



For Sale or Lease

21044 Heron Way, Lakeville, MN 55044

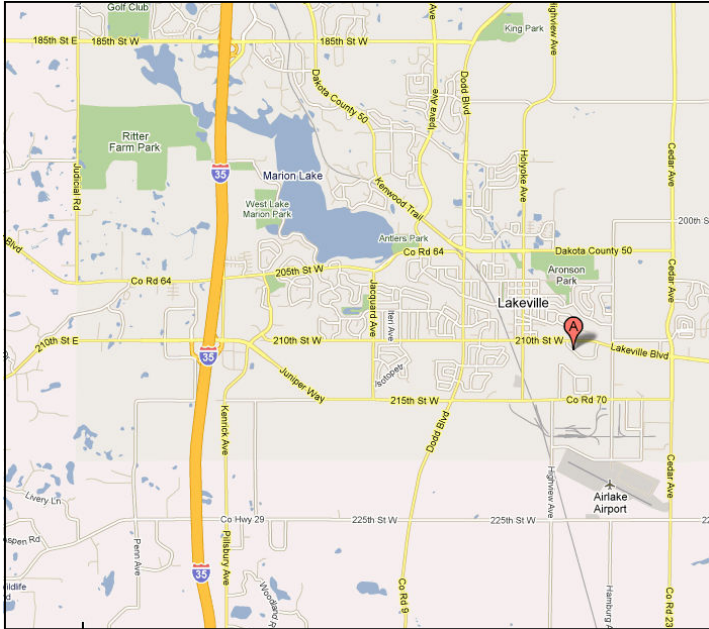
Great Airlake Industrial Park Location



- ◆ Ideal Manufacturing / Warehouse Facility
- ◆ Power—2,000 amps / 277/480V
- ◆ Within 3 miles of I-35
- ◆ Sale Price—\$1,675,000
- ◆ Purchase for \$9,260/month*
- ◆ Lease Rate—\$13,500/month Net

**Lease
Free (Net) Rent
6 Months!**

**For qualified buyers; certain terms and/or conditions may apply.*



For more information, contact:

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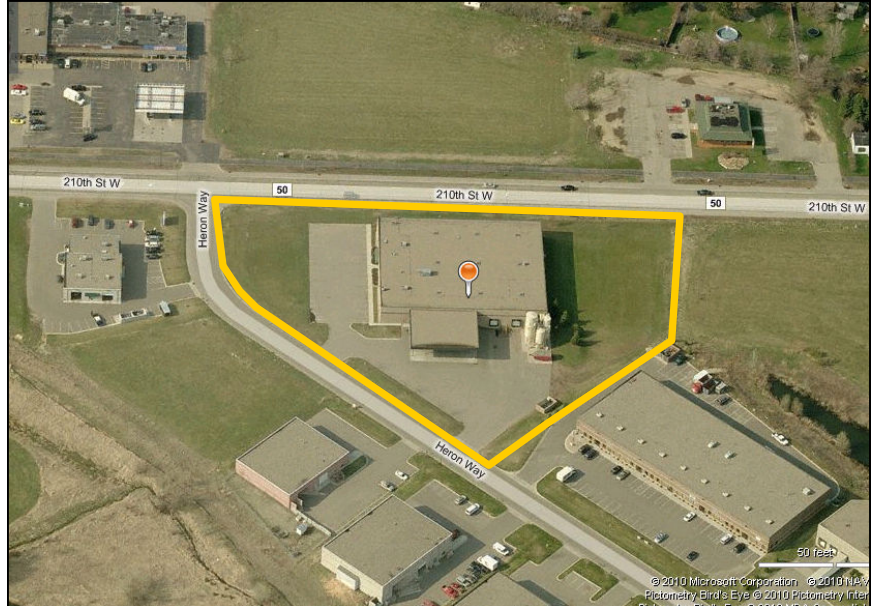


Aerial/Exterior Views

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Property Features:

- ◆ 30,000 total square feet
- ◆ Approximately 24,600 SF Warehouse
- ◆ 2,400 SF Office with 3,000 SF of Mezzanine



**Purchase for
*\$9,260/month!
10% down/Seller Financing**



* For qualified buyers; certain terms and/or conditions may apply.

- ◆ 19' Clear Height
- ◆ Two dock doors, Three Drive-Ins
- ◆ Canopy covered Shipping/Receiving Area
- ◆ Ample Parking with Room for Expansion
- ◆ Within 3 miles of I-35

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