

INDUSTRIAL FOR SALE

LINVILL RIVERWOOD

12189-12229 Riverwood Dr, Burnsville, MN 55337



SALE PRICE:	\$1,700,000
LOT SIZE:	1.85 Acres
BUILDING SIZE:	24,000 SF
GRADE LEVEL DOORS	1
DOCK HIGH DOORS:	7
CEILING HEIGHT:	14.0 FT
YEAR BUILT:	1969
ZONING:	I-1 Industrial Park

PROPERTY OVERVIEW

Great opportunity for an owner/user to purchase and occupy their own building. This property also offers additional income from existing tenants.

PROPERTY FEATURES

- Strategically located within the Burnsville industrial district with convenient access to I-35 & Hwy 77 via Hwy 13 & Cliff Road.
- 32,000+ VPD along Hwy 13 | 7,200+ VPD along 12th Avenue.
- Priced well below replacement cost.
- Situated on 1.85 acres zoned I-1 (Industrial Park) which allows for a wide variety of industrial uses.
- 7,736 SF can be available upon closing and upwards of 21,742 could be made available with short notice.

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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SALIENT INFORMATION

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BUILDING INFORMATION

ADDRESS:	12189-12229 Riverwood Drive, Burnsville, MN 55337
BUILDING SIZE:	24,000 Square Feet
FLOORS:	One, plus bonus mezzanine space
ZONING:	I-1 Industrial
YEAR BUILT:	1968
AVAILABLE SPACE:	8,107 SF Remainder Available with Short Notice
CEILING HEIGHT:	14 feet
LOADING:	Seven (7) Docks & One (1) Drive-In Door
ROOF:	Rubber Membrane, replaced in 2009
SALE PRICE:	\$1,700,000
NET RENTAL RATES:	\$4.50 - \$8.50/SF per year
CAM & R.E. TAX RATE:	\$4.26/SF per year 2020

BUILDING FEATURES

CROSS STREETS:	Riverwood Dr & 12th Ave S
NEARBY FREEWAYS:	Hwy 13, I-35W, I-35E & Hwy 77
SIGNAGE:	Building signage available
PARKING:	55 parking stalls plus truck court
ACCESSIBILITY:	Lot accessible from multiple spots along Riverwood Drive
LOCATION AMENITIES:	Close to restaurants, shopping & freeways

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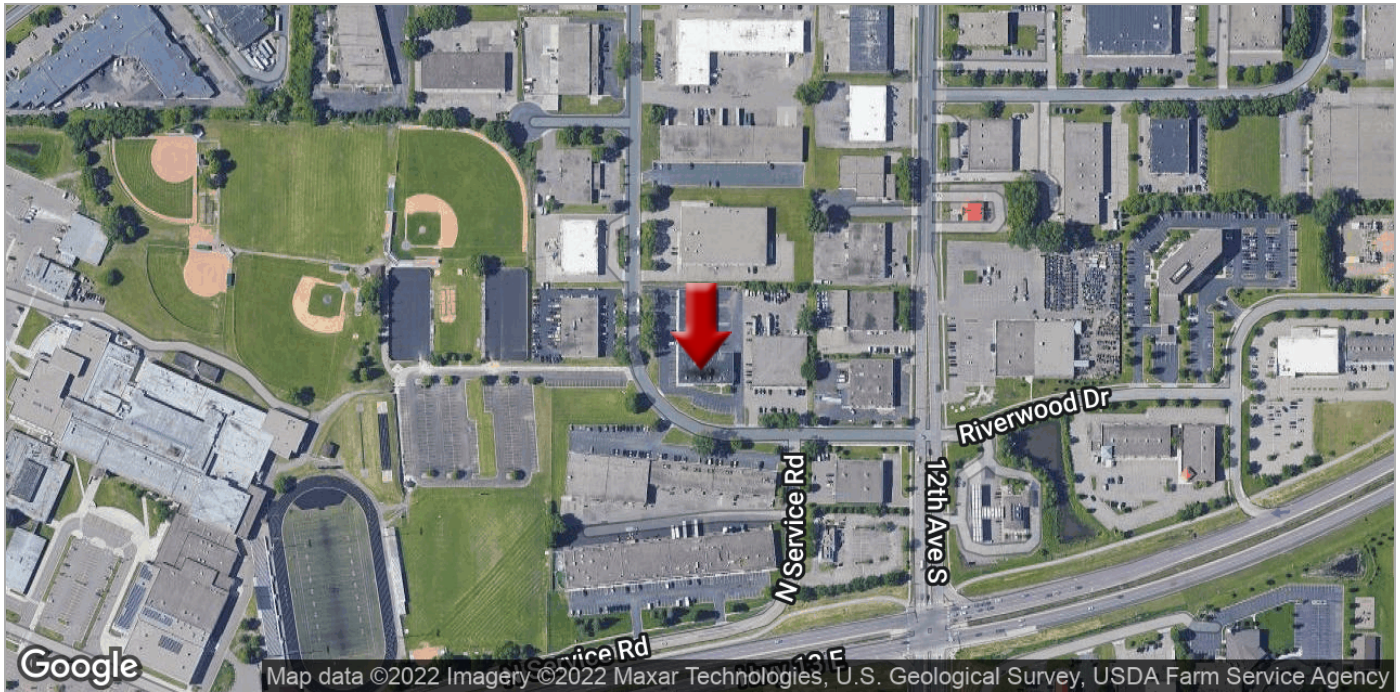
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