

LINVILL RIVERWOOD

12189-12229 Riverwood Dr, Burnsville, MN 55337



AVAILABLE SF:

LEASE RATE: \$4.50-\$8.50 SF/Yr

BUILDING SIZE: 24,000 SF

CEILING HEIGHT: 14.0 FT

PROPERTY OVERVIEW

24,000 sq. ft. office/warehouse building available for lease in great industrial precinct in Burnsville. Great access to Hwy 13 and 35W. 14' Clear Height. Ample parking is available.

PROPERTY FEATURES

- 14' Clear Height
- Close to restaurants, shopping and freeways
- Great access Hwy 13 & I-35W
- Comcast high speed connectivity throughout the building
- Locally owned and managed
- Part of a 1,000,000 square foot portfolio – room to grow!
- 2020 CAM & Taxes: \$4.26 total psf
- Net Lease Rate: \$4.50 psf warehouse | \$8.50 psf office

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Each Office Independently Owned and Operated kwcmidwest.com/

SALIENT INFORMATION

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BUILDING INFORMATION

| | |
|----------------------|---|
| ADDRESS: | 12189 - 12229 Riverwood Drive, Burnsville, MN 55337 |
| BUILDING SIZE: | 24,000 Square Feet |
| FLOORS: | One |
| ZONING: | I-1 Industrial |
| LOT SIZE: | 1.85 Acres |
| YEAR BUILT: | 1968 |
| AVAILABLE SPACE: | Suite 12221 - 3,131 SF - Warehouse No Loading Office Build-to-Suit Suite 12225 - 4,976 SF - Warehouse Dock and Drive-in Door(s) Office Build-to-Suit Suite 12221 & 12225 - 8,107 SF |
| CEILING HEIGHT: | 14 feet |
| LOADING: | Dock Door Drive-in Door |
| LEASE RATE: | \$4.50 - \$8.50 psf Annually (Net Base) |
| CAM & R.E. TAX RATE: | CAM & 2020 RE Tax: \$4.26 per SF |

BUILDING FEATURES

| | |
|---------------------|---|
| CROSS STREETS: | Riverwood Drive & 12th Avenue South |
| NEARBY FREEWAYS: | Hwy 13, I-35W |
| SIGNAGE: | Building Signage Available |
| PARKING LOT: | 3.91 Spaces Per 1,000 SF Surface Lot |
| ACCESSIBILITY: | Lot Accessible from Riverwood Drive |
| BUILDING AMENITIES: | 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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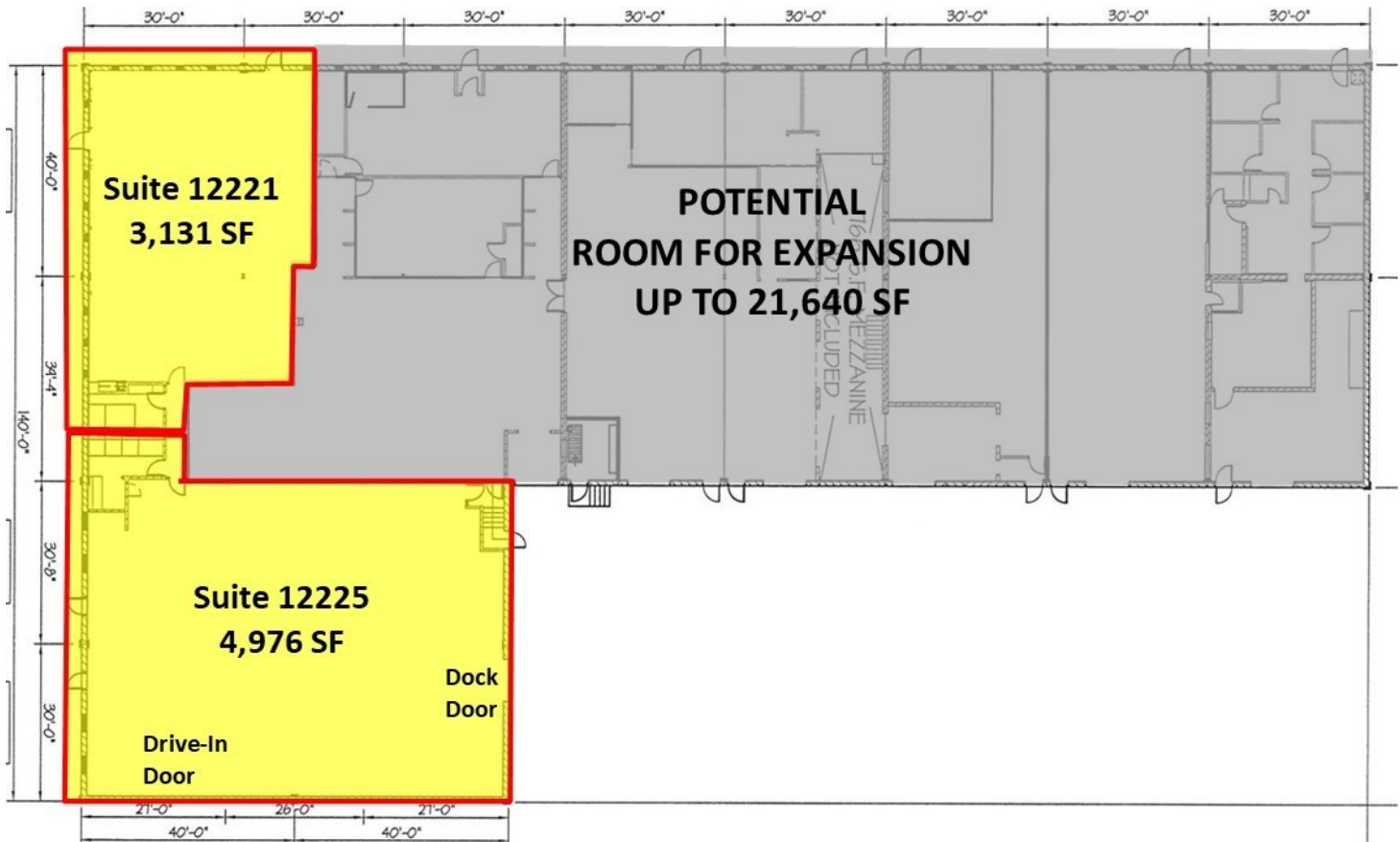
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INDUSTRIAL FOR LEASE

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| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE (SF) | AVAILABILITY |
|-------------------------------|--------------------|---------------------|------------|------------------|--------------|
| 12221 Riverwood Dr | Office / Warehouse | \$4.50 - 8.50 SF/YR | Net | 3,131 - 8,107 SF | Vacant |
| 12225 Riverwood Dr | Office / Warehouse | \$4.50 - 8.50 SF/YR | Net | 4,976 - 8,107 SF | Vacant |
| 12221 - 12225 Riverwood Drive | Office / Warehouse | \$4.50 - 8.50 SF/YR | Net | 8,107 SF | Vacant |

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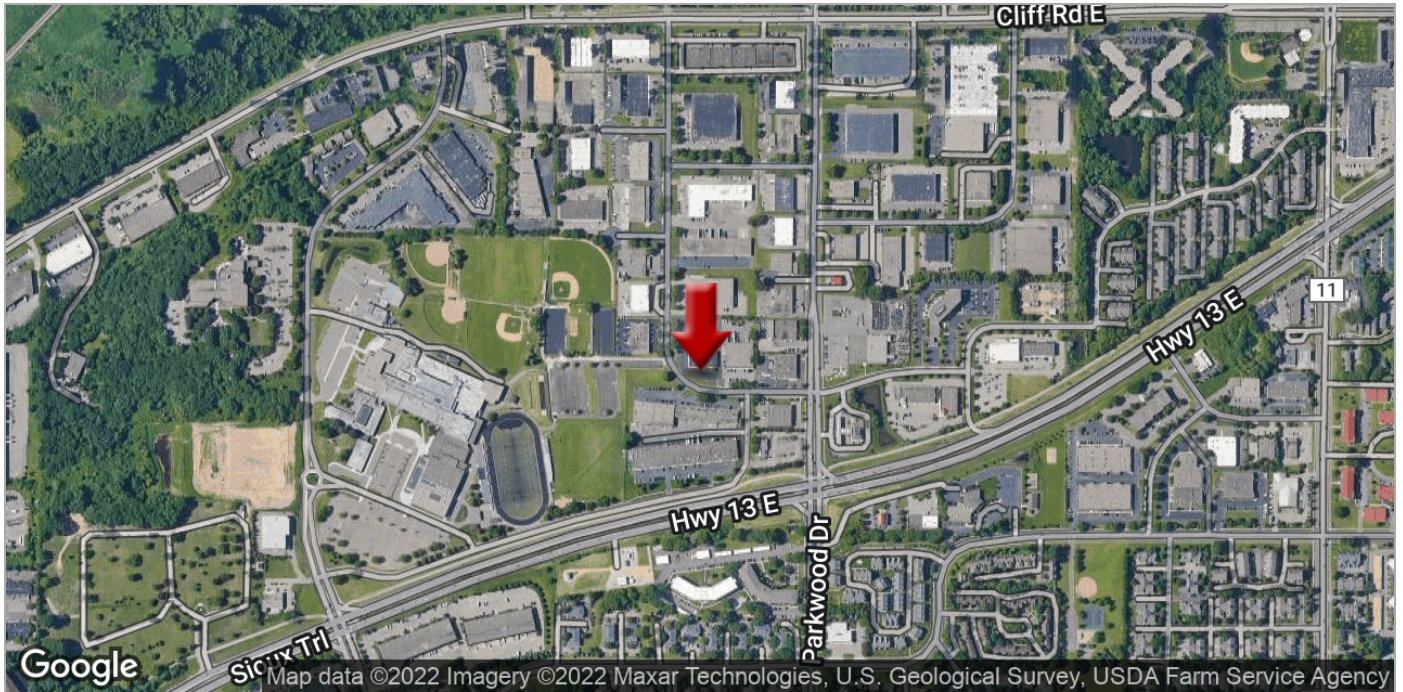
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