



# Office / Warehouse Space for Sale

2401 HWY 13 WEST  
BURNVILLE, MN 55337

## Available Space:

6,405 SF- Office/Retail  
8,947 SF-Warehouse  
**15,352 SF - Total**

## Site Size:

1 Acre

## Sale Price:

\$2,199,000

## 2026 Property Taxes:

\$43,706

## Loading:

One (1) Dock Door  
Two (2) Drive-In Doors  
(Ability to add 1 more high-bay drive-in door)

## Clear Height:

14'-20'

## Highlights:

- 15,352 Total Building Size
- Additional Mezzanine space not part of the available SF shown
- Built in 1975-1985
- B-4 Highway Commercial Zoning
- Fully sprinklered
- Highway 13 frontage visibility across from Super Menards
- Large storefront and monument signage
- Recent roof improvements (2021 & 2023, and 2026)
- Potential for multi-tenant building
- Nearby retail and amenities
- Great owner/user building
- Zoning allows for auto repair & service, detailing, retail, office & warehouse, manufacturing

For information, please contact:

**Jim Damiani CCIM SIOR**

Vice Chairman

t 612-430-9960

jim.damiani@nmrk.com

**Brian Netz**

Executive Managing Director

t 612-430-9947

brian.netz@nmrk.com

**Lucas Long**

Director

t 612-430-9952

lucas.long@nmrk.com

[nmrk.com](http://nmrk.com)

# NEWMARK



**WELL-MAINTAINED & VERSATILE:**

- Completely remodeled in 2020
- New roof: back building 2026, front building 2023, middle building 2021
- Newer RTU: front building 2023, back building 2021, middle building 2020
- Temperature-controlled retail & office space with newer hardwood floor
- Heated warehouse with 14' and 20' ceiling and epoxy floors
- The back warehouse has a floor drain
- Strong owner-user or investment potential: Building configured for two tenants



*For information, please contact:*

**Jim Damiani CCIM SIOR**

*Vice Chairman*

t 612-430-9960

jim.damiani@nrmk.com

**Brian Netz**

*Executive Managing Director*

t 612-430-9947

brian.netz@nrmk.com

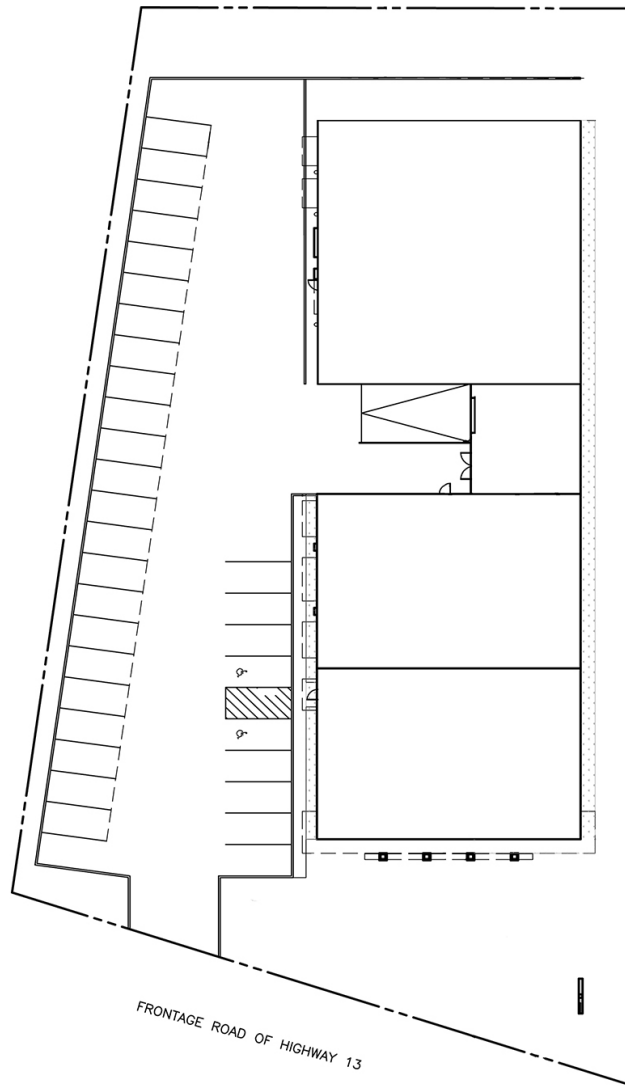
**Lucas Long**

*Director*

t 612-430-9952

lucas.long@nrmk.com

**SITE PLAN**



**PHOTOS**



*For information, please contact:*

**Jim Damiani CCIM SIOR**

*Vice Chairman*

t 612-430-9960

jim.damiani@nrmk.com

**Brian Netz**

*Executive Managing Director*

t 612-430-9947

brian.netz@nrmk.com

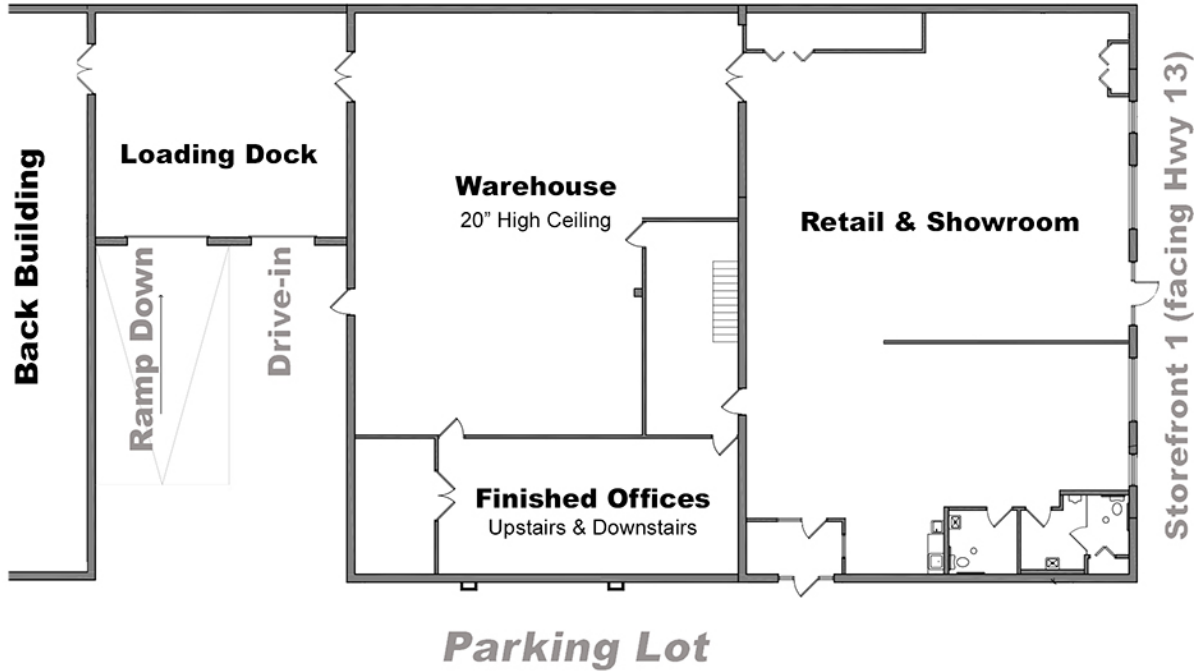
**Lucas Long**

*Director*

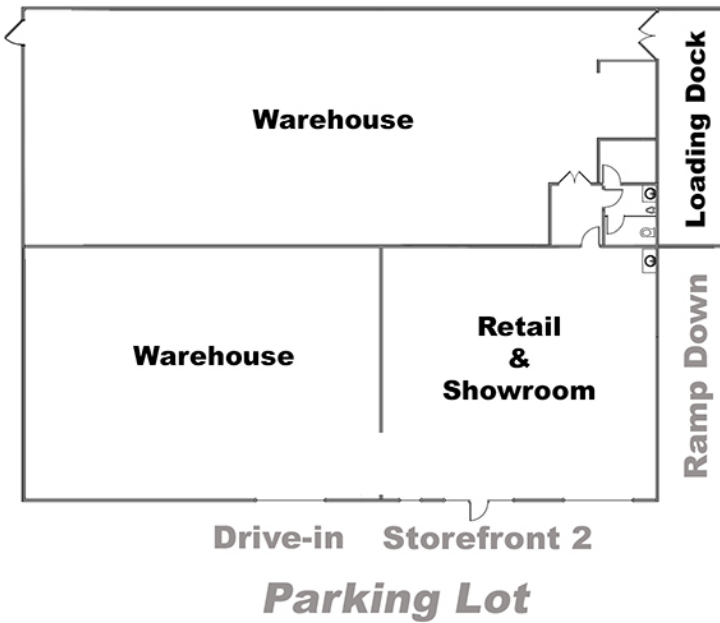
t 612-430-9952

lucas.long@nrmk.com

FRONT BUILDING FLOOR PLAN



BACK BUILDING FLOOR PLAN



**OWNER-USER AND/OR TENANT OCCUPANCY:**

- Front and/or back building may be leased to tenant(s) for income
- Separate utility meters allows separate billing for tenants
- 2 ADA restrooms in the front building; 1 additional restroom for the back building

For information, please contact:

**Jim Damiani CCIM SIOR**  
Vice Chairman  
t 612-430-9960  
jim.damiani@nmrk.com

**Brian Netz**  
Executive Managing Director  
t 612-430-9947  
brian.netz@nmrk.com

**Lucas Long**  
Director  
t 612-430-9952  
lucas.long@nmrk.com

AERIAL VIEW



**AMENITIES:**

- Highway 13 frontage visibility, exposed to > 39,694 daily traffic
- Easy access to 35W with > 80,437 daily traffic
- Next to home improvement retail stores
- Easy access to major highways for large semi trucks
- Large and highly visible storefront and monument signage

*For information, please contact:*

**Jim Damiani CCIM SIOR**

*Vice Chairman*

t 612-430-9960

jim.damiani@nmrk.com

**Brian Netz**

*Executive Managing Director*

t 612-430-9947

brian.netz@nmrk.com

**Lucas Long**

*Director*

t 612-430-9952

lucas.long@nmrk.com