

OFFICE WAREHOUSE BUILDING

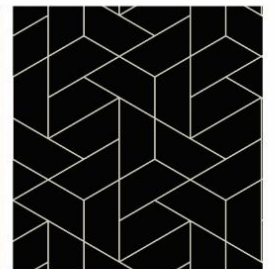
21205 EATON AVENUE, FARMINGTON, MN 55024



FOR SALE | OFFICE WAREHOUSE BUILDING



CERRON Commercial Properties, LLC | 21476 Grenada Ave | Lakeville, MN
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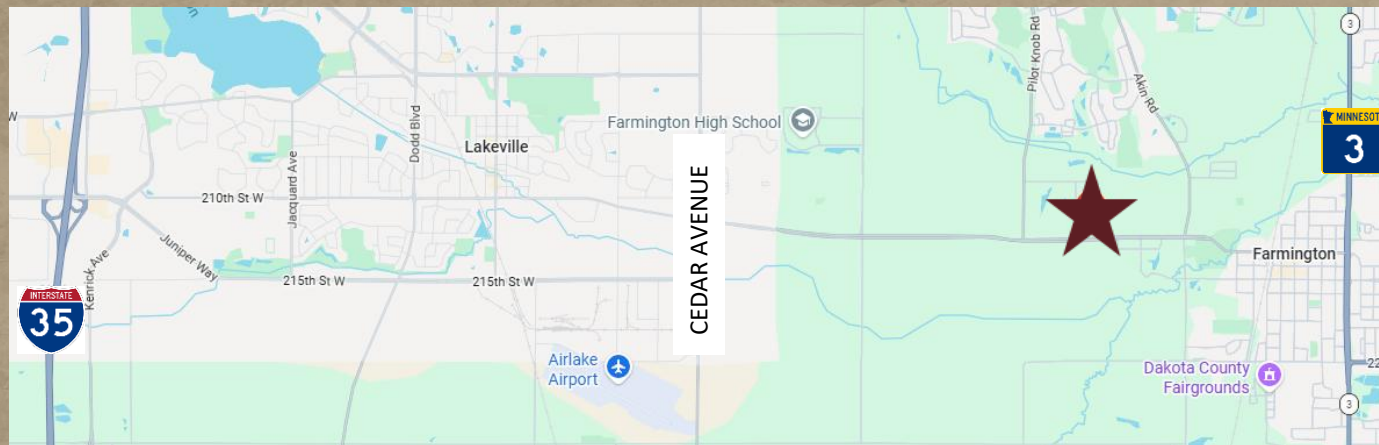
PROPERTY HIGHLIGHTS

- Approx. 21,600 SF office warehouse building on a 1.99 acre site available for sale
- One story building + mezzanine
- Built in 2004
- Four (4) dock doors
- One (1) drive-in door
- Located at Hwy 50 & Eaton Ave, in Farmington's Industrial Park – west side of Farmington (approx. 7 miles to I-35 & 2 miles to Hwy 3)
- Sprinklered
- Zoned I – Industrial
- Dakota County PID: 14-25850-03-042
- 2026 RE Taxes: \$43,752
- **PRICE REDUCED: \$2,950,000**
\$2,650,000
- Available 10/1/2026

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For more information,
please contact:
Rocky Ranch
612.363.2116
rockyr@cerron.com

SUMMARY

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ADDITIONAL DETAILS

Clear Height: 18'

Sprinklers: yes

Zoning: I – Industrial

Permitted Uses: warehouse, storage, manufacturing, office

Roof: TPO 2005

Warehouse Heat: two radiant heaters and three unit heaters

ESFR rated warehouse

All LED lights are on motion activation

Divisible into 3 units

Air make-up in warehouse

8" water line

Power:

*800a 120/208v 3ph main service

*three (3) 200a services on site, metered separately with corresponding 200a panels inside (set up for 3 individual suites)



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EXTERIOR PHOTOS

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OFFICE PHOTOS

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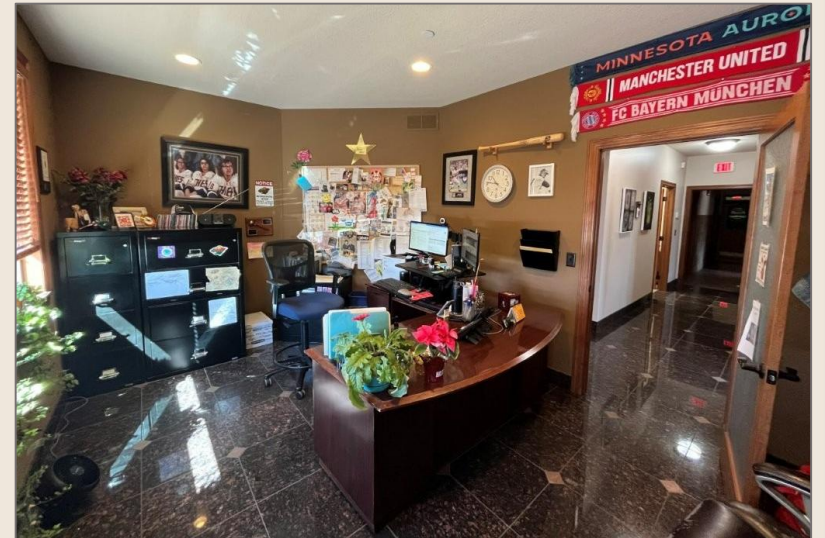
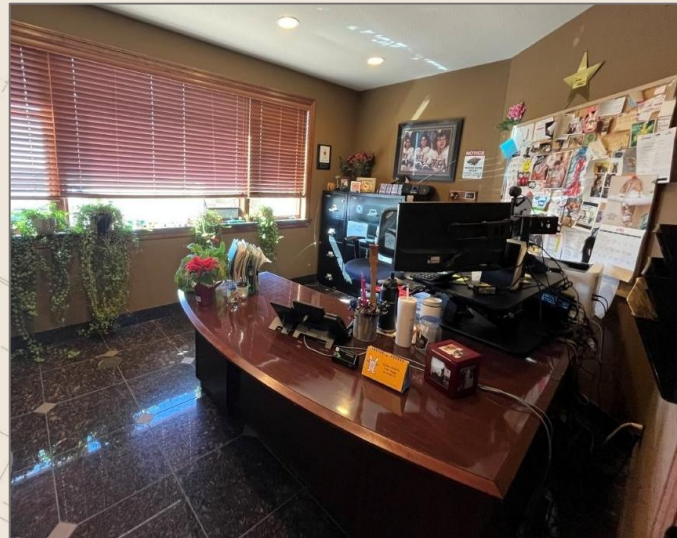


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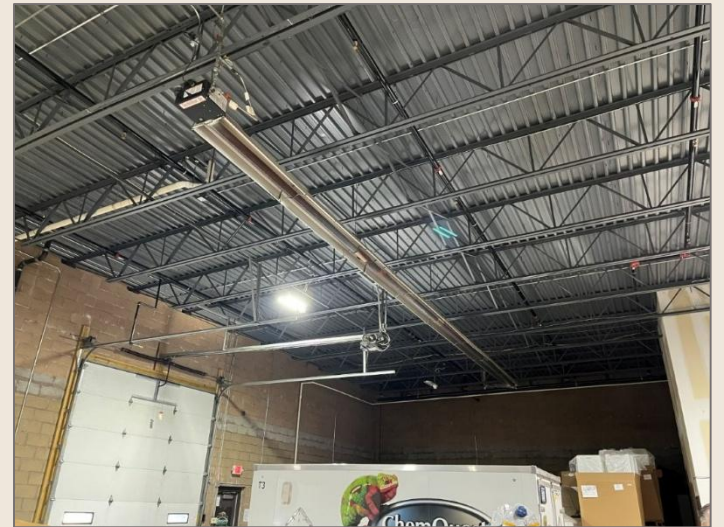
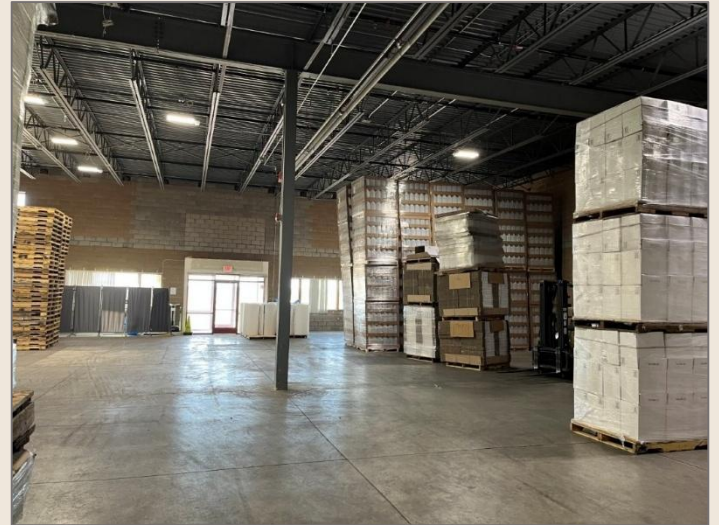


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WAREHOUSE PHOTOS

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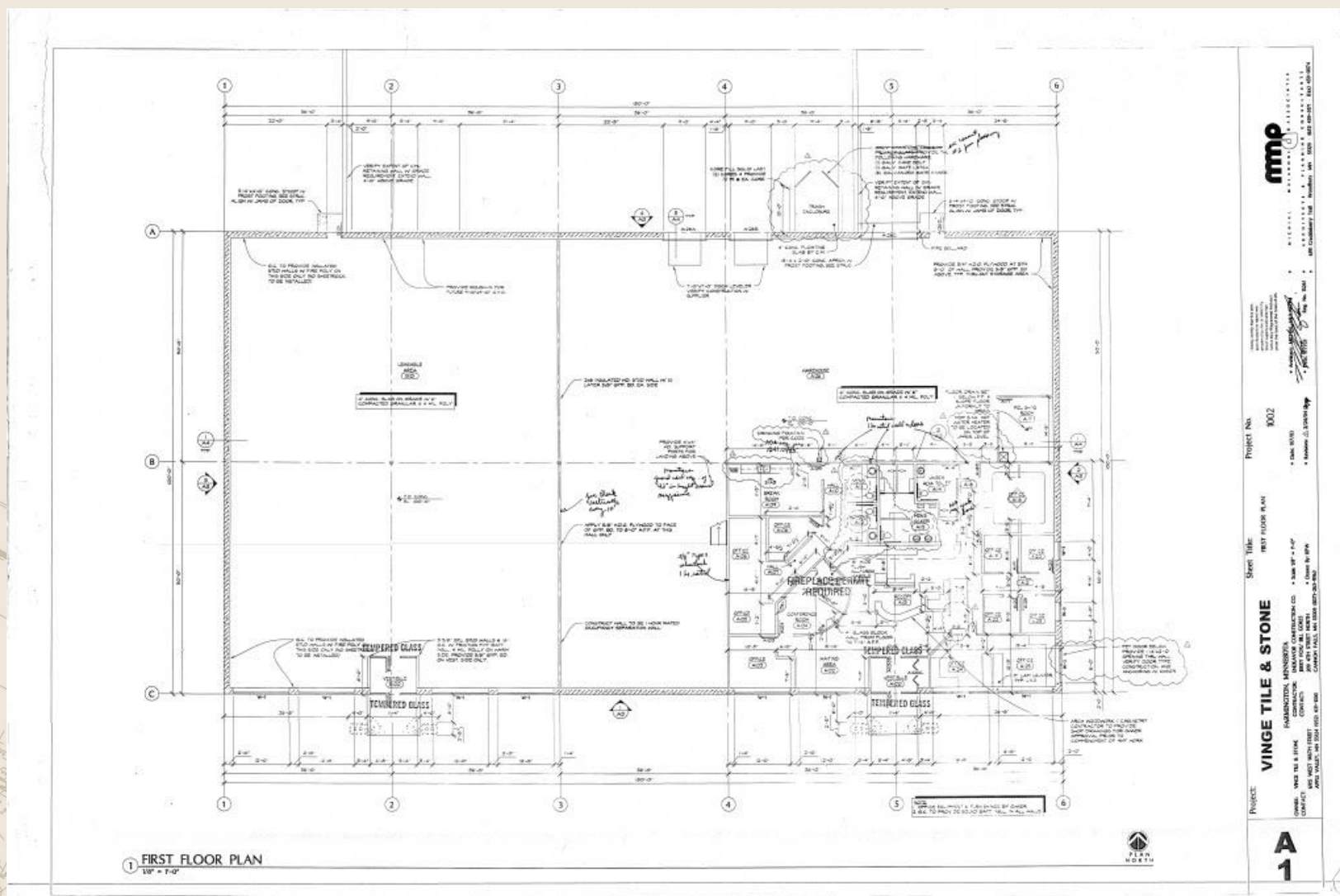
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FLOOR PLAN - MAIN

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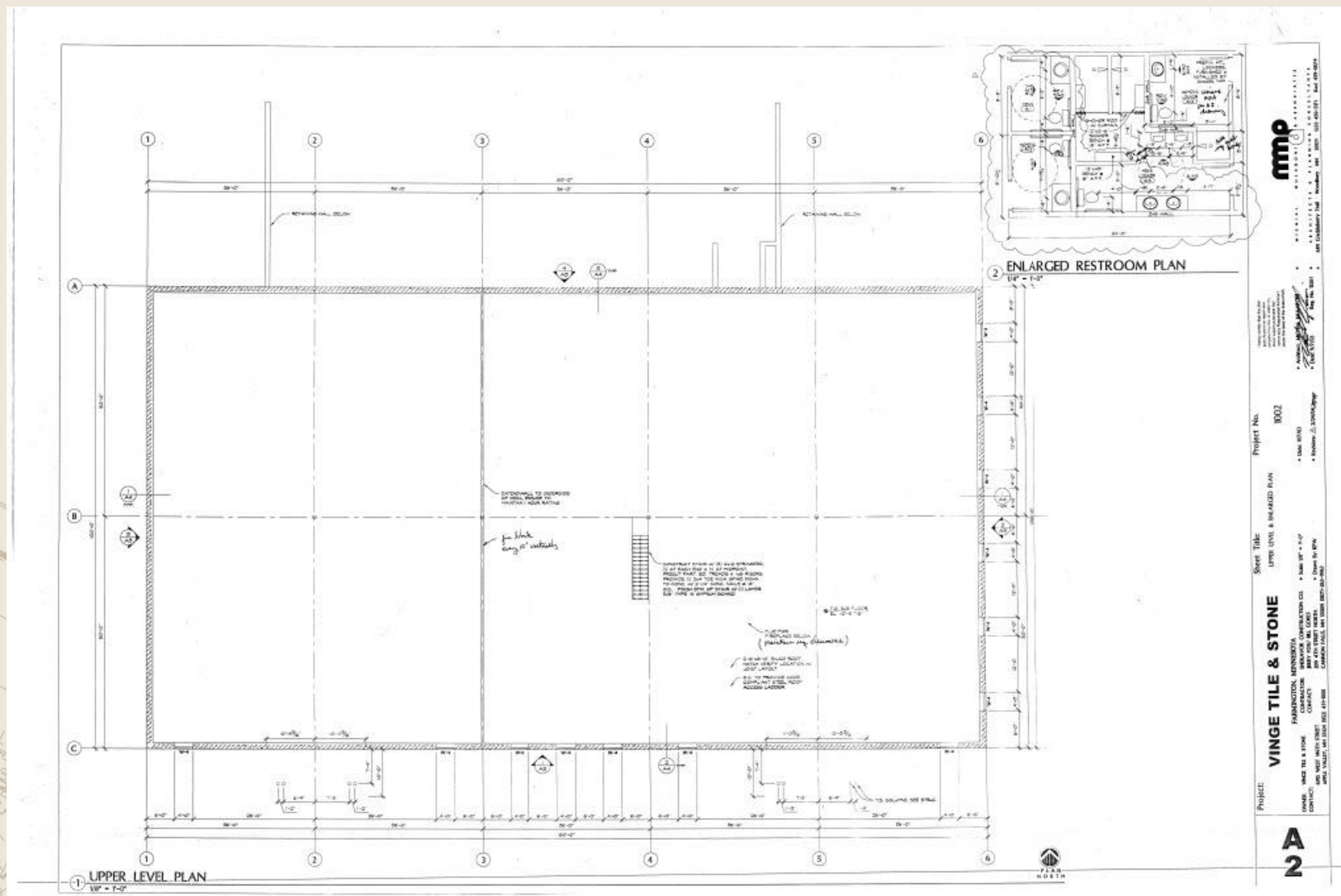
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let's get started!

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