



# OFFICE / WAREHOUSE / MANUFACTURING FACILITY

12117 Riverwood Drive  
Burnsville, MN 55337

**FOR LEASE**  
**38,132 SF Industrial Building**



### FEATURES:

- 38,132 SF Office / Warehouse Building For Lease in Burnsville.
- 2 Levels of office space amounting to 12,000 sf.
- Dock and Drive in doors for flexible loading.
- Located close to Hwy. 13 and accessible to I35 & Hwy. 77.
- Great for any manufacturing company!!

**LEASE RATE:**  
**\$8.75 / psf (Office)**  
**\$4.75 / psf (Warehouse)**



### FACTS:

- ▲ 2.47 Acres
- ▲ Built in 1976
- ▲ (2) Docks (12x14) / (1) Drive In (12x14)
- ▲ 18' Clear Ht.
- ▲ 12,000 SF Office / 26,132 Warehouse
- ▲ Property Taxes - \$60,123.56 (2019)
- ▲ Power - 1,000 amp / 240 volt / 3 phase

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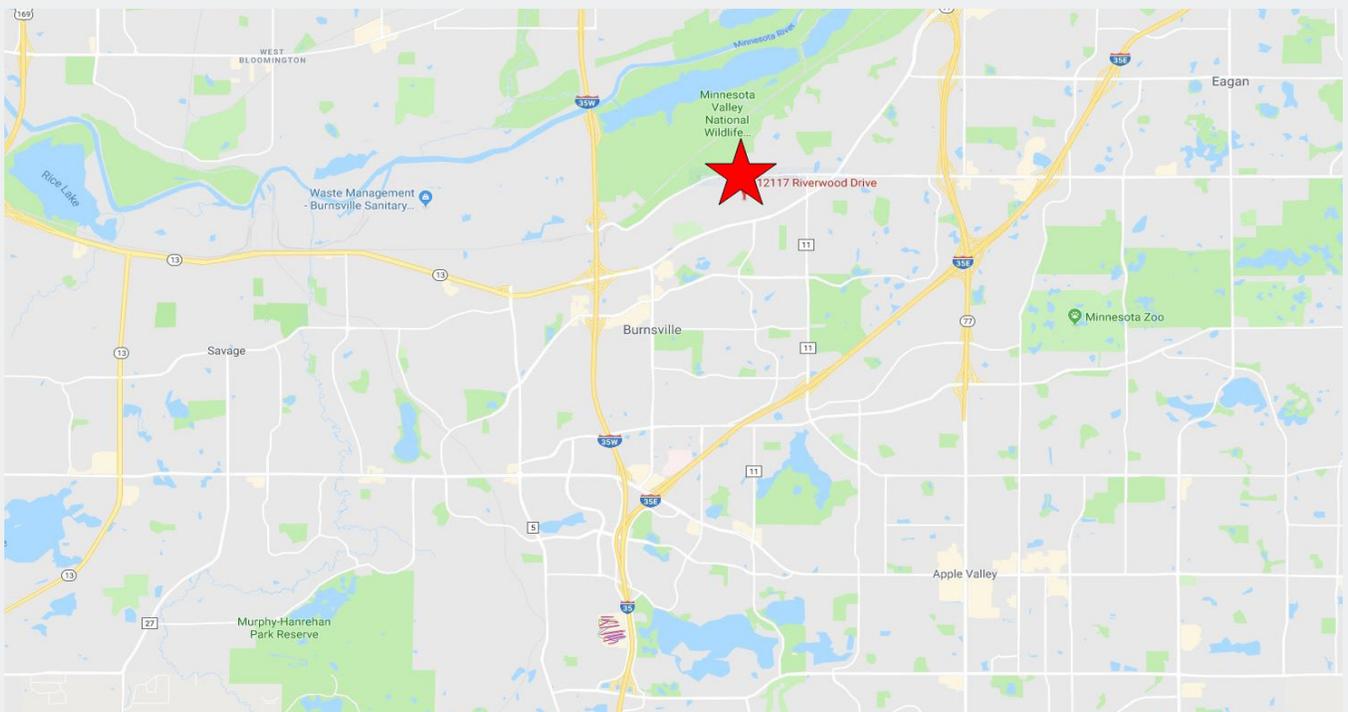
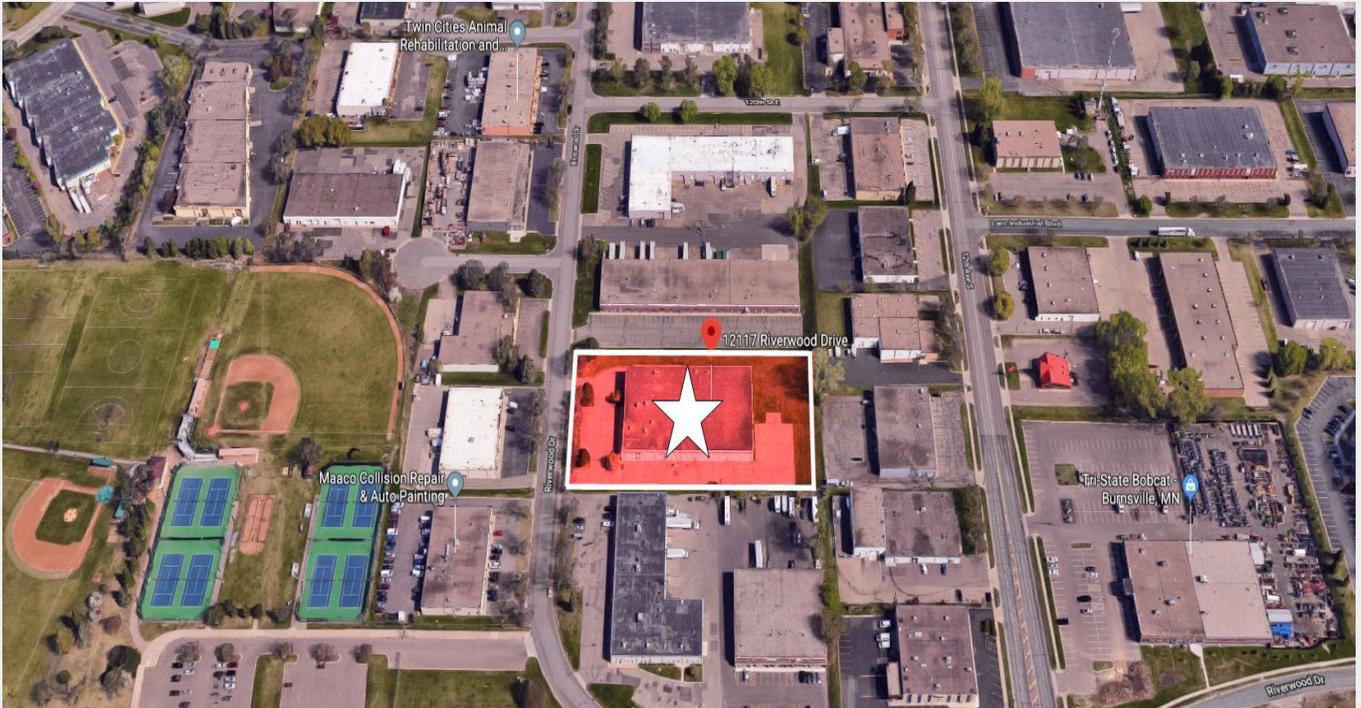
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**AERIAL & MAP**

**FOR LEASE**  
**38,132 SF Industrial Building**



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12117 Riverwood Drive  
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## PROPERTY FACTS

**FOR LEASE**  
**38,132 SF Industrial Building**

<b>BUILDING SIZE</b>	6,000 SF - Main Level (Office) <u>6,000 SF - Mezzanine Level (Office)</u> 12,000 Total SF (Office)  26,132 SF - Warehouse  38,132 SF - Total
<b>YEAR BUILT</b>	1976
<b>LOT SIZE</b>	2.47 Acres
<b>PID #</b>	02-64301-01-051 (Dakota County)
<b>ZONING</b>	I-1 (Industrial Park)
<b>EXTERIOR</b>	Pre-Cast
<b>ROOF</b>	New roof in 2015 (EDPM Ballasted)
<b>LOADING DOCKS / DRIVE IN</b>	1 Drive In Door (12'x14') & 2 Docks (12'x14') Enclosed
<b>CLEAR HEIGHT</b>	18'
<b>2019 REAL ESTATE TAXES</b>	\$60,123.56
<b>PARKING</b>	40 Stalls
<b>POWER</b>	1,000 amp / 240 volt / 3 phase

All information is from sources judged to be reliable. However, no warranty or representation is made as to its accuracy or completeness.

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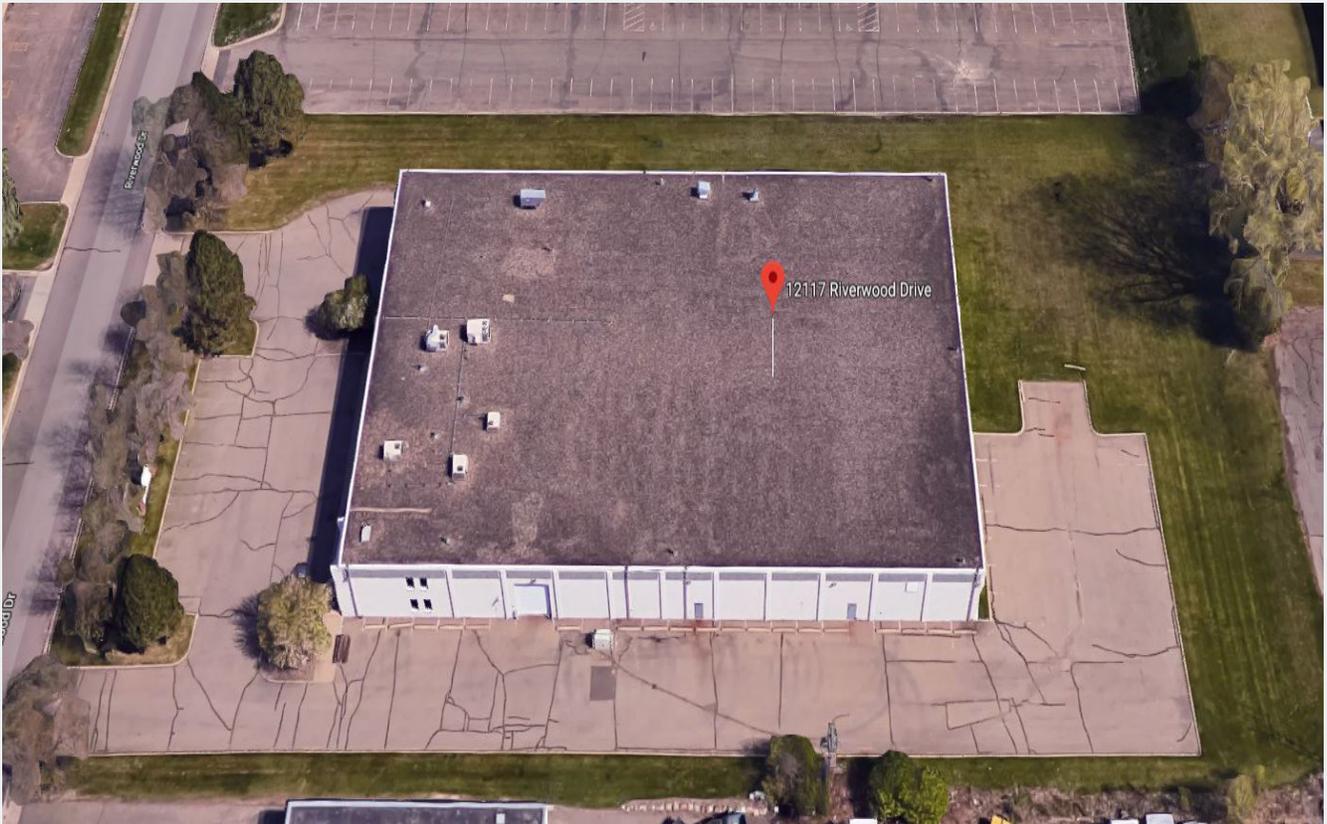
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**SITE PLAN**

**FOR LEASE**  
**38,132 SF Industrial Building**



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FLOOR PLAN  
MAIN LEVEL

FOR LEASE  
38,132 SF Industrial Building



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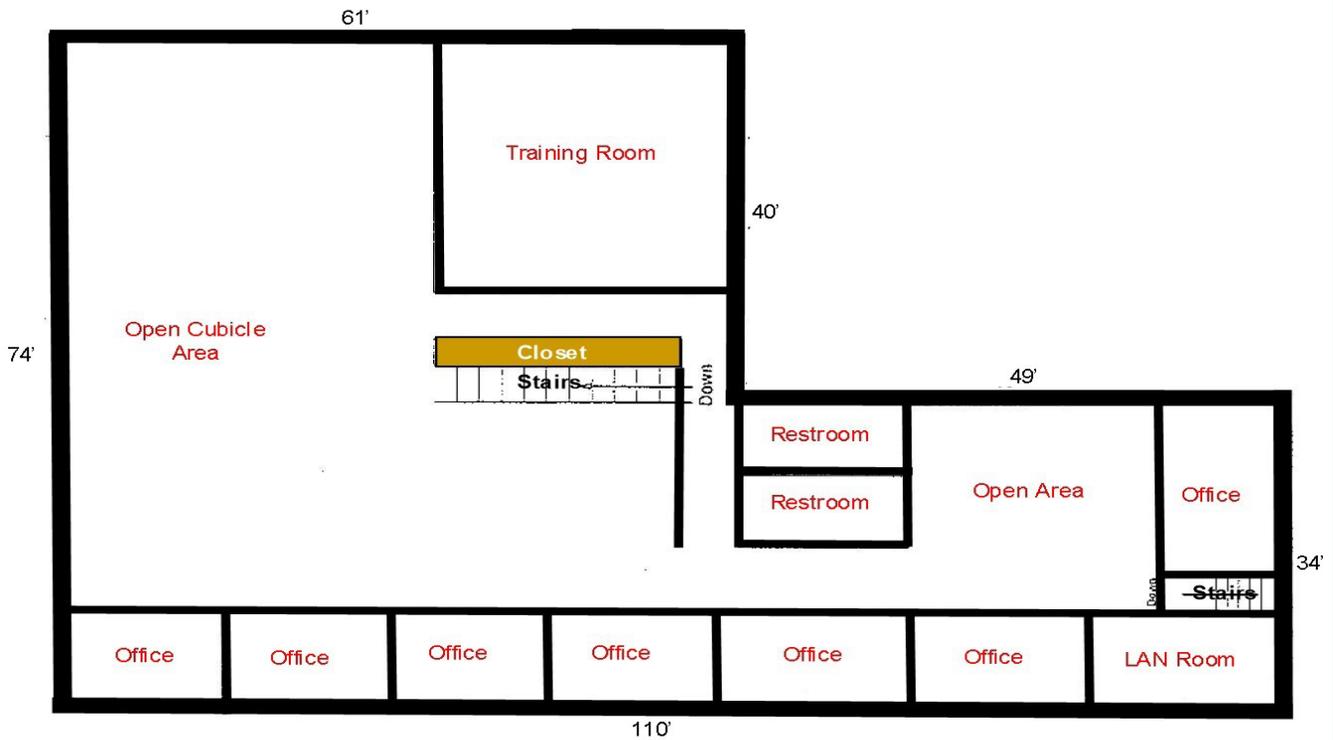


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## FLOOR PLAN MEZZANINE

**FOR LEASE**  
**38,132 SF Industrial Building**



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## PHOTO GALLERY OFFICE

**FOR LEASE**  
**38,132 SF Industrial Building**



Reception Area



Private Office



Break Room



2nd Level - Open Area



2nd Level



2nd Level - Training Room

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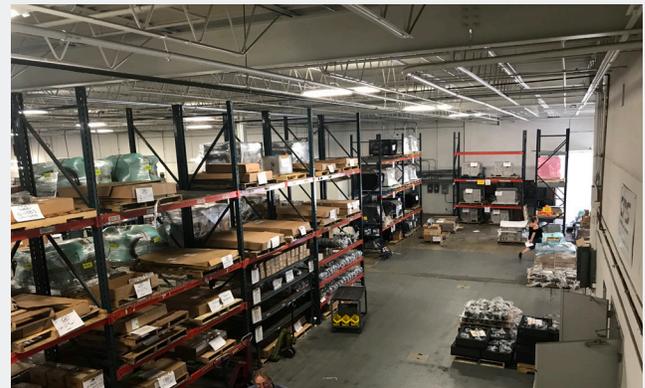
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**PHOTO GALLERY  
WAREHOUSE**

**FOR LEASE  
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**CITY INFORMATION**

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<p><b>POPULATION (5 MILE RADIUS)</b></p>	<p>2010 Census - 188,979 2019 (Estimate) - 195,206 2024 (Projection) - 201,461</p>
<p><b>AVERAGE HOUSEHOLD INCOME</b></p>	<p>2019 (Estimate) - \$92,149</p>
<p><b>TRAFFIC</b></p>	<p>Highway 13- 31,099 vehicles per day Riverwood Dr. - 7,542 vehicles per day</p>
<p><b>CITY OF BURNSVILLE</b></p>	<p>Burnsville is a city 15 miles south of downtown Minneapolis in Dakota County in the State of Minnesota. The city lies on the south bank of the Minnesota River, upstream from its confluence with the Mississippi River. Burnsville and nearby suburbs form the southern portion of Minneapolis–Saint Paul, the fifteenth largest metropolitan area in the United States, with about 3.6 million residents. According to the 2010 census, the population is 61,481.</p> <p>Burnsville has many attractions, including its regional mall, Burnsville Center. The city is also a recreational attraction with Alimagnet Dog Park, a section of Murphy-Hanrehan Park Reserve and 310-foot (94 m) vertical ski peak Buck Hill. Minnesota River wildlife is protected by the Minnesota Valley National Wildlife Refuge.</p> <p>Originally a rural Irish farming community, Burnsville became the tenth largest city in Minnesota in the 2000 Census following the construction of Interstate 35. Currently the ninth largest suburb in the metro area and a bedroom community of both Minneapolis and Saint Paul, the city was fully built by the late 2000s. Burnsville’s downtown area is called Heart of the City with urban-style retail and condominiums.[6] The Burnsville Transit Station serves as the hub and headquarters of the Minnesota Valley Transit Authority, providing regional bus service to five other suburbs.</p>

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