



Price Reduced!

INDUSTRIAL SPACE

12026 Riverwood Drive

BURNSVILLE, MN 55337

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FOR SALE OR LEASE > INDUSTRIAL SPACE

# 12026 Riverwood Drive

BURNSVILLE, MN 55337

AERIAL



## Transportation

- 4 minutes to I-35W (via Cliff Road)
- 11 minutes to I-494 (via I-35W)
- 15 minutes to Minneapolis/ St. Paul International Airport (via Hwy 77)
- 3 minutes to Burnsville Metro Transit Station (via Cliff Road)



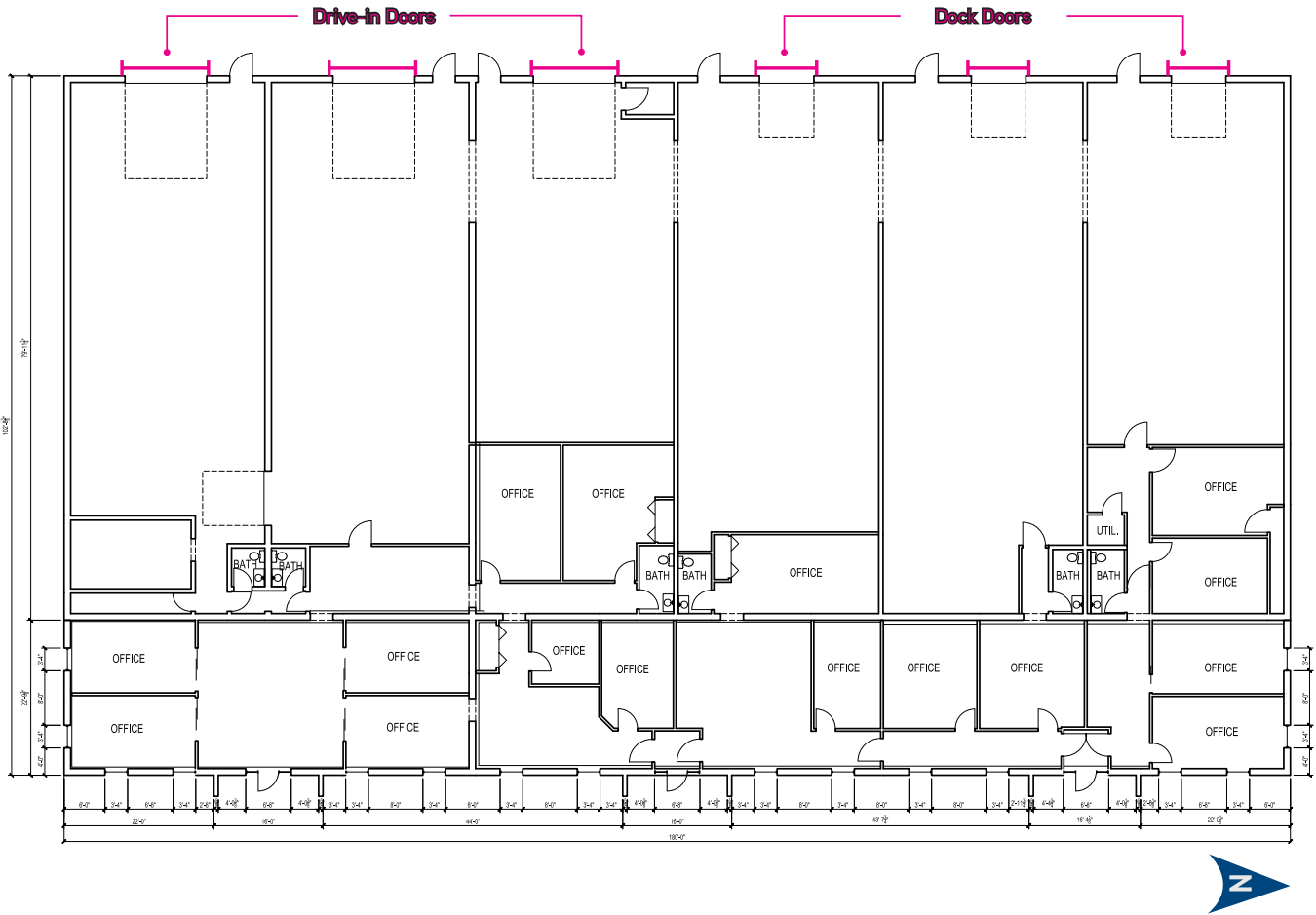
## Property Description

At approximately 19,000 SF with 6,000 SF of office, 12026 Riverwood Drive is a rare stand-alone building for sale or lease located south of the river with the ability to accommodate outside storage. It is easily divisible with both dock and drive-in loading and excellent access to Highway 13 and Interstate 35.

## Highlights

- > Outside Storage - approximately 0.50 acres
- > Good access to Highway 13 & I-35W
- > Single Tenant building today, but very easy to convert back to Multi-Tenant building
- > Close to many area amenities

# FLOOR PLAN



## Building Size

- Approx. 18,360 SF Total
- Approx. 6,360 SF Office
- Approx. 12,000 SF Warehouse
- Divisible to 9,000 SF

## Outside Storage

- Approx. 0.50 Acres
- Fully paved & secured

## Site Size

1.42 Acres

## PID

02-64303-080-01

## Year Built

1970

## Net Rental Rates

- \$8.50 psf - Office
- \$4.50 psf - Warehouse
- \$1.00 psf - Outside Storage

## Sale Price

\$1,290,000

## Property Taxes

\$31,632.02

## Clear Height

14'

## Zoning

I1 - Industrial Park

## Loading

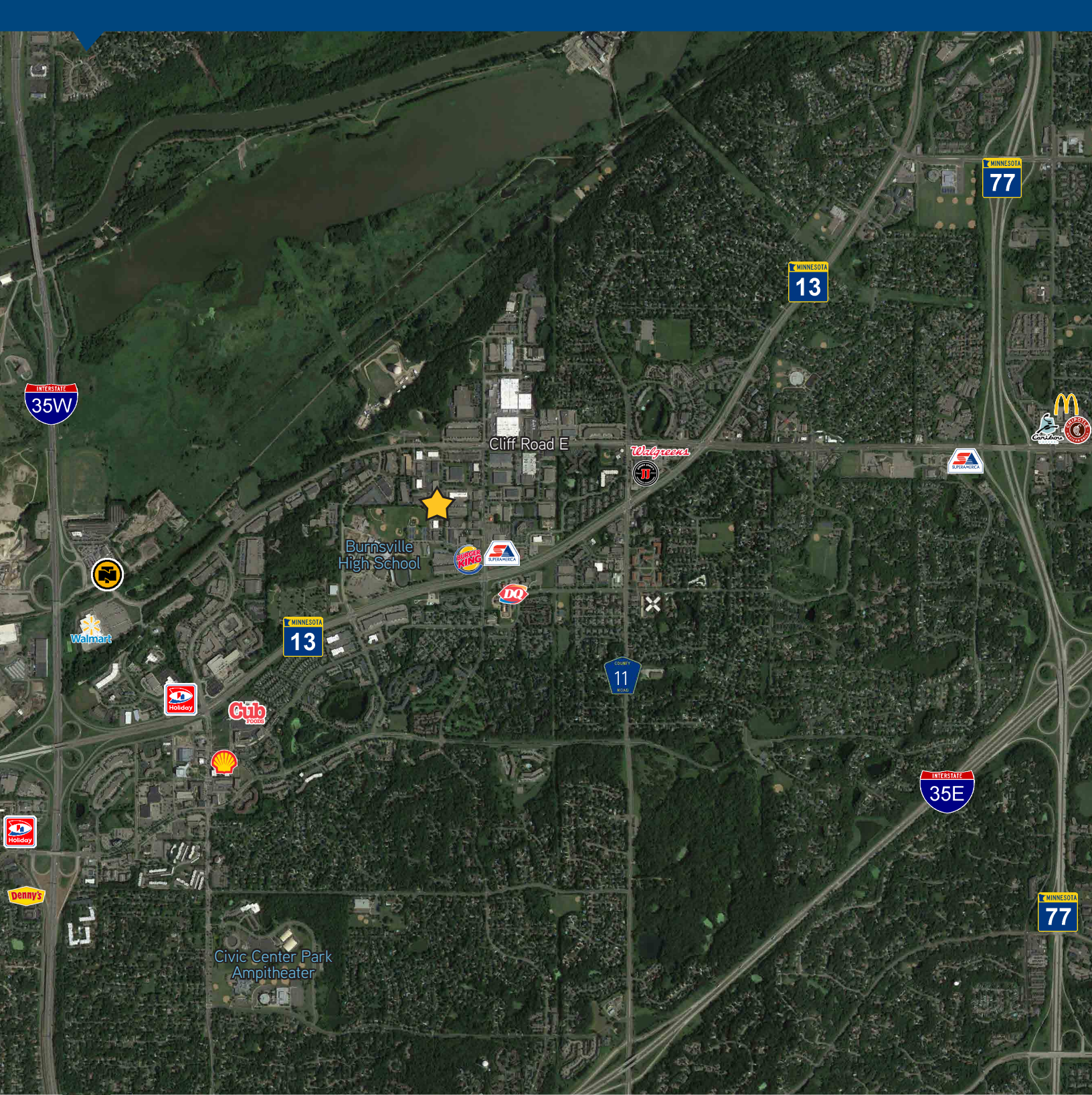
- 3 dock doors
- 3 drive-in doors (12'w x 13'h)
- Floor drains in front of two doors
- Trench drain in southern bay

## Parking

17 surface stalls

## Warehouse Lighting

T-8 energy efficient (motion controlled)



## Contact Us

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