

OFFICE/WAREHOUSE SPACE FOR LEASE >

# Burnsville Business Commons

1800 Cliff Road East | Burnsville, MN 55337



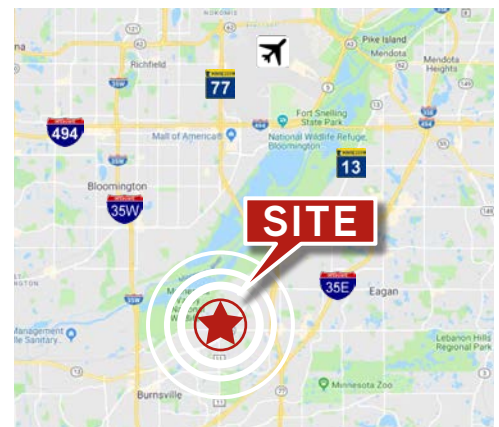
Accelerating success.



## Under New Ownership!

### BUILDING AMENITIES

- > 80,850 sf office/warehouse building
- > Attractive ribbon glass
- > 18' clear height
- > Dock and drive-in loading
- > Visibility to heavily traveled Cliff Road
- > Excellent access to Hwy 13, I-35W, I-35E and Hwy 77
- > Close proximity to Burnsville Transit Station and many amenities
- > Part of a 2.5 million square foot portfolio providing unlimited expansion opportunities



### CONTACT US >

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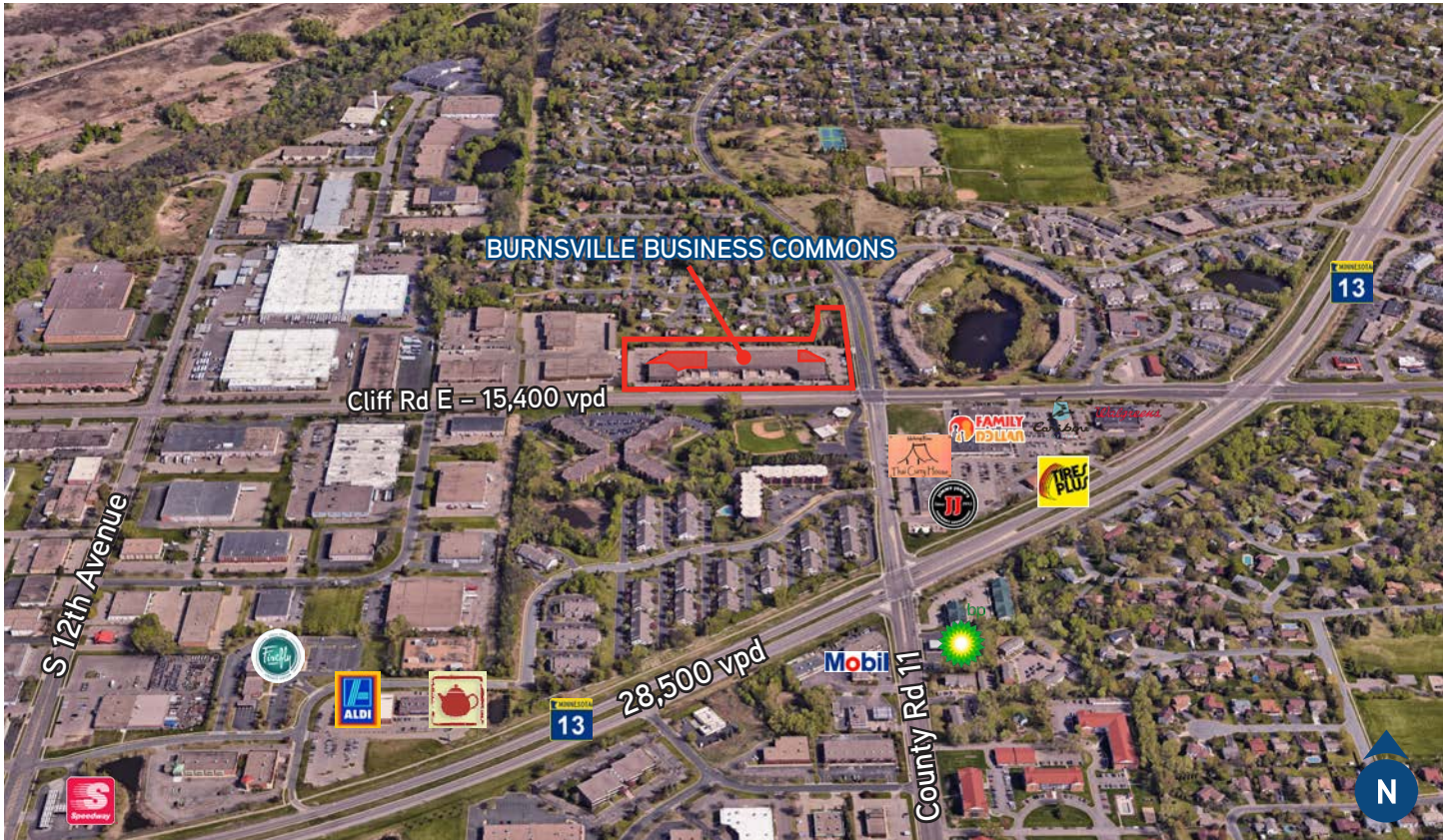
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Owned by:



# BURNSVILLE BUSINESS COMMONS > FOR LEASE



## BUILDING HIGHLIGHTS

### PROPERTY ADDRESS:

1800 Cliff Road East  
Burnsville, MN 55337

### BUILDING SQUARE FEET:

80,850 SF Total

### YEAR BUILT:

1998

### AVAILABLE:

Suite 15: 1,504 SF  
Suite 14: 2,600 SF  
Suite 14/15: 4,104 SF

### Suite 2:

3,626 SF Office  
13,231 SF Warehouse  
59 SF Common Area

**16,916 SF TOTAL\***

\*Divisible to 3,700 SF

### NET LEASE RATES:

Negotiable

### 2019 EST CAM & REAL ESTATE TAX ESTIMATE:

\$1.93 PSF Tax

\$1.37 PSF CAM

**\$3.30 PSF TOTAL**

### CLEAR HEIGHT:

18'

### LOADING:

#### Suite 2

Three (3) 9'x10' dock doors with levelers

Two (2) 12'x14' drive-in doors with floor drains

### DIMENSIONS:

Bay Depth: 105'

Column Spacing: 35' x 35'

### PARKING:

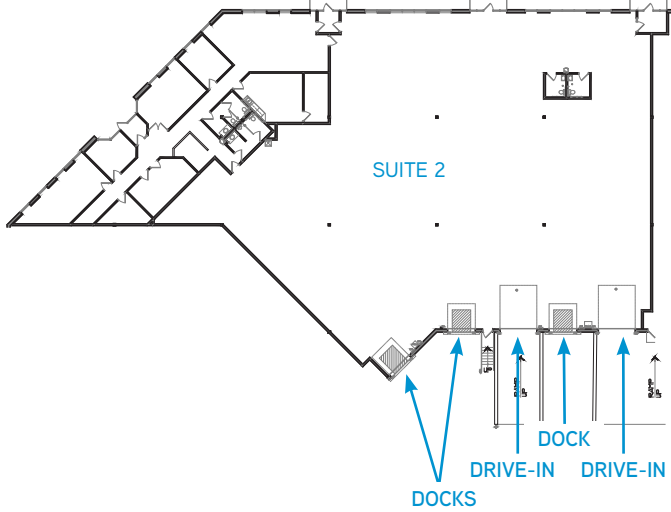
272 surface spaces (3.36/1,000 sf)

### PUBLIC TRANSIT:

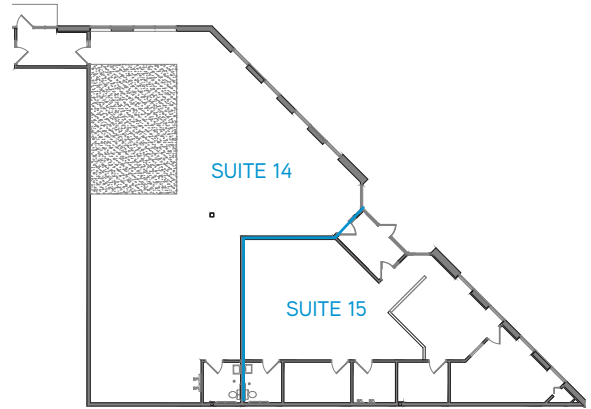
Property is 2.1 miles to Burnsville Metro Transit Station

## FLOOR PLAN >

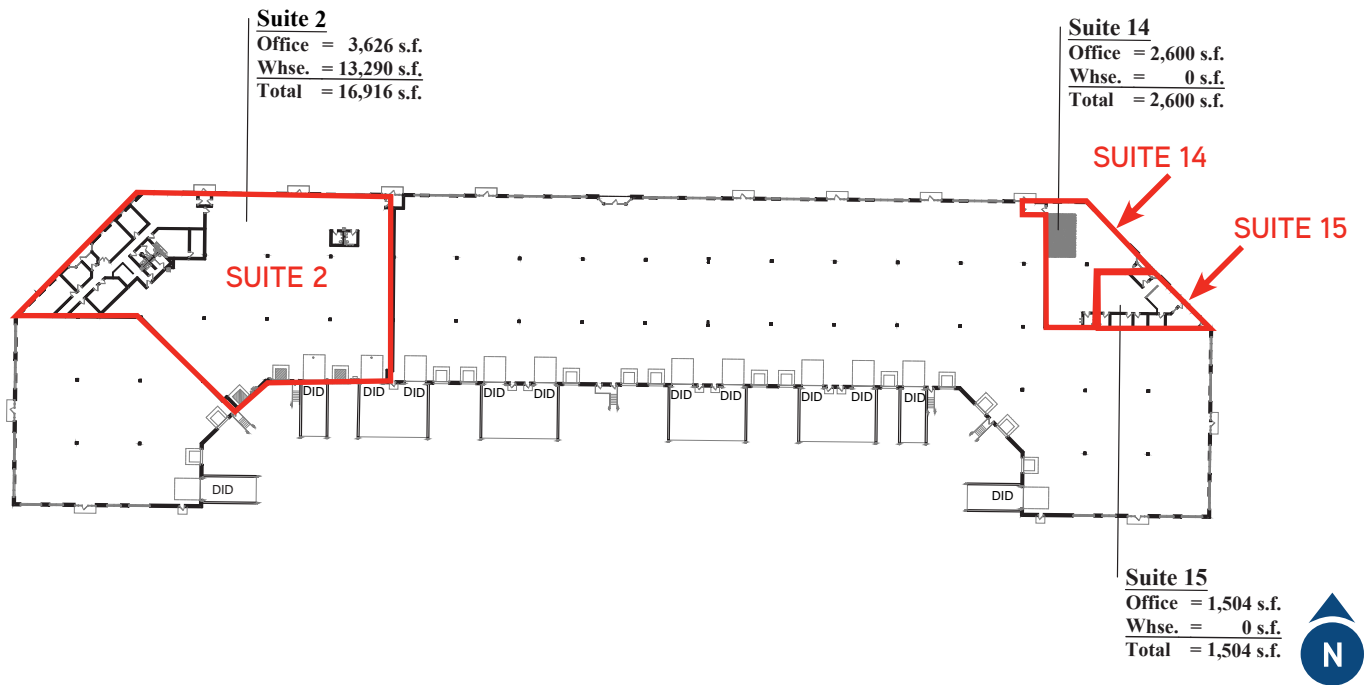
**SUITE 2:** 16,916 SF (3,626 SF OFFICE | 13,231 SF WHSE | 59 SF COMMON AREA)  
 > DIVISIBLE TO 3,700 SF



**SUITE 15:** 1,504 SF | **SUITE 14:** 2,600 SF  
 > CAN BE COMBINED FOR 4,104 SF



## SITE PLAN >





## BURNSVILLE BUSINESS COMMONS >

### AMENITIES AERIAL



Accelerating success.

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