OFFICE / WAREHOUSE / SHOP BUILDINGS with OUTDOOR STORAGE

4300 220th STREET W, FARMINGTON, MN 55024

FOR SALE | OFFICE / WAREHOUSE / SHOP / OUTDOOR STORAGE

CERRON PROPERTIES
buy | sell | lease

CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044
WWW.CERRON.COM

OFFICE WAREHOUSE SHOP BUILDINGS

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PROPERTY HIGHLIGHTS

- Former Dakota Electric Property
- Main Building—91,424 SF
- Service Shop Building—13,616 SF
- Site—19.97 acres (19.28 acres net of ROW)
- Outdoor storage—approx. 260,000 SF (6 acres)
- Available Q3 2027
- Seller open to sale/lease back
- Dakota County PID#: 14-00600-27-012
- 2025 RE Taxes: $171,034
- Year built: 1978 (additions in 1989 and 1993)
- Zoning: Industrial
- Approx. 8 miles to I-35 and Approx. 9 miles to MN-52
- Asking Price: $11,250,000

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:
Darby Regan
651.583.4492
darbyr@cerron.com

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

SUMMARY

OFFICE WAREHOUSE SHOP BUILDINGS

4300 220th STREET W, FARMINGTON, MN 55024

PROPERTY HIGHLIGHTS

- 91,424 SF Main Building
- 13,616 SF Service Shop Building
- 19.97 Acres with outdoor storage (19.28 Net ROI)
- Exterior electrical plug-ins
- Furniture, racking, hoists, cranes to remain
- Ample parking—approx. 300 spaces
- Covered fuel station
- Industrial outdoor storage (IOS)
- Land available for building expansion
- Two (2) cell towers
- Fenced yard
- Fitness center

BUILDING FEATURES

Building Sizes: Main Building—Approx. 91,424 SF
54,424 SF Existing Office
28,758 SF Heated Warehouse/Service
7,938 SF Enclosed Dock/Storage
Service Shop Building—Approx. 13,616 SF
10 drive-in doors each side, infloor and overhead heat

Total Bldg Area: Approx. 105,040 SF

Outside Storage: Approx. 260,000 SF (6 acres)

Zoning: Industrial

Year Built: 1978 (additions in 1989 and 1993)

Power: Heavy power (480/277 Volts with 2,000 Amp Service) and back up generator

Cranes: 1 Ton in warehouse and 3 Ton in wash bay

Clear Heights: 14.5′ clear height in office area, 18′ clear height in warehouse/shop

Ceiling: Span-crete concrete ceiling

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FLOOR PLAN—MAIN BUILDING

OFFICE WAREHOUSE BUILDINGS

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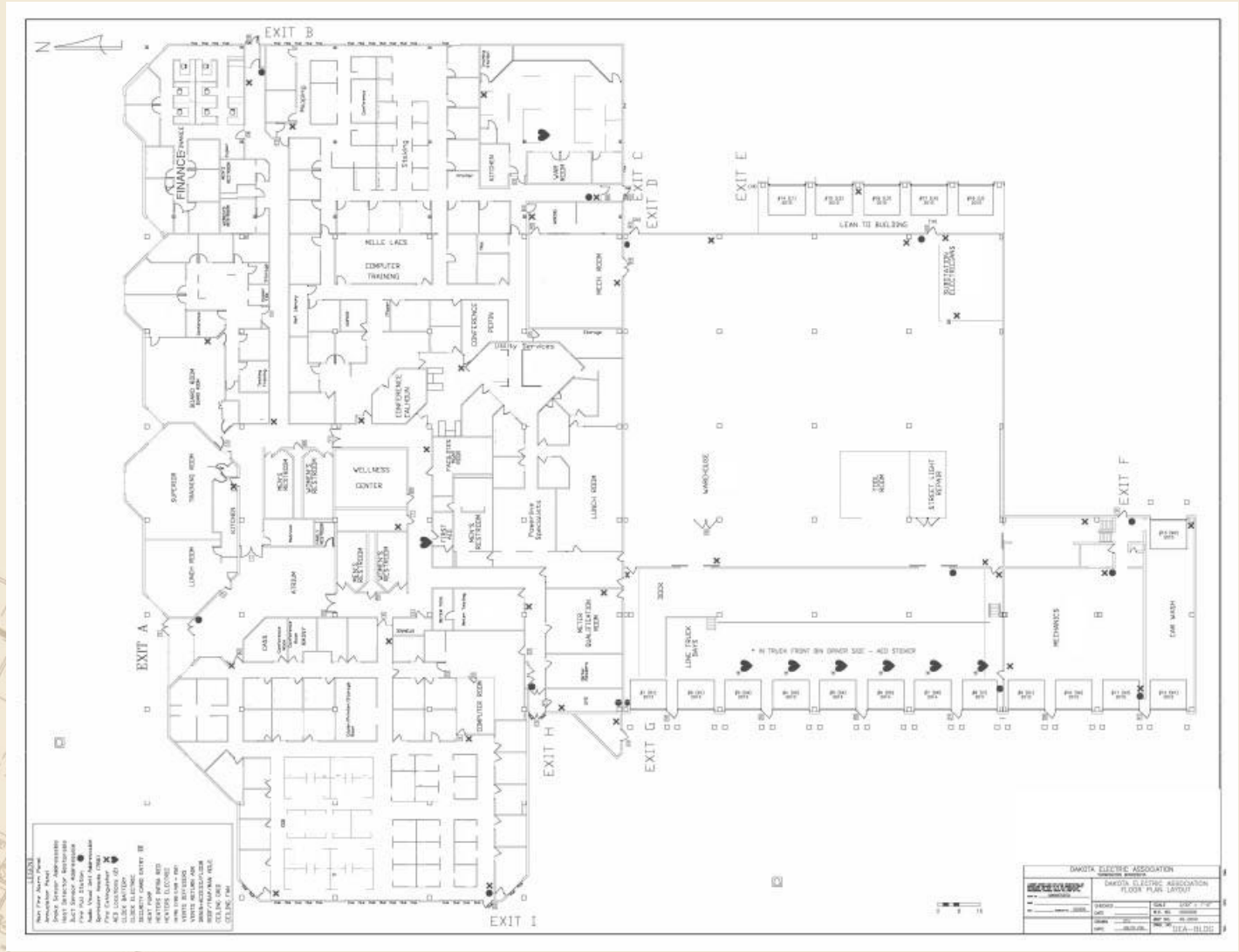

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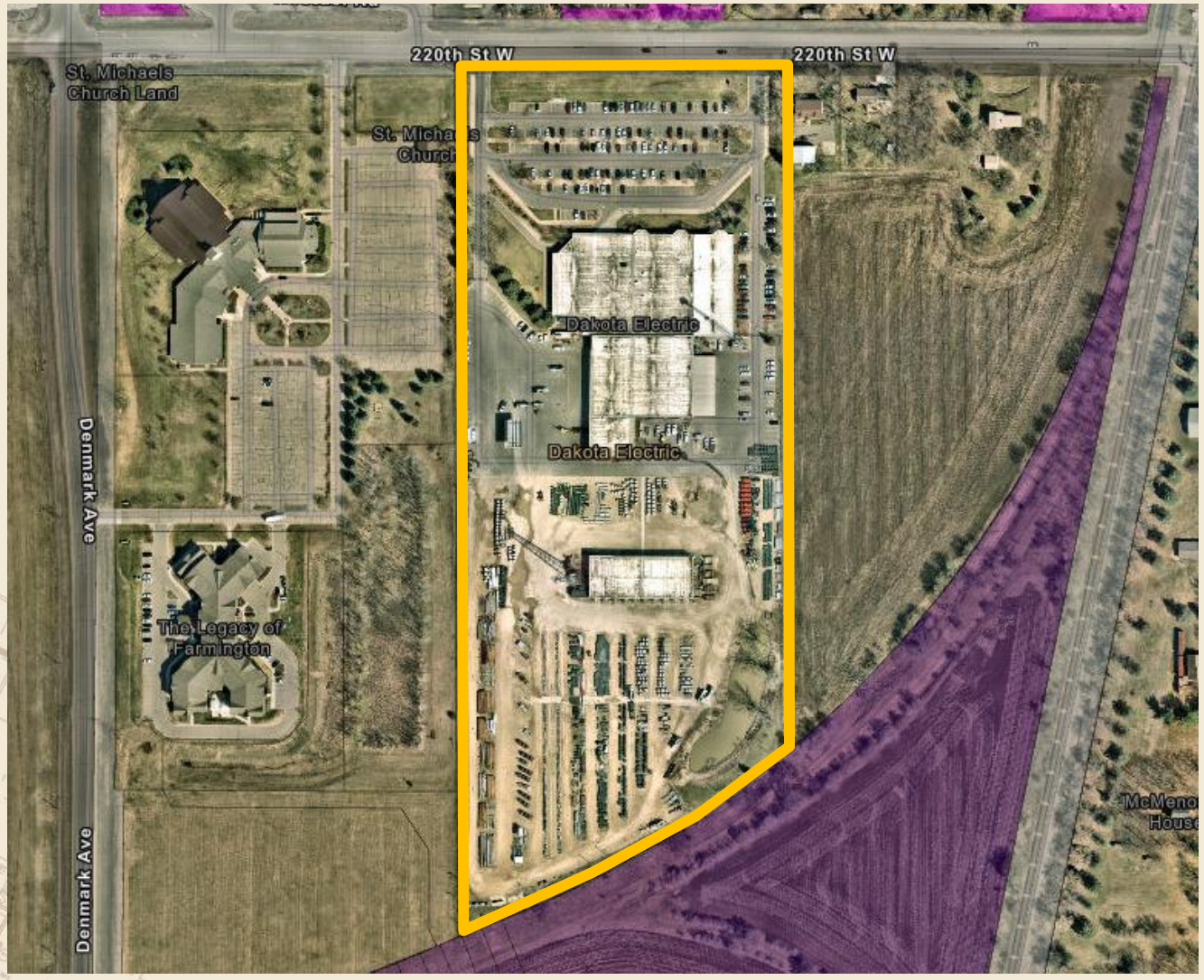
COUNTY AERIAL



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PROPERTY CARD

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Property Card	Parcel ID Number 14-00600-27-012

Owner Information
Fee Owner
DAKOTA ELECTRIC ASSN
Mailing Address
4300 220TH ST W
FARMINGTON MN 55024-9583

Property Address
Address
4300 220TH ST W
Municipality
FARMINGTON

Parcel Information			
Sale Date		Total Acres	19.96
Sale Value	$0.00	R/W Acres	0.69
Uses	COMMERCIAL-PREFERRED	Water Acres	
		Plat	SECTION 6 TWN 113 RANGE 19
		Lot and Block	6 113 19
		Tax Description	E 597.97 FT OF W 1/2 OF NW 1/4 LYING N OF N R/W RR

2025 Building Characteristics (payable 2026)*					
Building Type	OFFICE	Year Built	1978	Bedrooms	0
Building Style		Foundation Sq Ft	NOT APPL	Bathrooms	0.00
Frame		Above Grade Sq Ft		Garage Sq Ft	
Multiple Buildings	Y	Finished Sq Ft	91,424	Other Garage	

Miscellaneous Information					
School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
192	VERMILLION RIVER	NON HOMESTEAD			

Assessor Valuation		
	Taxable	Estimated
2025 Land Values (payable 2026)	$1,870,300.00	$1,870,300.00
2025 Building Values (payable 2026)*	$4,163,500.00	$4,163,500.00
2025 Total Values (payable 2026)*	$6,033,800.00	$6,033,800.00
2024 Total Values (payable 2025)*	$5,733,900.00	$5,733,900.00

Property Tax Information		
Net Tax (payable 2025)	Special Assessments (2025)	Total Tax & Assessments (2025)
$171,034.00	$0.00	$171,034.00

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Parcel data current as of 09/03/2025 Dakota County, MN Page 1 of 1

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OFFICE PHOTOS

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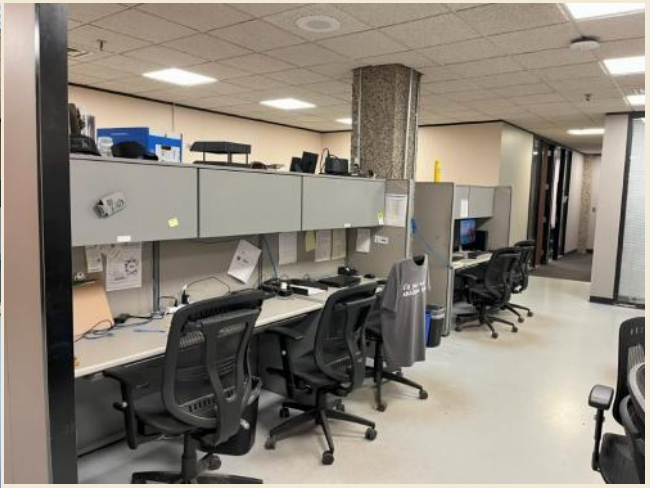

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WHSE/SHOP PHOTOS

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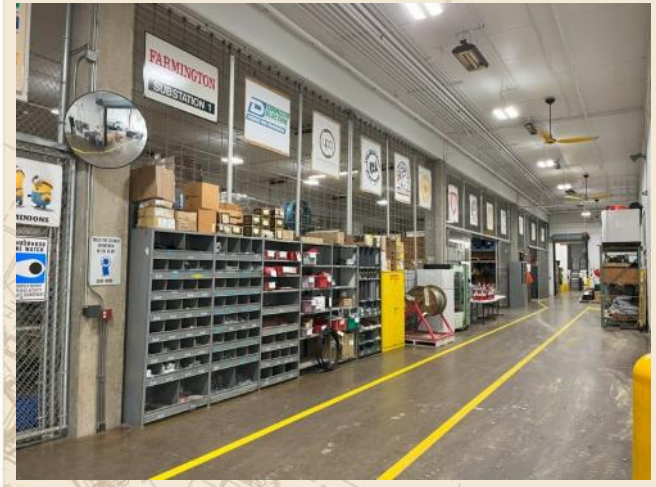

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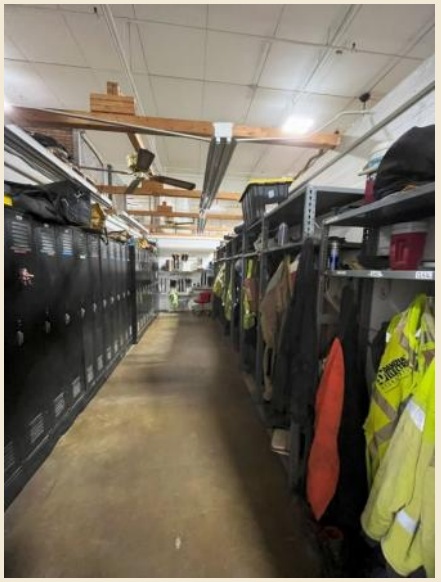

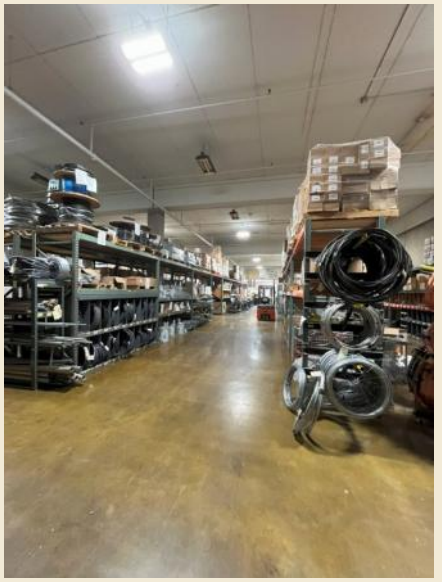

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TO VIEW FULL SET OF PHOTOS, CLICK ON LINK: DEA PHOTOS

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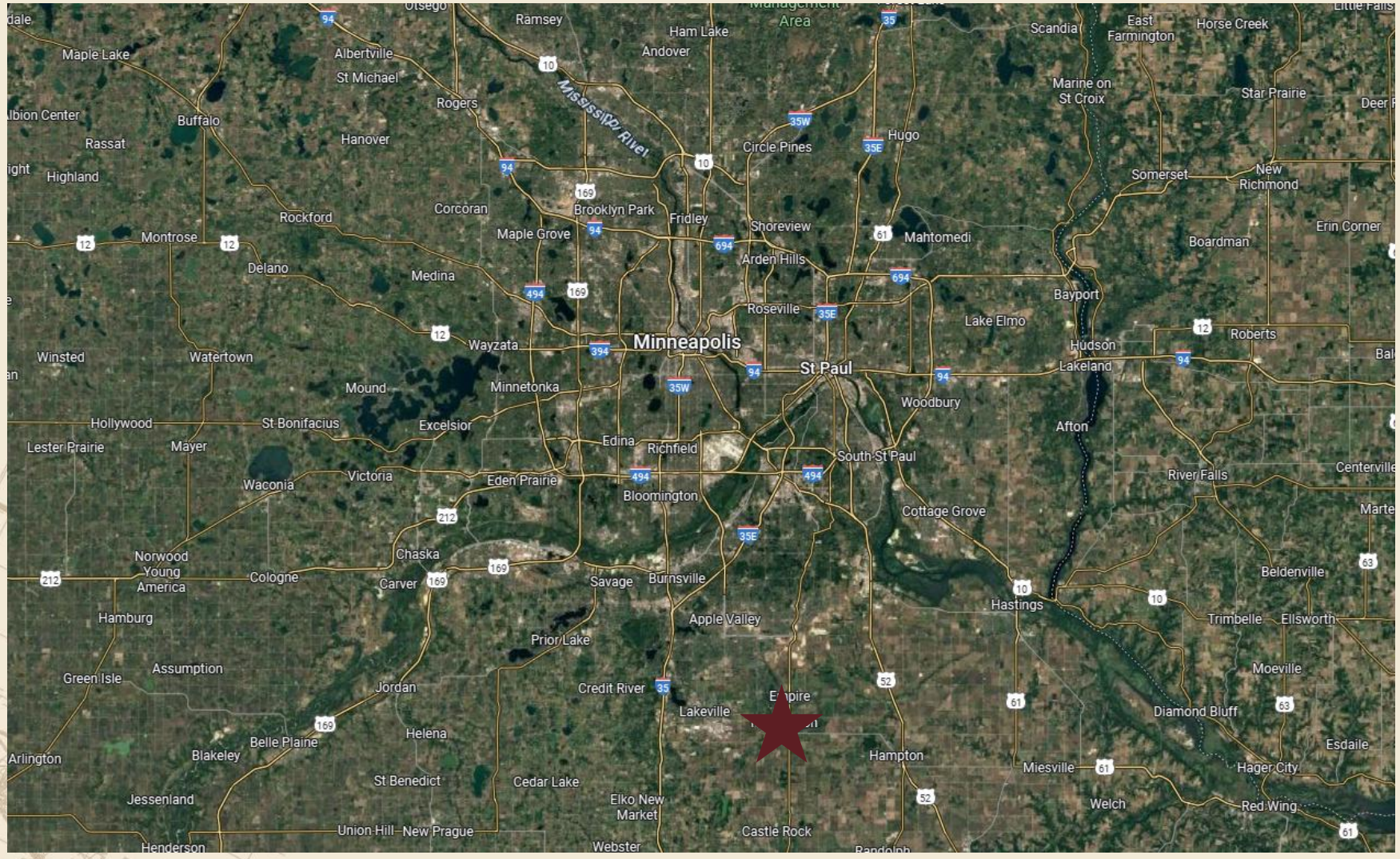
PROXIMITY IN THE TWIN CITIES



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