

INDUSTRIAL FOR LEASE

CLIFFVIEW CENTER

1101 - 1171 East Cliff Road, Burnsville, MN 55337



AVAILABLE SF: 1,330 SF WHS/1 Drive-In

LEASE RATE: N/A

LOT SIZE: 3.93 Acres

BUILDING SIZE: 55,209 SF

CEILING HEIGHT: 14.0 FT

ZONING: I-1 Industrial

CROSS STREETS: Cliff Rd E & Riverwood Dr

PROPERTY OVERVIEW

Office/Warehouse suites available for lease in Cliffview Center. This property is highly visible along Cliff Road, is 100% sprinklered, offers high-speed internet connectivity throughout the building, has ample parking available, and has 14' Clear Height. Dock and Drive-in doors vary by suite.

PROPERTY FEATURES

- 14' Clear Height
- Drive-in and Dock Loading
- Close to restaurants, shopping and freeways
- Great exposure to Cliff Road
- Comcast high-speed connectivity throughout building
- Locally owned and managed
- CAM/R.E. Taxes: \$4.16/SF per year total (2022)

KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

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SALIENT INFORMATION

1101 - 1171 East Cliff Road, Burnsville, MN 55337



BUILDING INFORMATION

| | |
|----------------------|--|
| ADDRESS: | 1101-1171 East Cliff Road, Burnsville, MN 55337 |
| BUILDING SIZE: | 55,209 SF |
| FLOORS: | One |
| ZONING: | I-1 Industrial |
| YEAR BUILT: | 1973 |
| AVAILABLE SPACE: | Suite 1155: 1,330 Square Feet - Warehouse with 1 Drive-in Door |
| CEILING HEIGHT: | 14' feet |
| LOADING: | Drive-In and Docks vary by suite |
| NET LEASE RATE: | \$5.00/SF Warehouse \$9.50/SF Office |
| CAM & R.E. TAX RATE: | \$4.16/SF per year total (2022) |

BUILDING FEATURES

| | |
|---------------------|--|
| CROSS STREETS: | Riverwood Drive & 12th Avenue South |
| NEARBY FREEWAYS: | Hwy 13, I-35W to the west, I-35E to the south, Hwy 77 (Cedar Ave) to the east |
| SIGNAGE: | Building signage available |
| PARKING LOT: | 2.1 spaces per 1,000 SF surface lot 120 spaces total |
| ACCESSIBILITY: | Lot accessible from Riverwood Drive, 12th Avenue S and Cliff Road E |
| BUILDING AMENITIES: | 100% Sprinklered High-speed internet connected Locally owned & managed as part of 1,000,000 SF portfolio |
| LOCATION AMENITIES: | Close to restaurants, shopping & freeways |

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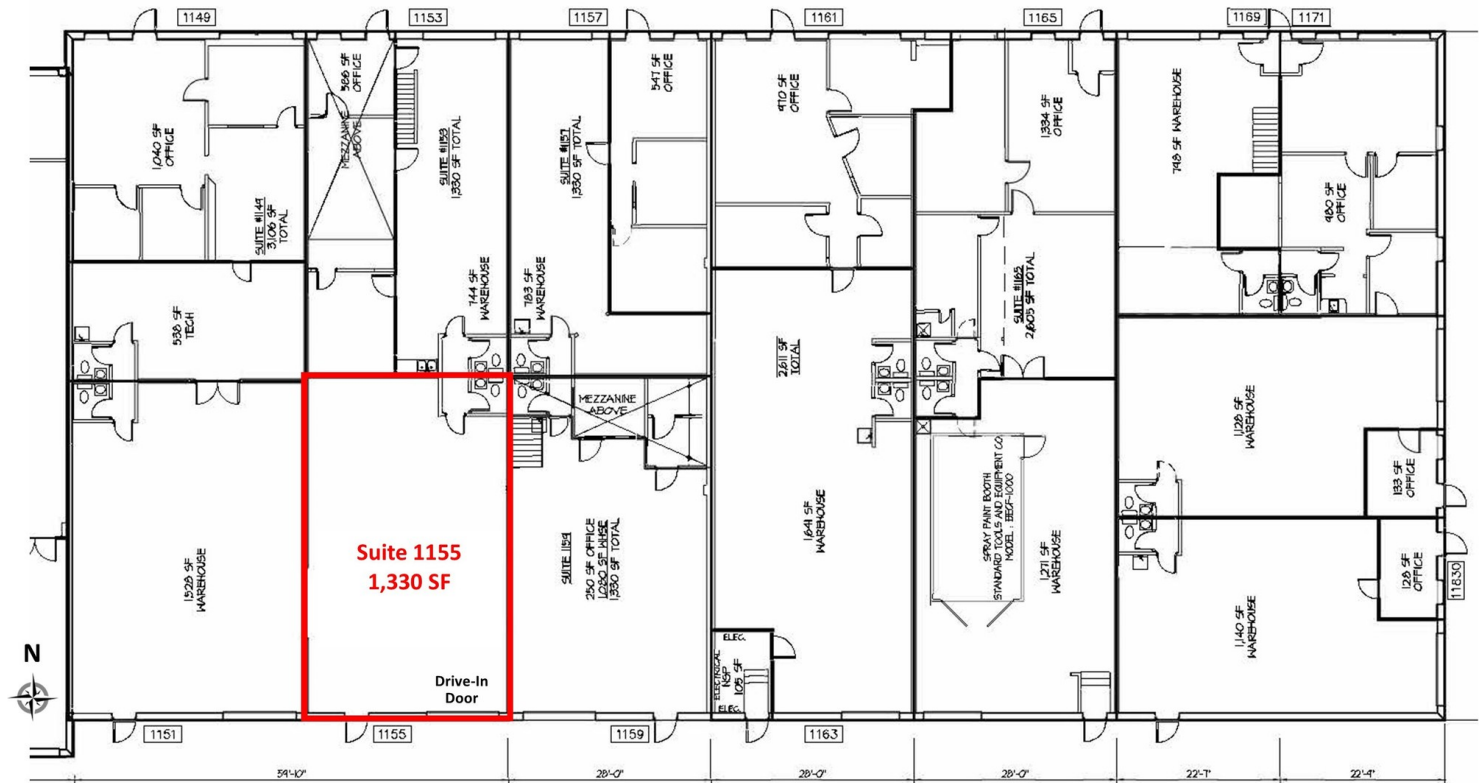
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| SUITE | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------------------------|-----------|------------|-----------------------|--|
| Suite 1103 | 1,481 SF | Net | \$4.50 - \$8.50 SF/yr | Office/Warehouse 1 Dock Door / Available |
| Suite 1107 | 1,732 SF | Net | \$4.50 SF/yr | Warehouse 1 Dock Door / Vacant |
| Suite 1115 | 1,347 SF | Net | \$4.50 - \$8.50 SF/yr | Warehouse/Distribution 1 Dock Door |
| Suite 1123 | 1,330 SF | Net | \$4.50 - \$8.50 SF/yr | Office/Warehouse 1 Dock Door / Vacant |
| Suite 1129-1131 | 2,594 SF | Net | \$4.50 - \$8.50 SF/yr | Office/Warehouse 1 Dock Door / Vacant |
| 1133-1135 East Cliff Rd | 2,660 SF | Net | \$6.50 - \$8.50 SF/yr | Office/Warehouse |
| Suite 1149 | 1,578 SF | Net | \$8.50 SF/yr | Office/Warehouse 1 Drive-in Door |

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| SUITE | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-----------------|------------------|------------|-----------------------|--|
| Suite 1153 | 1,330 SF | Net | \$4.50 - \$8.50 SF/yr | Office/Warehouse 1 Drive-in Door Can Combine w/1149-1151 |
| Suite 1155 | 1,330 SF | Net | \$5.00 SF/yr | Warehouse, 14' Clear Height, 1 Drive-in Door |
| Suite 1157-1159 | 2,660 - 5,271 SF | Net | \$4.50 - \$8.50 SF/yr | Office/Warehouse 2 Drive-in Doors / Vacant |
| Suite 1161-1163 | 2,611 SF | Net | \$4.50 - \$8.50 SF/yr | Office/Warehouse 1 Dock Door / Vacant |

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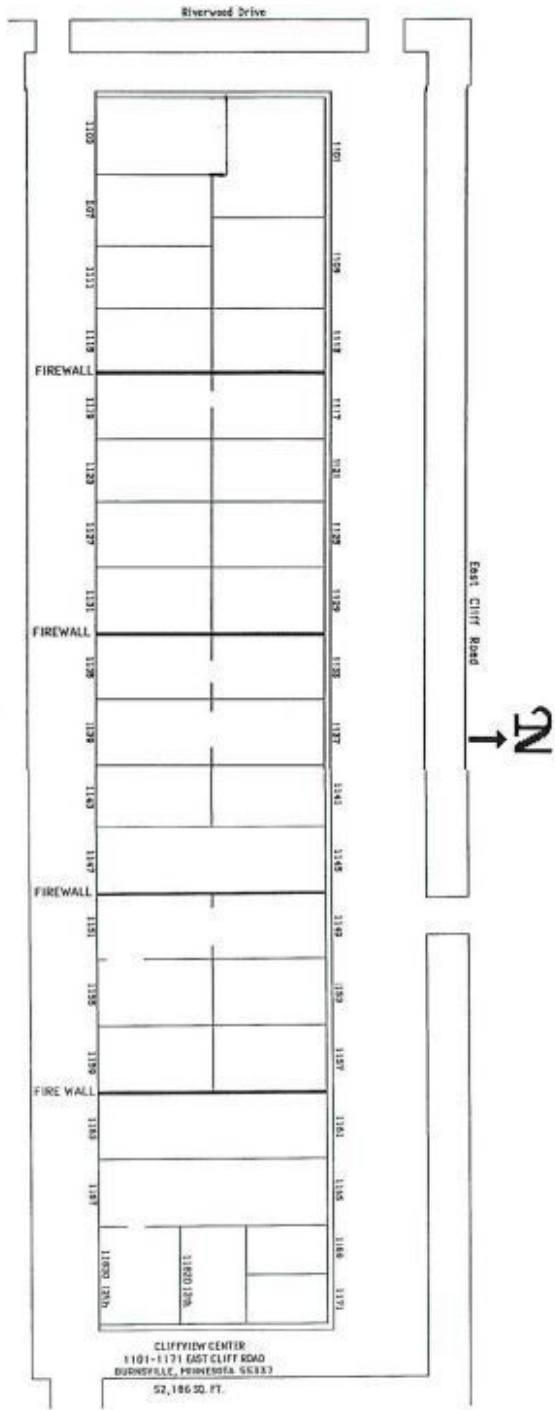
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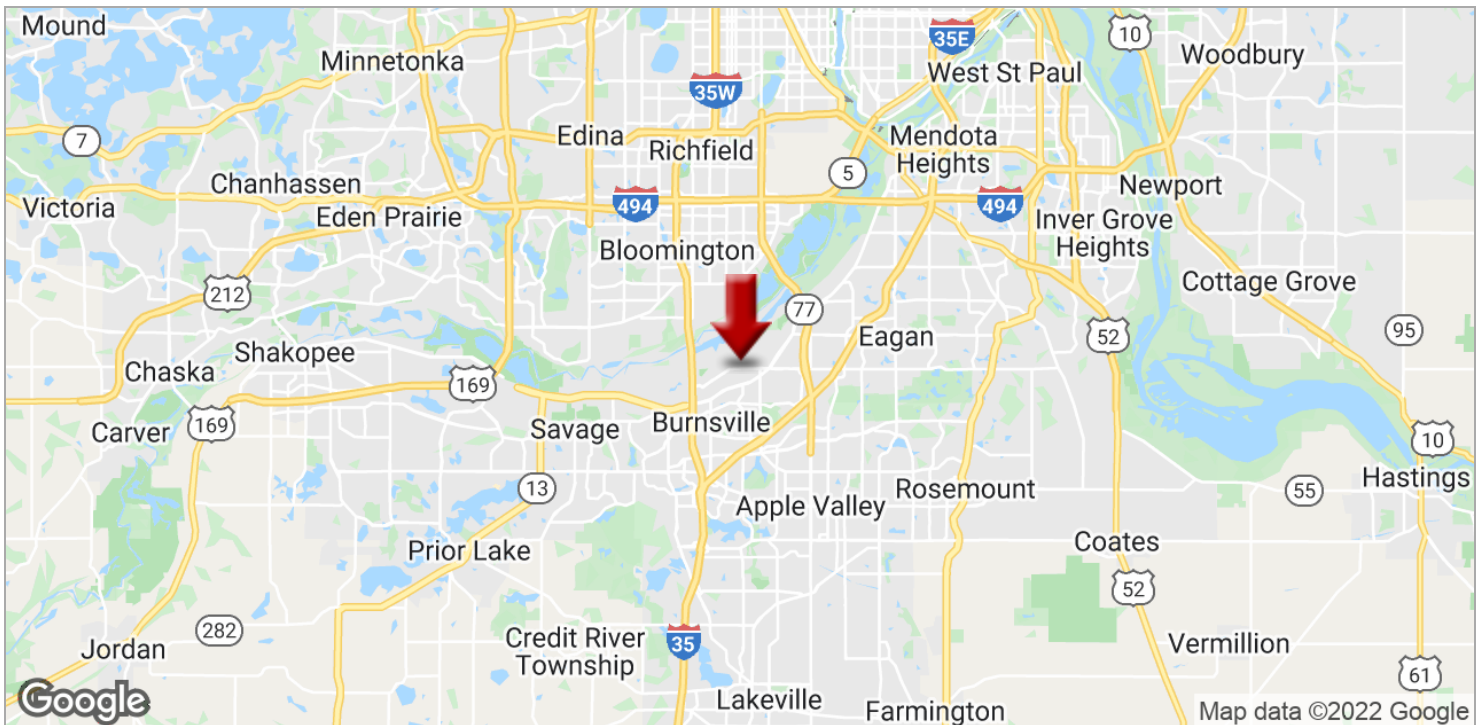
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