

# OFFICE WAREHOUSE BUILDING

21033 HERON WAY, LAKEVILLE, MN 55044

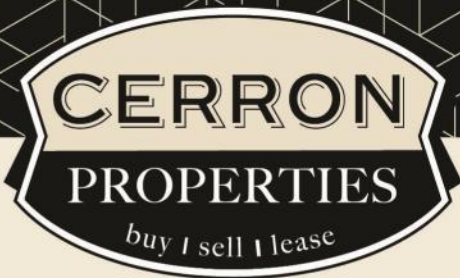


FOR LEASE | OFFICE WAREHOUSE



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





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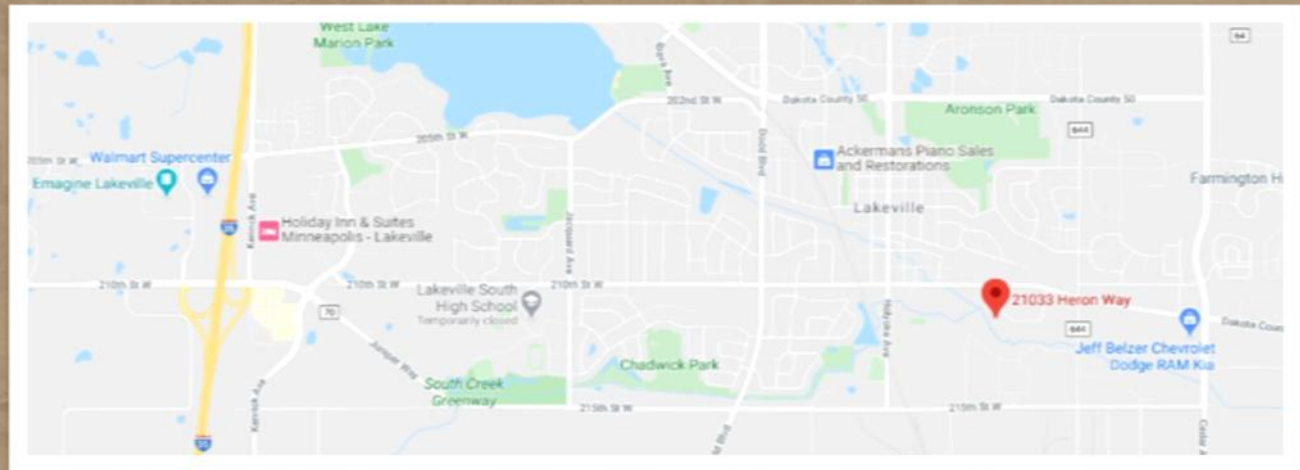
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## ■ PROPERTY HIGHLIGHTS

- 10,120 Total SF Building on 0.91 Acre Site
  - Office—1,480 SF
  - Warehouse—7,160 SF
  - Mezzanine—1,480 SF
- 1 Dock Door
- 2 Drive-In Doors
- 18 ft. Clear Height
- Power: 600A/208V
- Full LED Warehouse Lights
- Zoning: I-1 Light Industrial
- Near Airlake Airport and I-35
- Lease Rate:
  - \$6,300/Month Net Rent +
  - \$3,103/Month CAM/tax =
  - \$9,403/Month Total



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



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

SITE

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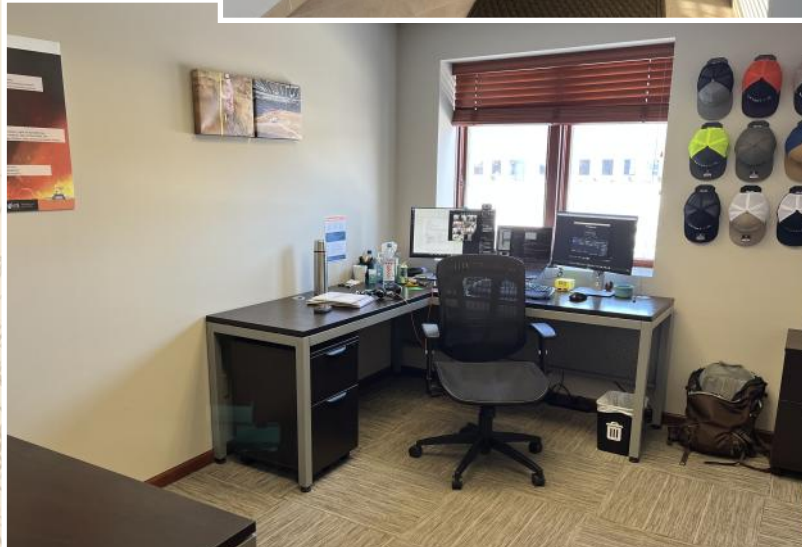


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## INTERIOR PICS

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## EXTERIOR PICS



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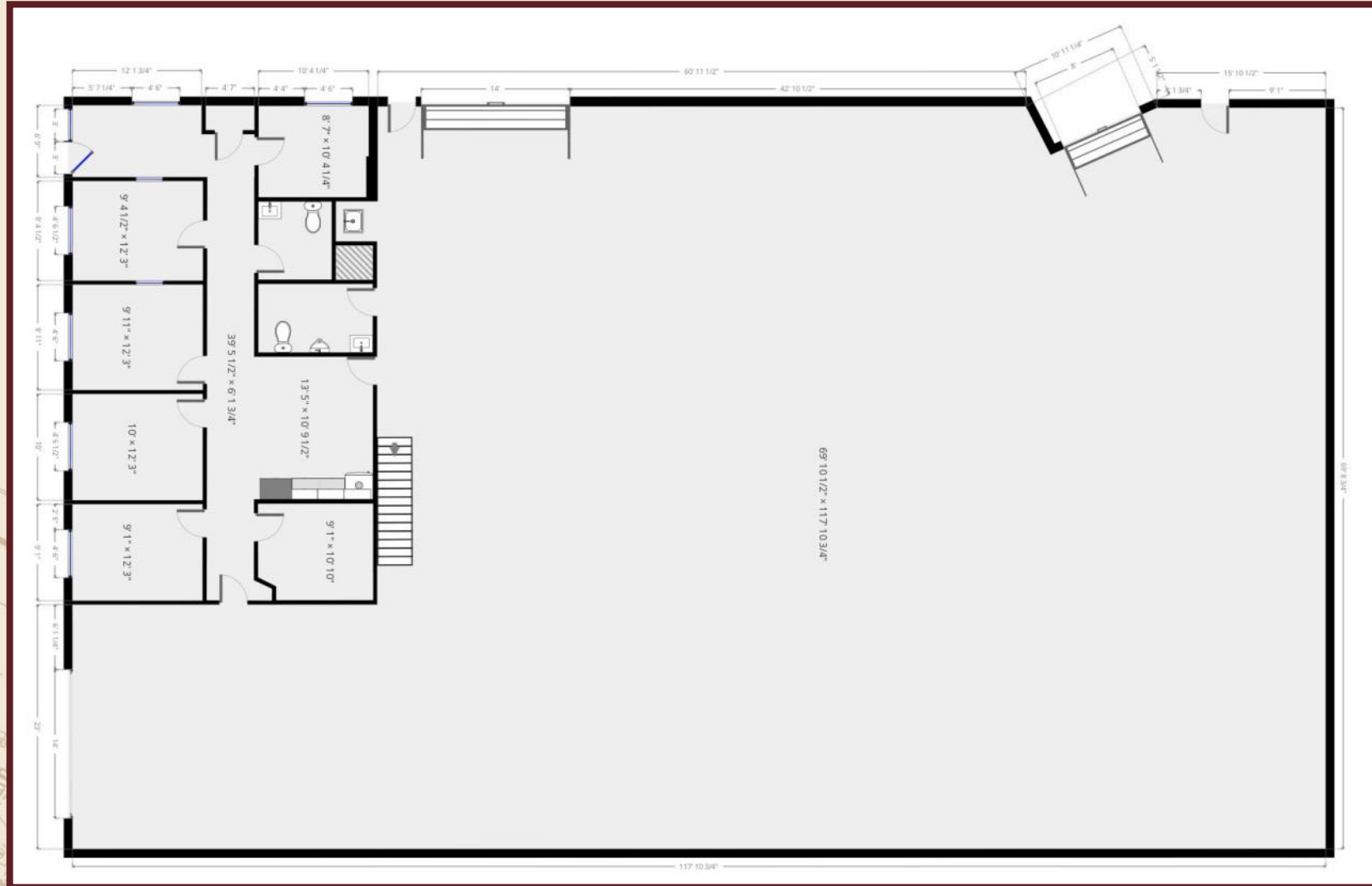


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## FLOOR PLAN—MAIN



Please note: Floor plans are for illustration purposes and all dimensions are approximate.

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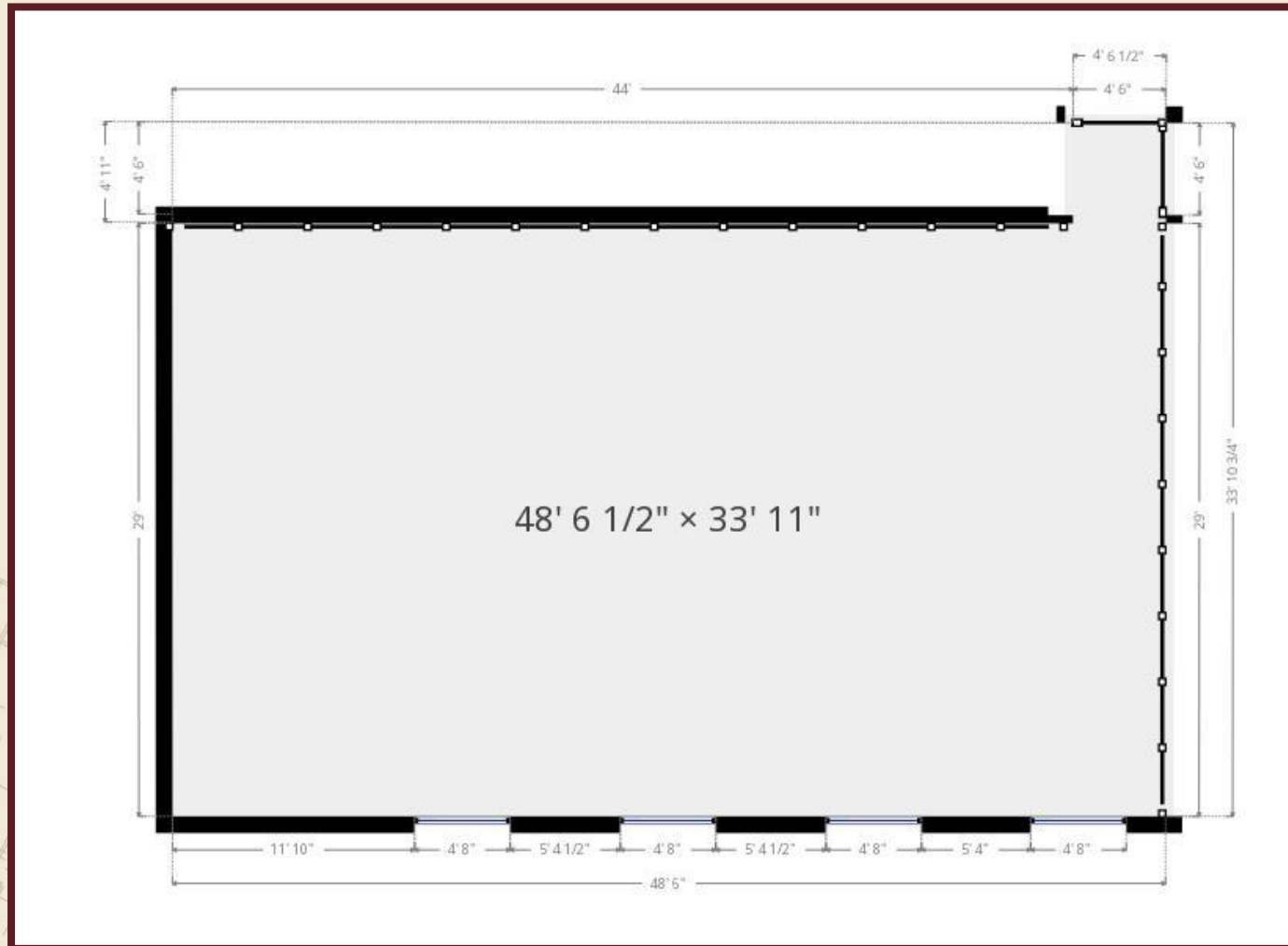


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## FLOOR PLAN—MEZZ.



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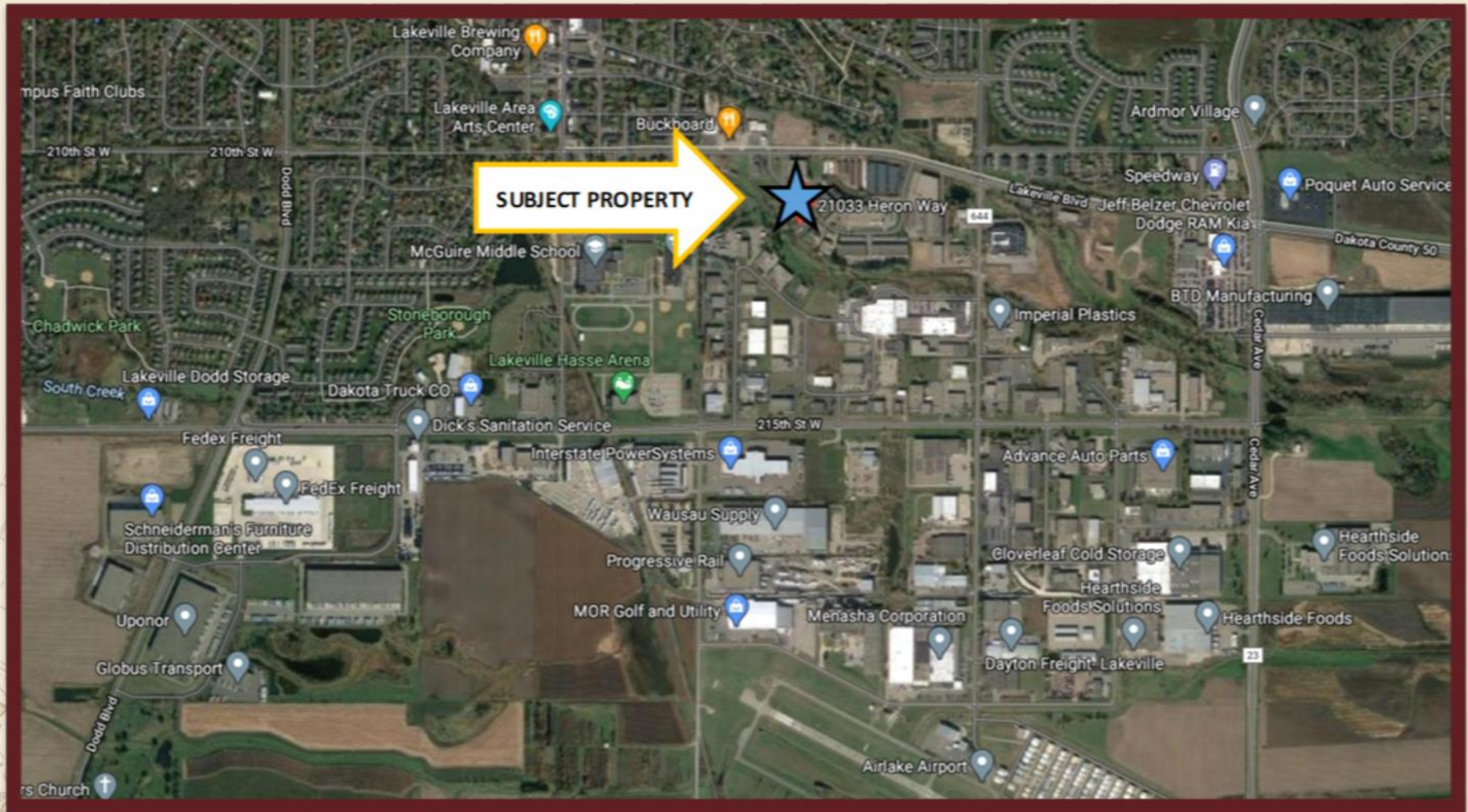
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## AREA MAP



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*let's get started!*

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