



For Sale or Lease

21725 Hamburg Avenue, Lakeville, MN

Office/Warehouse/ Manufacturing

- ◆ Located in the heart of one of Minnesota's major industrial parks. Perfect location, just off of I-35 and Cedar Avenue.
- ◆ 68,020 Total SF
- ◆ 57,265 SF of Warehouse
- ◆ 4,327 SF enclosed dock
- ◆ 6,428 SF of Office
- ◆ 4 Docks (enclosed), 1 Drive-In
- ◆ 4.75 acres
- ◆ Rail Access
- ◆ Outside Storage Permitted

For more information, contact:

Bruce Rydeen

952.469.9444

brucer@cerron.com

Roz Peterson

952.469.9444

rozp@cerron.com

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Stat Sheet

21725 Hamburg Avenue, Lakeville, MN

Building size:	68,020 SF
Warehouse square footage:	57,265 SF
Office Square footage:	6,428 SF
Enclosed Dock Square footage:	4,327 SF
Lot Size:	4.75 acres
Power:	600 amps of 277/480 3 panels of 200 amps with 480
Docks:	4
Drive-ins:	1
Clear height:	18'
Zoning:	I-2
Built:	1987
Lease Rate:	\$3.75/sf Net
Sale Price:	\$3,00,000 (\$44.10/SF)

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