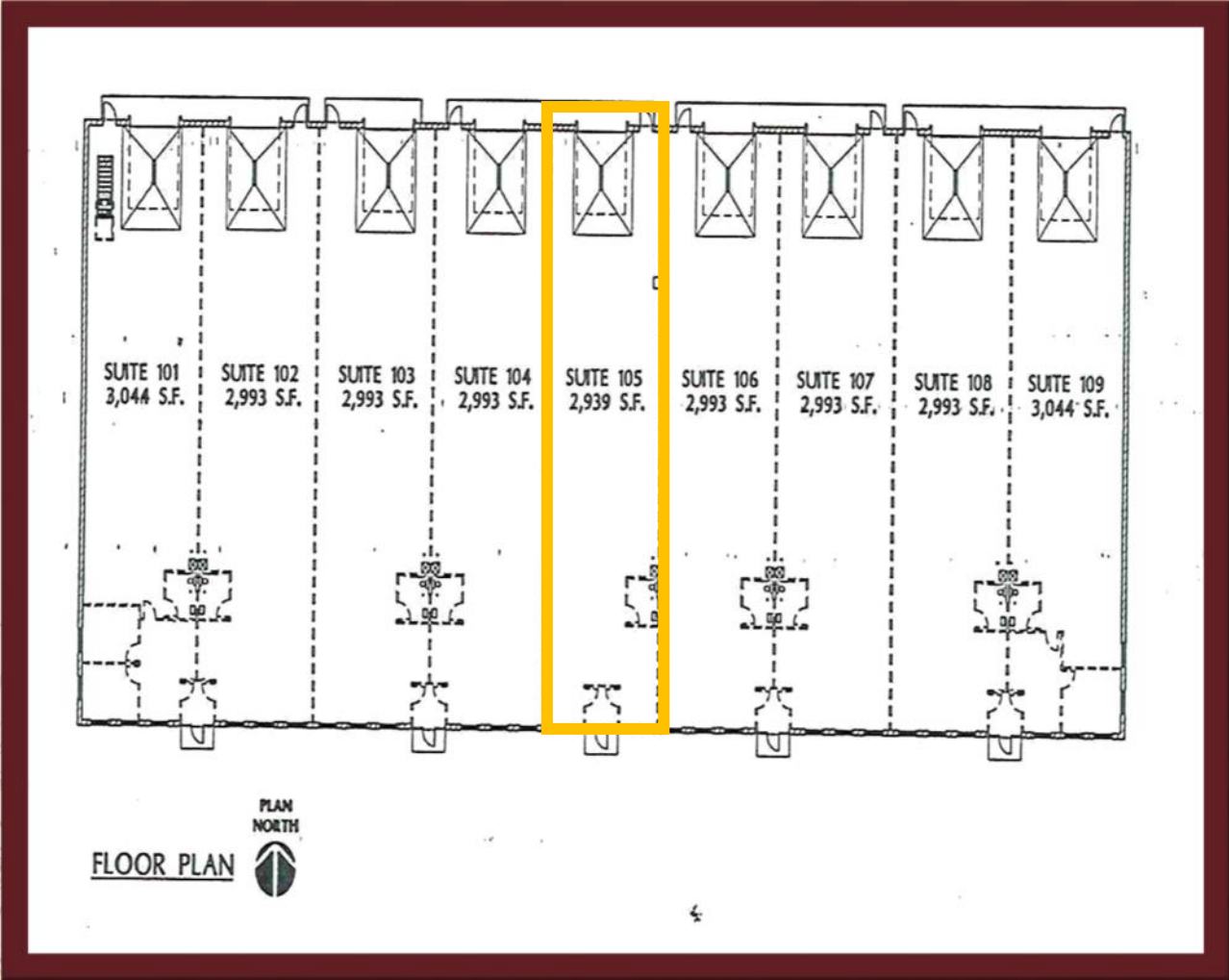


For more information,  
please contact:  
**Bruce Rydeen**  
**952.469.9444**  
brucer@cerron.com

# SOUTH METRO OFFICE/WAREHOUSE SPACE

21034 HERON WAY, SUITE 104, LAKEVILLE, MN 55044

## FLOOR PLAN



SUITE 105

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*Let's get started!*

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