

FOR LEASE

**3,067 - 19,750 SF
RETAIL / SHOWROOM**

3150 Highway 13 W, Burnsville, MN 55337



**Andrew Ward
Jordan Greenberg
952-746-9600**

SpaceNet Equities

"Commercial Real Estate Solutions"

www.spaceneteq.com

8100 Wayzata Blvd. · Minneapolis, MN 55426

Building Information and Site Map

BUILDING SQ FT: 43,455 sq. ft. - **19,750 Available**
AVAILABLE SUITES: **3124** - 7,866 sq. ft.
3128 - 3,990 sq. ft.
3132 - 4,321 sq. ft.
3136 - 3,573 sq. ft.

CONSTRUCTION: Masonry
YEAR BUILT: 1973
ZONING: Retail
CEILING HEIGHT: 18' with exposed-joint

PROPERTY AREA: 4.11 Acres
PARKING: 220 spaces, recently resurfaced

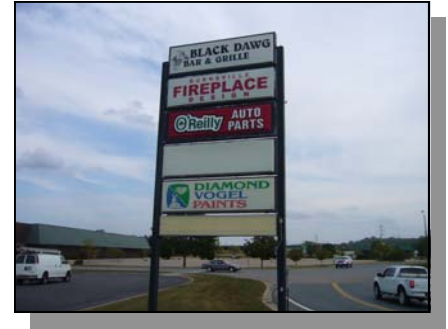
LOADING ACCESS: Dock-High Doors
SPRINKLER: Yes



Rear Loading Docks



Highway 13 Visibility



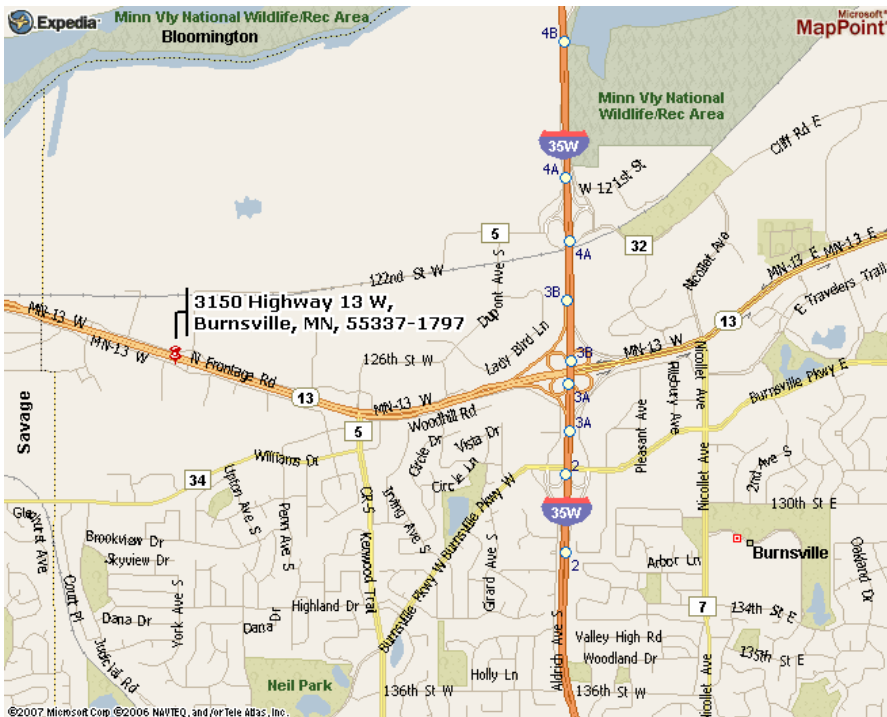
Pylon Signage

COMMENTS: *Hard to find mid-sized retail vacancy with great access to Highway 13 and only 1.25 miles west of 35W. Monument signage on Highway 13 with 60,000+ cars per day! Perfect for any retail use or showroom/ flex user looking for visibility with great access.*

- * Visibility and Monument Signage to Highway 13
- * Dock-high Door Loading
- * Newer Roof
- * Easy Access to Major Highways 13 and 35W

- * Large Windows for Showroom/Retail use
- * Plenty of Parking on recently resurfaced asphalt
- * 18' Clear bays with Exposed-joint

NET RENT ASKING RATES: \$9.00 - \$11.00 per sq. ft. **TOTAL TAXES & CAM:** \$4.20 per sq. ft. **TAXES:** \$2.44 per sq. ft. **C.A.M. & OPERATING EXP:** \$1.76 per sq. ft.



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For Leasing Information:

Andrew Ward 952-746-9635
 (andrew@spaceneteq.com)

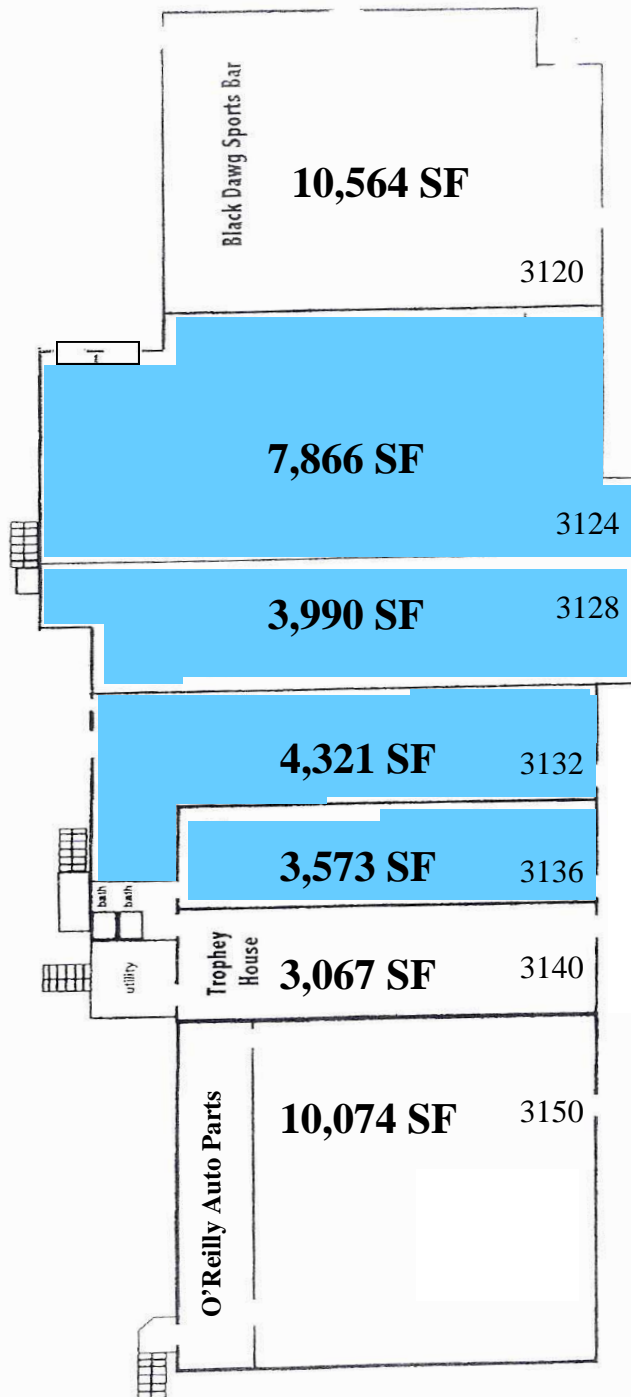
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Site Plan

Burnsville Plaza
3150 Hwy 13

(Current Layout)

<u>Suite:</u>	<u>Availability:</u>
7,866 SF	Now
3,990 SF	Now
4,321 SF	Now
3,573 SF	Now
19,750 SF	Contiguous

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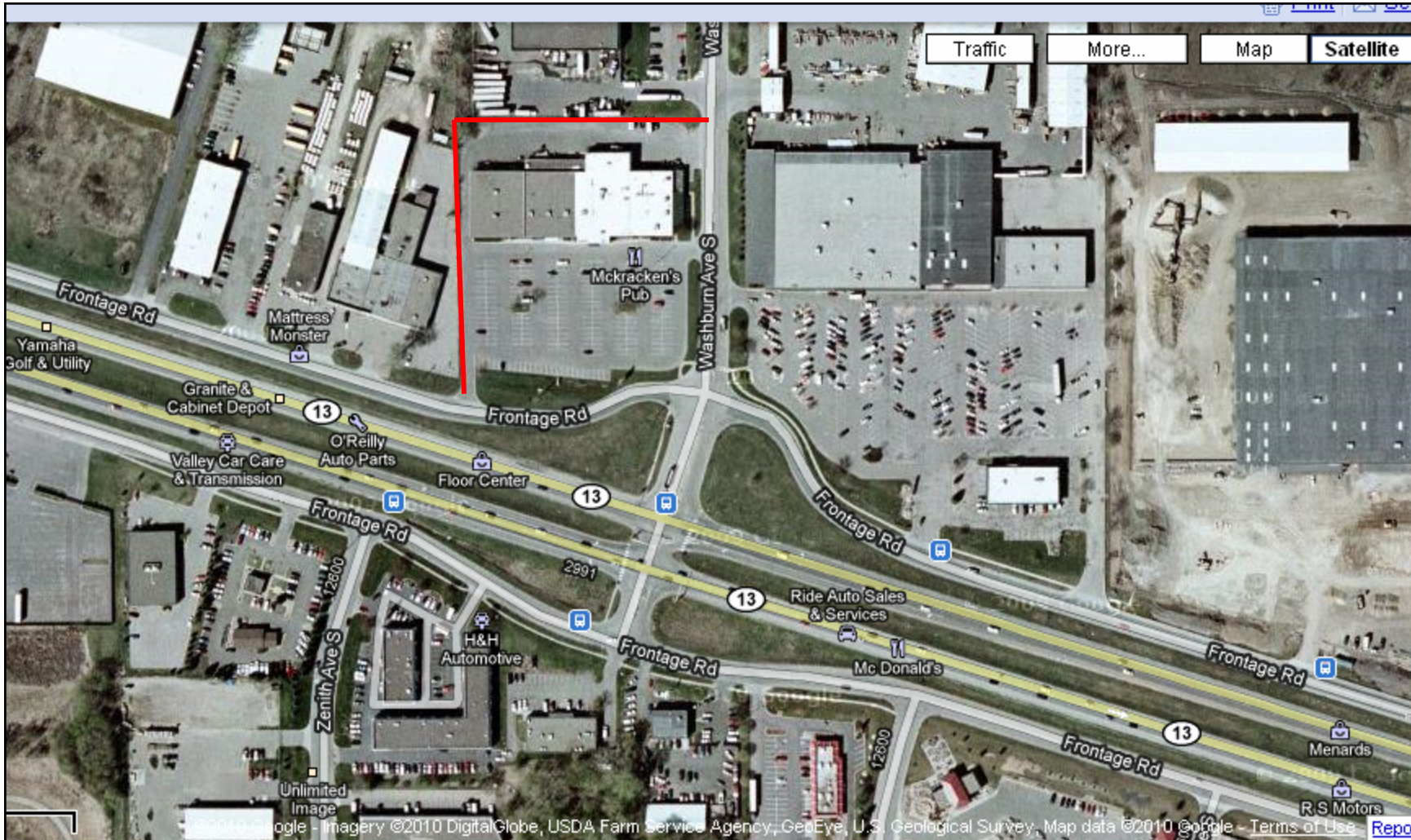
Site Layout



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Building Aerial



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