

# OFFICE WAREHOUSE SPACE FOR LEASE

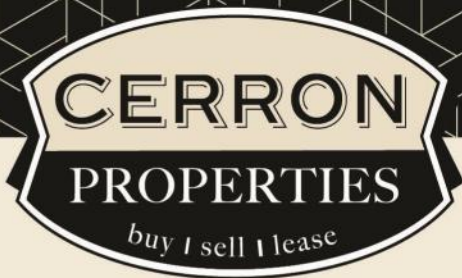
4131 OLD SIBLEY MEMORIAL HIGHWAY, EAGAN, MN 55122



FOR LEASE | OFFICE WAREHOUSE SPACE



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044  
[WWW.CERRON.COM](http://WWW.CERRON.COM)



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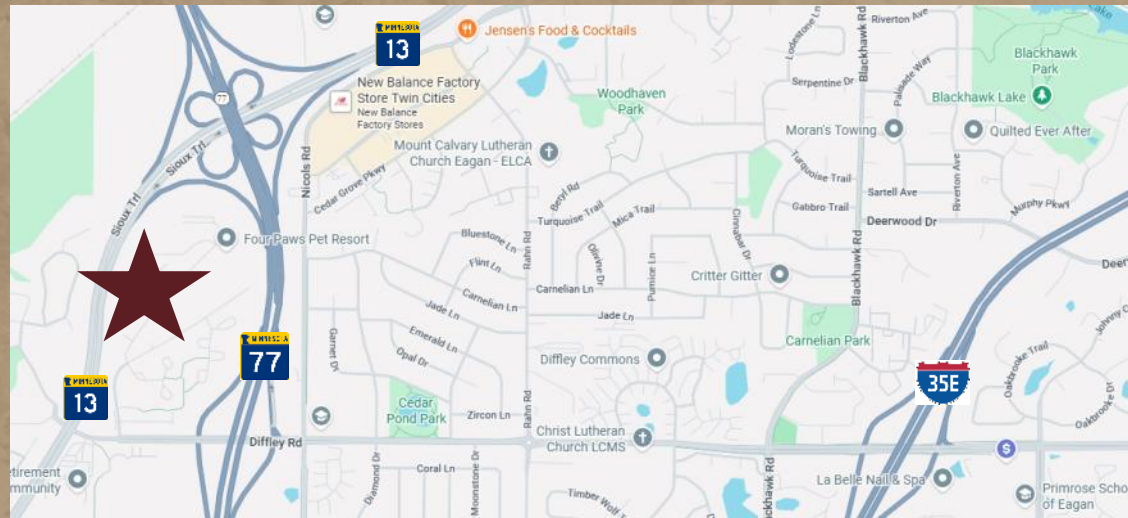
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## ■ PROPERTY HIGHLIGHTS

- Office Warehouse Space—  
Lower level walkout
- Approx. 9,150 SF available
- Two offices with the balance  
open warehouse space
- One single restroom
- One drive-in door
- One dock door
- Zoning I-1
- Clear height: 9.5'
- Parking: 39 spaces
- Located off Cedar & Hwy 13
- Lease Rate: \$6,100/month  
Net (\$8/SF) + \$3,775/  
month OP EX (\$4.95/SF) =  
\$9,875/month Total



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

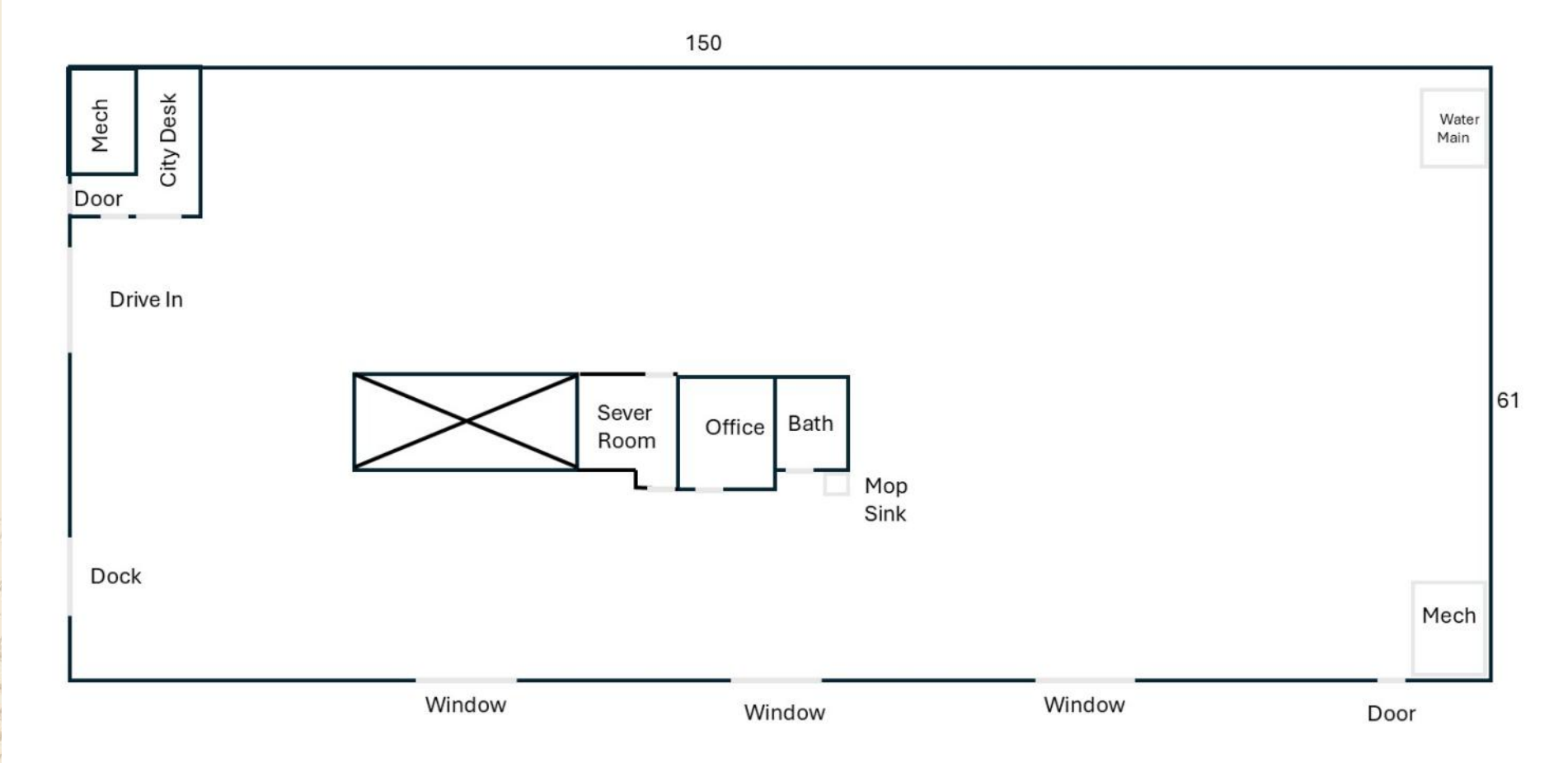


For more information,  
please contact:  
**Rocky Ranch**  
**952.583.6135**  
rockyr@cerron.com

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## LAYOUT



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## INTERIOR PICS



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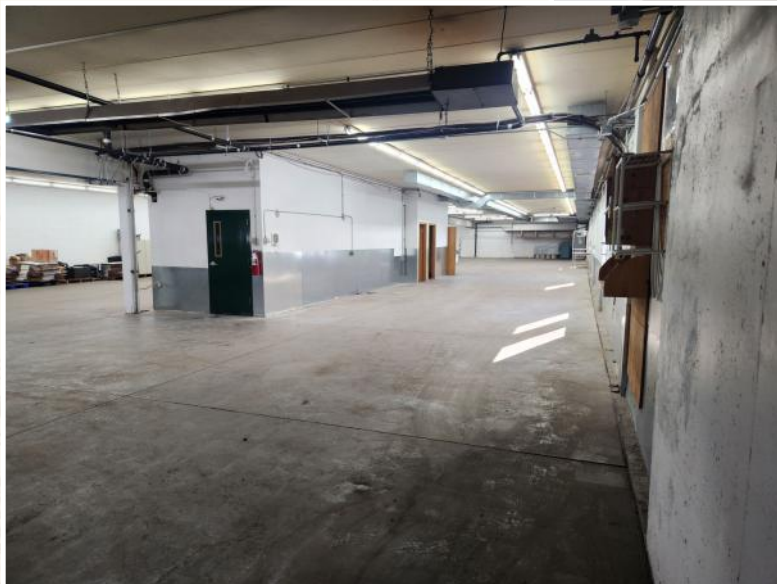
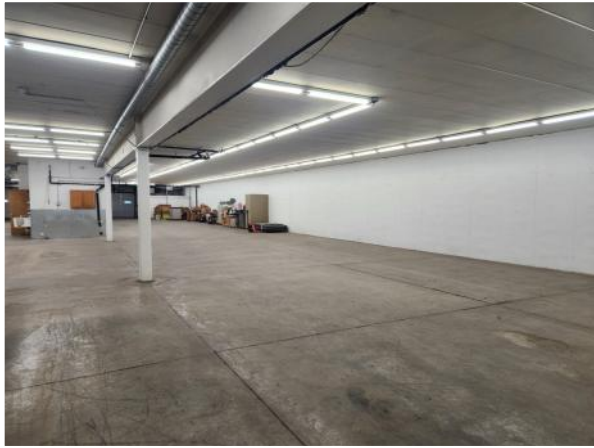


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## ADDITIONAL PICS



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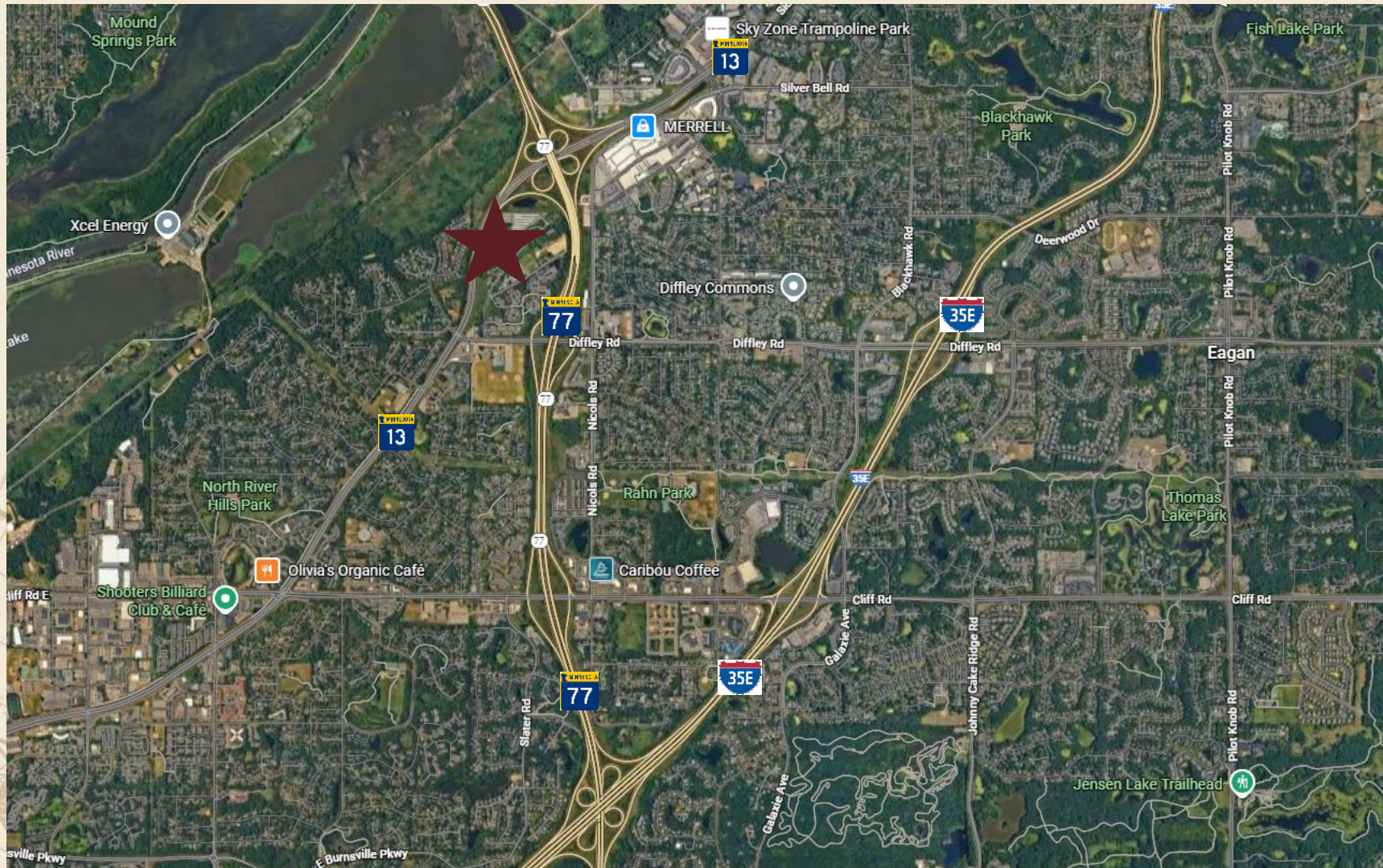


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AERIAL



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rockyr@cerron.com



*let's get started!*

Rocky Ranch | 612.363.2116 | [rockyr@cerron.com](mailto:rockyr@cerron.com)

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