

# OFFICE WAREHOUSE BUILDING

11356 215th STREET W, LAKEVILLE, MN 55044



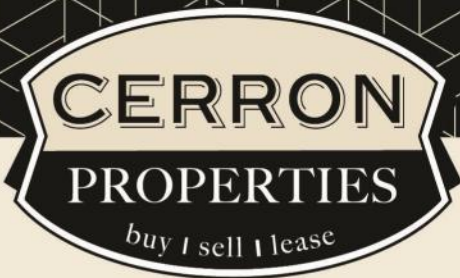
FOR SALE | OFFICE / WAREHOUSE / LIGHT MANUFACTURING

PRICE REDUCED | \$6,500,000



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044  
WWW.CERRON.COM





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## ■ PROPERTY HIGHLIGHTS

- Available for Sale OR Lease  
Approx. 89,775 SF Building on  
Approx. 10.79 Acre Site
- SF Breakdown:  
5,909 SF Office Showroom Main  
1,768 SF Mezz Office  
4,127 SF Mezz Storage  
45,360 SF Warehouse—20' clear  
32,611 SF Warehouse—16' clear
- 13 Dock Doors
- 2 Drive in doors
- Sprinklered
- Dakota County PID#:  
22-03600-54-015
- 2025 RE Taxes: \$144,488
- **PRICE REDUCTION—**  
**ASKING: \$6,500,000**
- Lease Option: \$5.95/SF  
Absolute Net



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For more information,  
please contact:  
**Rocky Ranch**  
**952.583.6135**  
rockyr@cerron.com

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## SUMMARY

### PROPERTY SUMMARY

Approx. 10.79 acres

Approx. 89,775 SF building

5,909 SF Office/Showroom Main

1,768 SF Mezzanine Office

4,127 SF Mezzanine Storage

45,360 SF Warehouse—20' Clear

32,611 SF Warehouse—16' Clear

13 - dock doors

2 - drive-in doors

2 - septic systems

City water

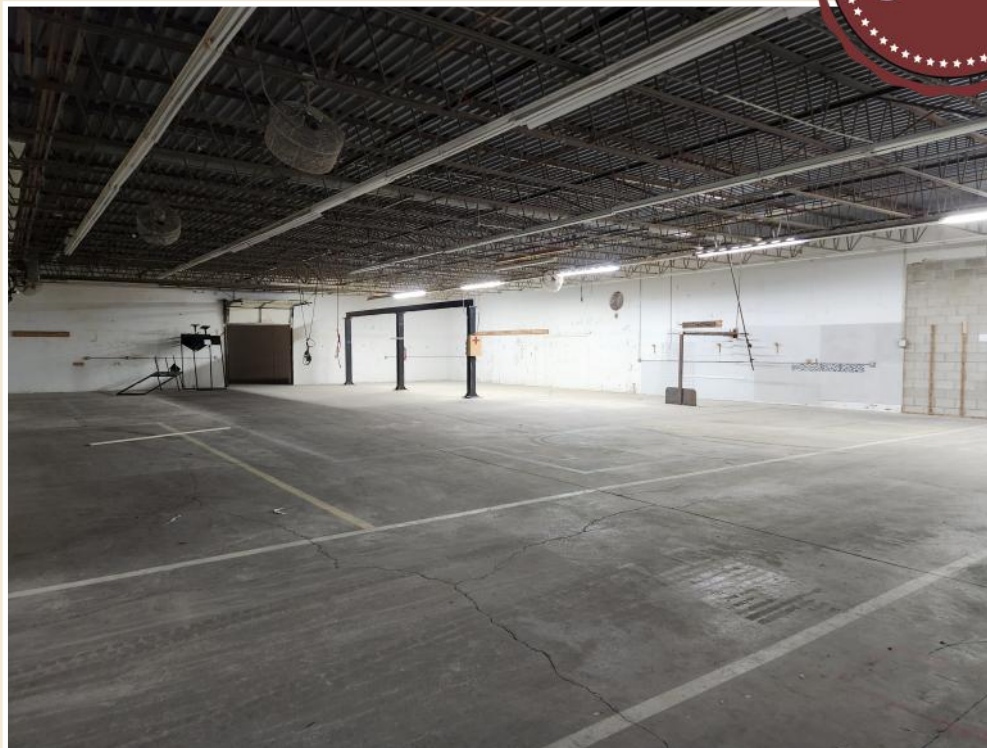
Year Built: 1974

Additions: 1990, 1993, 2005

Sprinklered

Fenced yard

Parking: 100 stalls



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## EXECUTIVE SUMMARY

Discover an exceptional investment in the heart of Minnesota's thriving south metro area. This versatile office-warehouse facility offers nearly 90,000 square feet of functional space on a sprawling 10.79-acre site, perfectly positioned for logistics, manufacturing, or distribution operations. Priced at \$6.5 million, this property combines modern expansions with robust infrastructure, making it an ideal choice for businesses seeking scalability and efficiency.

### Expansive and Adaptable Layout

Built in 1974 with thoughtful additions in 1990, 1993, and 2005, the building spans approximately 89,775 square feet, designed to support a wide range of industrial needs. The space breakdown includes:

- **Office/Showroom (Main Level):** 5,909 SF – A welcoming front-facing area ideal for client interactions, featuring professional finishes and ample natural light.
- **Mezzanine Office:** 1,768 SF – Elevated workspace for administrative teams, providing privacy and oversight of operations.
- **Mezzanine Storage:** 4,127 SF – Convenient overhead storage to maximize floor efficiency.
- **High-Clear Warehouse:** 45,360 SF with 20' clear height – Perfect for heavy machinery, racking systems, or large-scale assembly.
- **Standard Warehouse:** 32,611 SF with 16' clear height – Versatile for general storage, packing, or light manufacturing.

This configuration allows for seamless workflow integration, from executive offices to high-volume warehousing, ensuring your business runs smoothly and grows without constraints.

### Key Features and Infrastructure

Engineered for productivity and safety, this property boasts premium amenities that set it apart:

- **Loading and Access:** 13 dock doors and 2 drive-in doors for efficient truck maneuvering and quick turnaround times.
- **Security and Protection:** Fully sprinklered building with a fenced yard for secure outdoor storage or vehicle parking.
- **Parking and Utilities:** 100 dedicated parking stalls to accommodate staff and visitors; serviced by city water and two septic systems for reliable operations.
- **Expansion Potential:** The generous 10.79-acre lot offers room for future development, such as additional buildings or expanded yard space. With a Class C building rating and single-tenancy design, it's ready for immediate customization to fit your vision.

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# County Map

## OFFICE WAREHOUSE BUILDING 11356 215th STREET W, LAKEVILLE, MN 55044



### Strategic Location in a Growing Hub

Nestled in Dakota County, this Lakeville gem benefits from excellent connectivity. Proximity to I-35 provides swift access to the Twin Cities metropolitan area, major airports, and regional supply chains. Lakeville's business-friendly environment, combined with the south metro's economic growth, positions this property as a smart long-term asset. Whether you're expanding locally or establishing a Midwest foothold, the location minimizes transit costs and maximizes market reach.

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OFFICE/SHOWROOM PHOTOS

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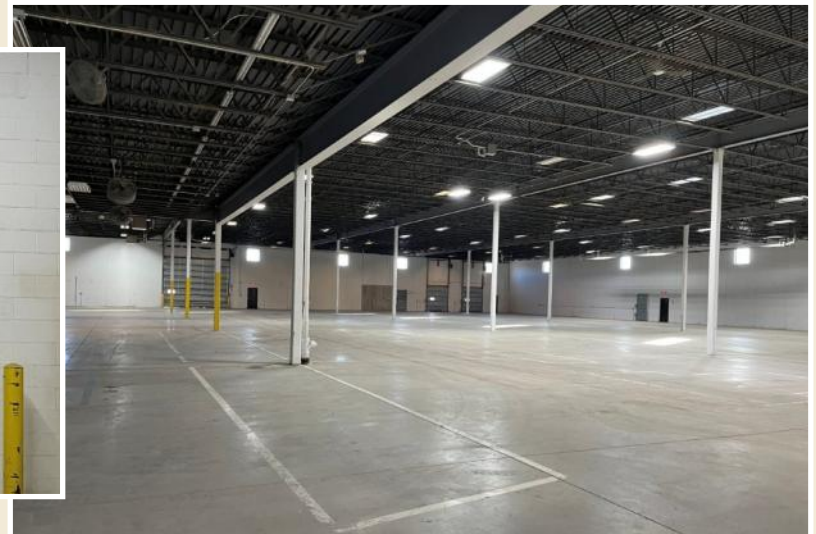
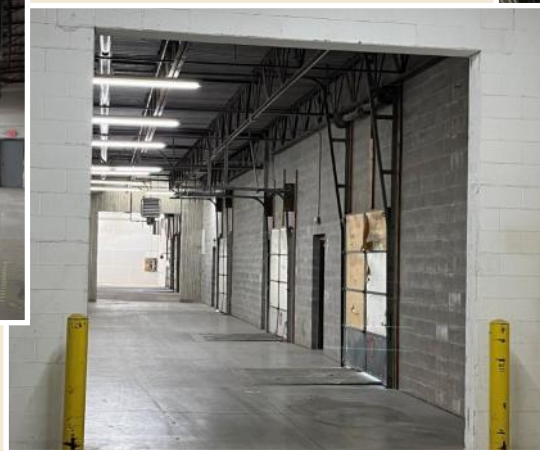


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## WAREHOUSE PHOTOS



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## EXTERIOR PHOTOS



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*let's get started!*

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