



# For Lease

21130 Chippendale Avenue, Farmington MN



**Great Rates!**



## Warehouse for Lease

- ◆ Lease Space #1  
3,000SF office
- ◆ Lease Space #2  
20,000SF unheated warehouse  
4 dock height doors  
20 ft. clear
- ◆ Lease Space #3  
41,000SF heated warehouse  
3 docks; 1 drive-in
- ◆ Outside Storage available (up to 2 acres)
- ◆ Located on Highway 3 with easy access to major highways

For more information, contact:

**Bruce Rydeen**

952-469-9444

[brucer@cerron.com](mailto:brucer@cerron.com)

Visit our website to view this property in more detail or other properties Cerron has available at: [www.cerron.com](http://www.cerron.com)

**Creating Property Solutions for you... with you**

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.



# Stat Sheet

**21130 Chippendale Avenue, Farmington MN**

## **Lease Space #1**

- 3,000 S.F. Office
- \$4.00/S.F. Net for Office/Warehouse
- CAM/Taxes of \$1.40/S.F.
- Tenant pays utilities
- Outside storage available – up to 2 acres

## **Lease Space #2**

- 31,500 S.F. Unheated Warehouse (20,000 SF available)
- 4 Dock Spaces – Covered
- Dividable
- 20 Ft. Clear
- \$2.50/S.F. Net if Whole Space (as is)
- \$3.00/S.F. Net – less than whole space (as is)
- Landlord willing to improve/heat space – rate TBD
- Tenant pays utilities
- Outside Storage Available – Up to 2 acres
- CAM/Taxes of \$1.40/S.F.

## **Lease Space #3**

- 41,000 S.F. of Heated Warehouse
  - ◊ 28,000 S.F.—24 Ft. clear
  - ◊ 13,500 S.F.—20 Ft. clear
- 3 Docks
- 1 Drive-in — 22 Ft. Wide
- \$4.00/S.F. Net
- CAM/Taxes of \$1.40/S.F.
- Tenant pays utilities
- Outside storage available — up to 2 acres

**Creating Property Solutions for you... with you**