

## INDUSTRIAL FOR LEASE

# A&M BUILDING

1103 - 1151 Riverwood Drive, Burnsville, MN 55337



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	1,230 SF - 9,826 SF
<b>LEASE RATE:</b>	\$5.00 - \$9.00 SF/Yr (Net)
<b>LOT SIZE:</b>	3.68 Acres
<b>YEAR BUILT:</b>	1978
<b>BUILDING SIZE:</b>	42,714 SF
<b>ZONING:</b>	I-1 Industrial
<b>CLEAR HEIGHT:</b>	12' - 16'

### PROPERTY OVERVIEW

Well-positioned office/industrial building with close proximity to traffic generators and major national retailers. Convenient and quick access to Hwy 13, Hwy 77 (Cedar Avenue), and I-35W. Features include bay spaces, docks, drive-in loading, and ample parking.

**Suite 1105-1109: 9,826 SF** 16' Clear Height | 2 Docks | 1 Drive-in | 560 SF OFC  
**Suite 1123: 1,230 SF** 12' Clear Height | 1 Dock Door | 662 SF OFC  
**Suite 1129: 1,230 SF** 12' Clear Height | 1 Dock Door | 400 SF OFC

### PROPERTY HIGHLIGHTS

- 100% sprinklered
- Comcast high-speed connectivity throughout building
- Close to restaurants, shopping and freeways
- 2022 CAM & RE Taxes: \$3.99 per sq. ft. total



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## SALIENT INFORMATION

1103 - 1151 Riverwood Drive, Burnsville, MN 55337



### BUILDING INFORMATION

ADDRESS:	1103 - 1151 Riverwood Drive, Burnsville, MN 55337
BUILDING SIZE:	42,714 Square Feet
FLOORS:	One
ZONING:	I-1 Industrial
YEAR BUILT:	1978
AVAILABLE SPACE:	<b>Suite 1105-1109: 9,826 SF</b> (OFC: 560 SF   WHS: 9,266 SF   1 Drive-in Door   2 Docks   16' Clear Height) Avail: 6/1/22 <b>Suite 1123: 1,230 SF</b> (OFC: 662 SF   WHS: 568 SF   1 Dock Door   12' Clear Height) Avail: 30-Day Notice <b>Suite 1129: 1,230 SF</b> (OFC: 400 SF   WHS: 830 SF   1 Dock Door   12' Clear Height) Avail: 4/1/22 or Sooner
CEILING HEIGHT:	12' - 16'
LOADING:	Dock and/or Drive-In Loading
LEASE RATE:	\$5.00 - \$9.00/SF per year (Net Base)
CAM & R.E. TAX RATE:	\$3.99/SF per year total (2022)

### BUILDING FEATURES

CROSS STREETS:	Riverwood Drive & 12th Avenue S
NEARBY FREEWAYS:	Hwy 13, I-35W
SIGNAGE:	Building signage available
PARKING LOT:	1.92 per 1,000 SF surface lot
ACCESSIBILITY:	Lot accessible from Riverwood Drive
BUILDING AMENITIES:	100% Sprinklered High-speed internet connected Locally owned & managed as part of 1,000,000 SF portfolio

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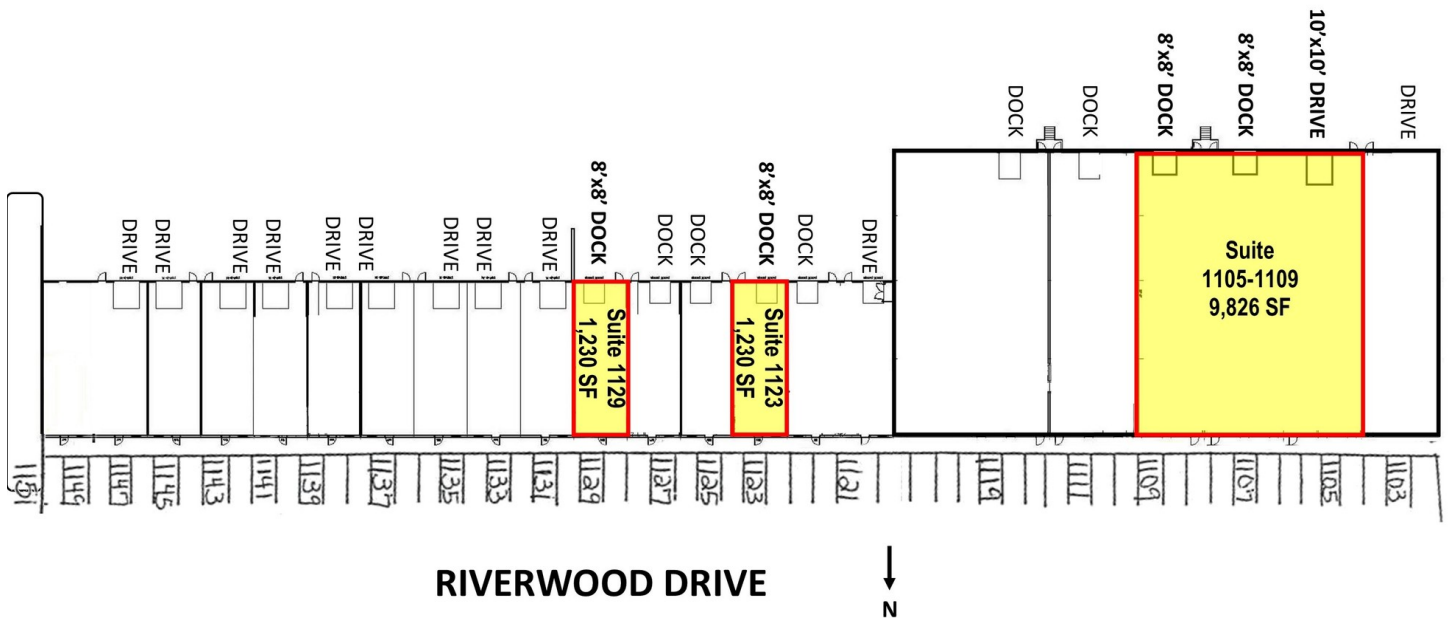
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SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1105-1109	9,826 SF	Net	\$9.00 - \$5.00 SF/yr	WHS: 9,266 SF   OFC: 560 SF   3 Loading Doors
Suite 1123	1,230 SF	Net	\$5.00 - \$9.00 SF/yr	WHS: 568 SF   OFC: 662 SF   1 Loading Door
Suite 1129	1,230 SF	Net	\$5.00 - \$9.00 SF/yr	WHS: 830 SF   OFC: 400 SF   1 Loading Door

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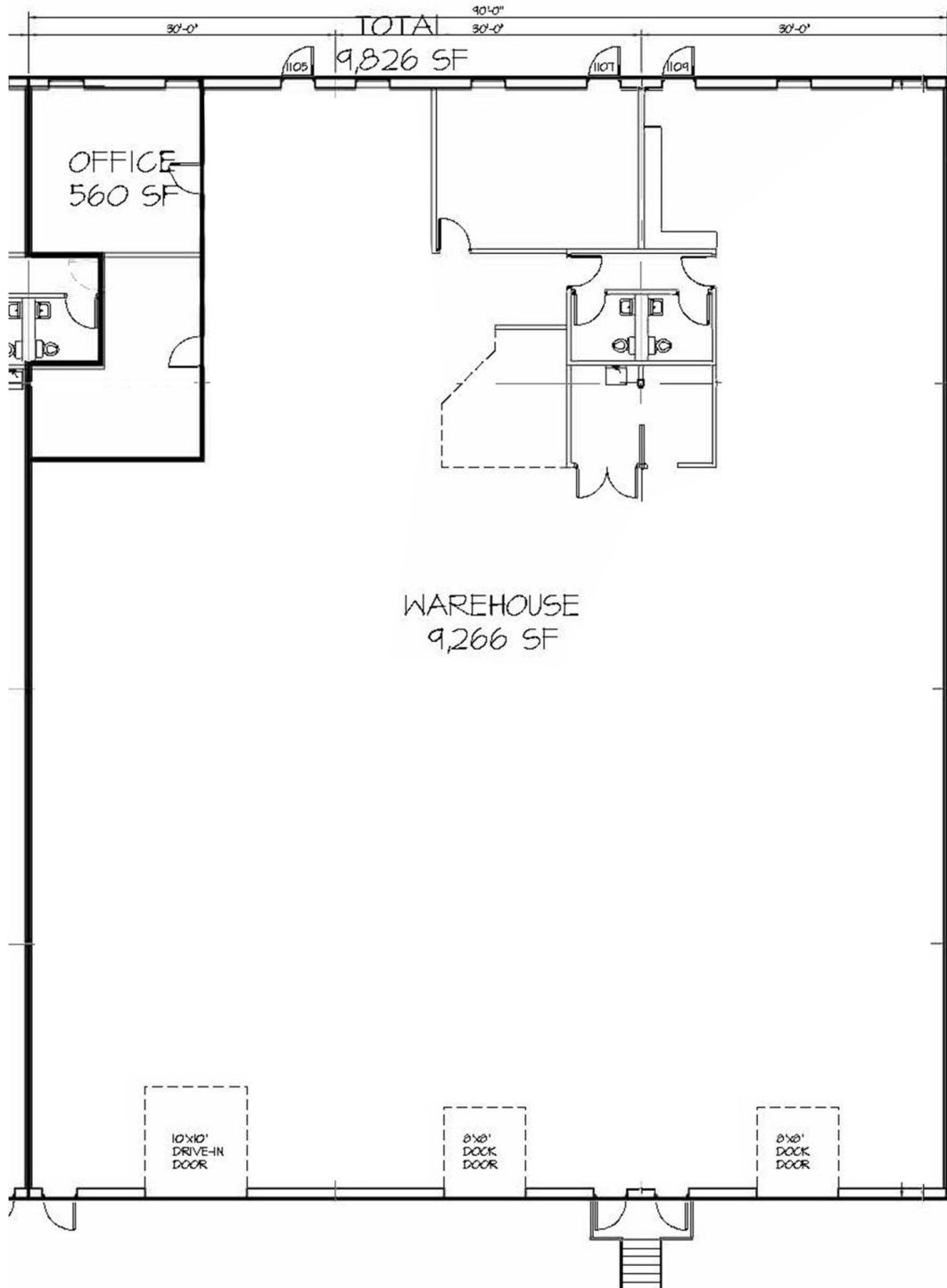
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# SUITE 1105 - 1109: 9,826 SF

560 SF Office | 9,266 SF Warehouse | 1 Drive-In Door | 2 Dock Doors



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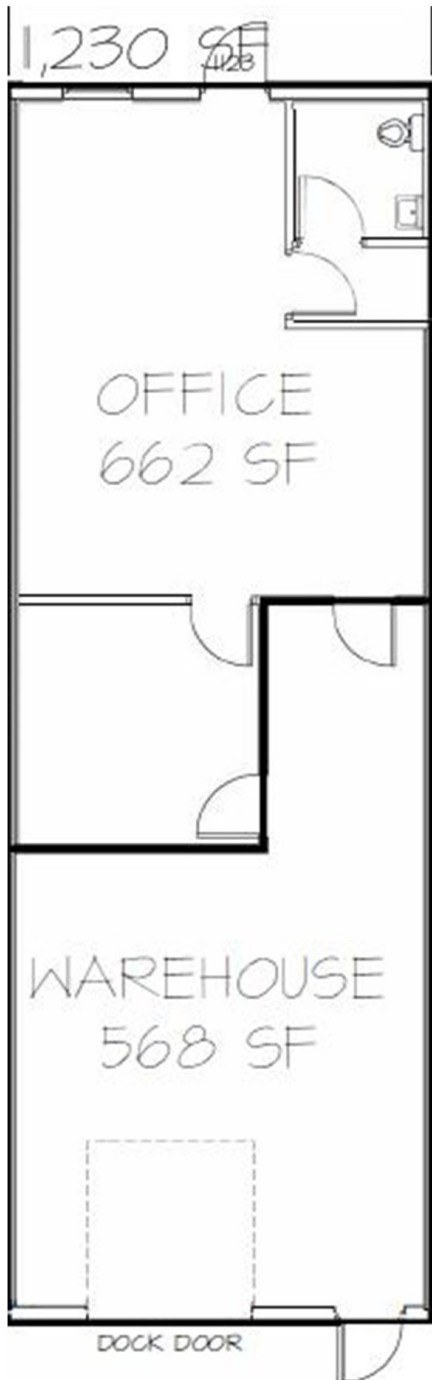
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## SUITE 1123 & SUITE 1129

Suite 1123: 662 SF Office | 568 SF Warehouse | One 8'X8' Dock Door  
Suite 1129: 400 SF Office | 830 SF Warehouse | One 8'X8' Dock Door



**Suite 1123**



**Suite 1129**



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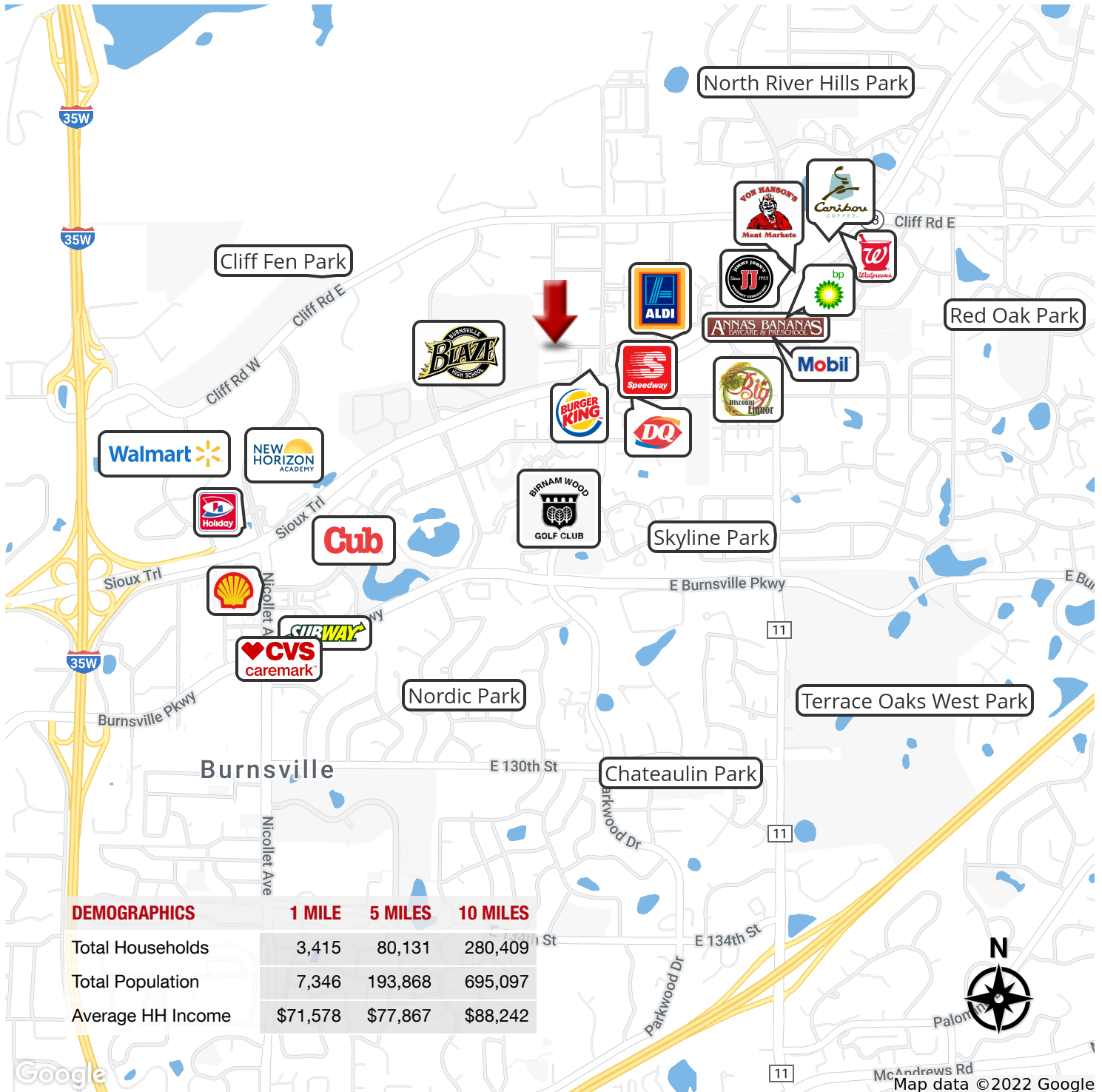
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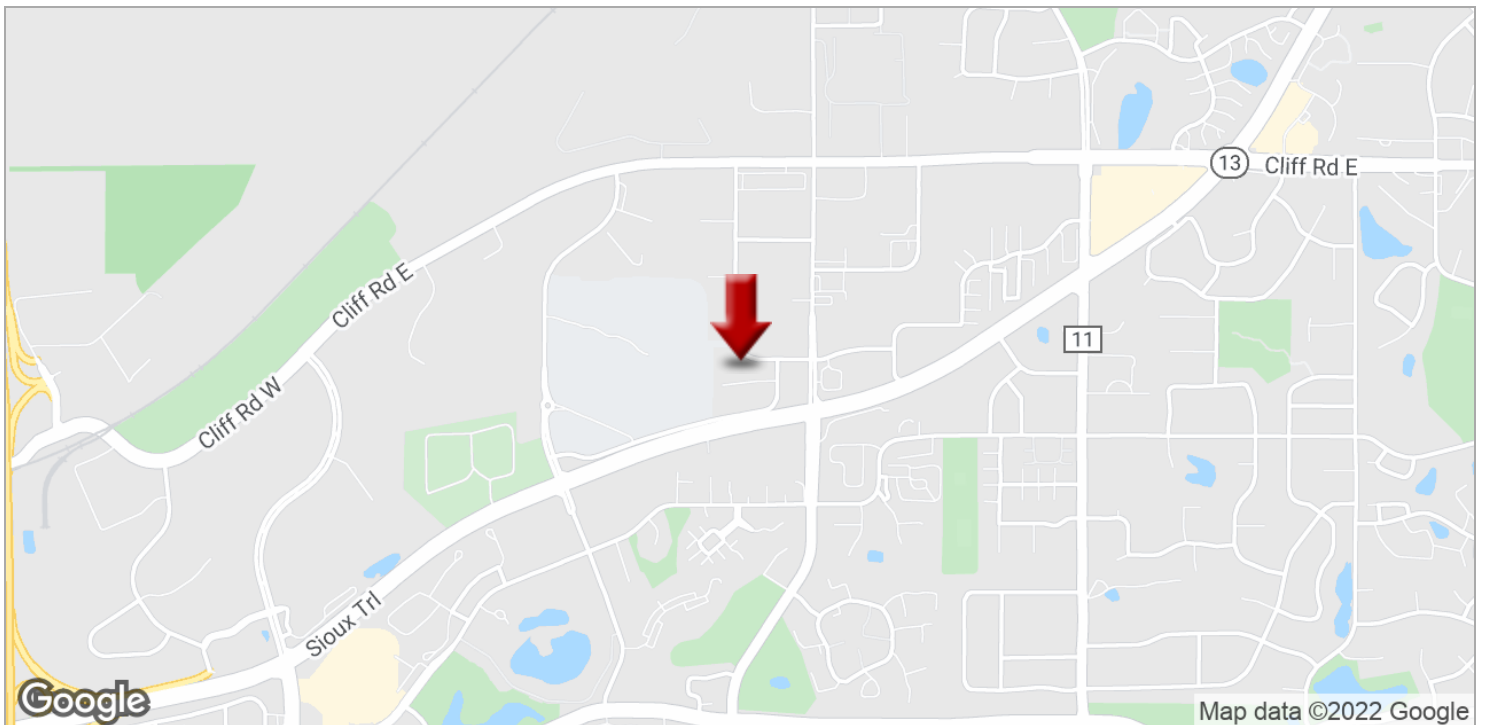
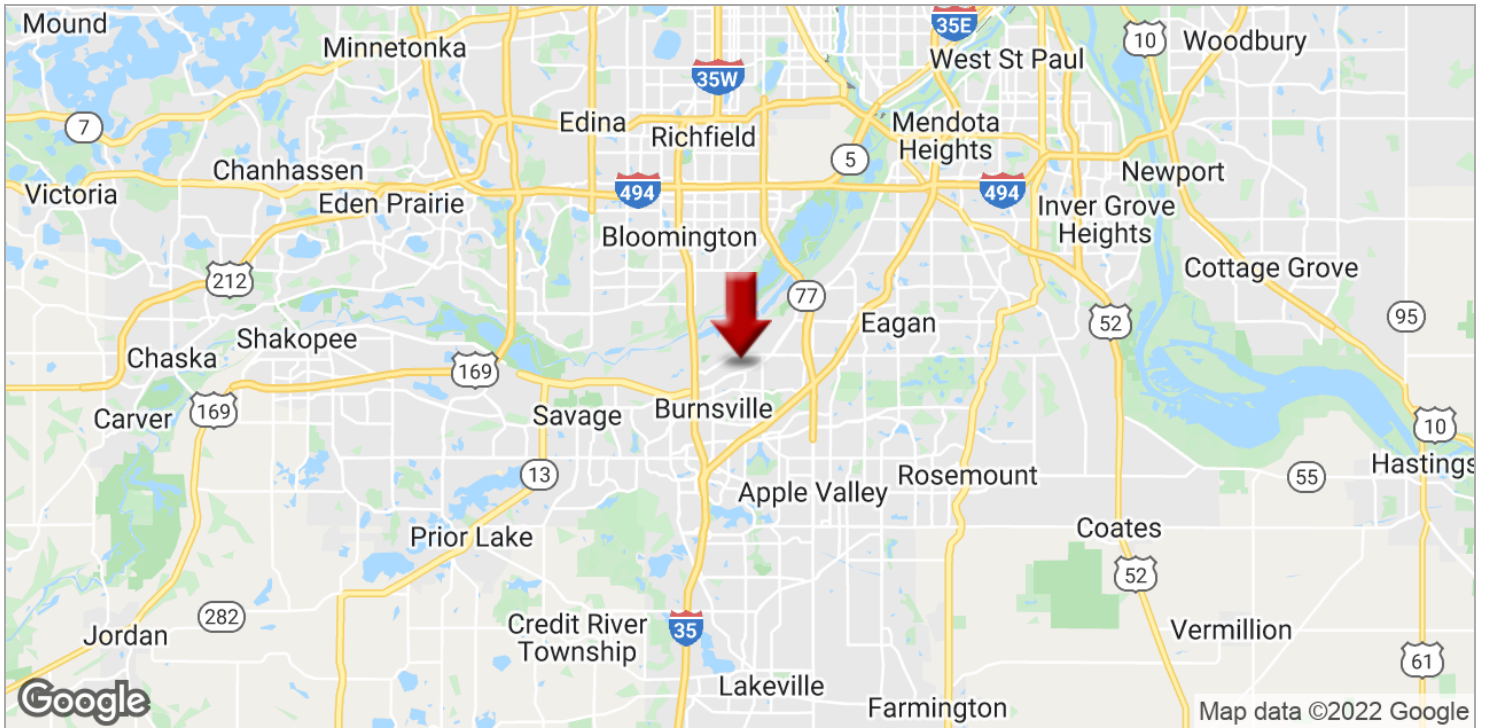
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