



Southcross Blvd.

Corporate Center Dr.

County Rd. 42

37,000 vpd

Interstate 35W
1.75 miles



Southcross Commerce Center II

3201 W County Rd. 42
Burnsville, MN

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Southcross Commerce Center II

Property Overview

Office/Warehouse Building For Lease

- Building and monument signage available
- Excellent presence along County Road 42
- Great access to I-35W & I-35E
- Close proximity to Burnsville Mall and abundance of restaurants/retail
- Locally owned and professionally managed

Property Details

Building Size	35,885 SF
Availability	Suite 104 <ul style="list-style-type: none">• 7,077 SF total 3,544 SF office & 3,533 SF warehouse• One (1) dedicated dock door• One (1) shared dock door
Year Built	2001
Net Lease Rates	Office: \$12.75 Warehouse: \$6.75
2026 CAM/Tax	\$6.01 PSF
Clear Height	16'
Parking	72 spaces
Zoning	I-3 Office & Industrial Park
HVAC	Rooftop mounted HVAC units Gas-fired unit heaters
Electrical	120/208 3 phase



Demographics

Radius	1 MILE	3 MILE	5 MILE
Population	10,183	65,818	150,289
Median HH Income	\$80,740	\$81,809	\$92,293
Average HH Income	\$100,931	\$101,384	\$116,069

Traffic Counts

Road	VEHICLES PER DAY
County Rd. 42	37,000 VPD
Burnsville Pkwy.	9,000 VPD

Southcross Commerce Center II

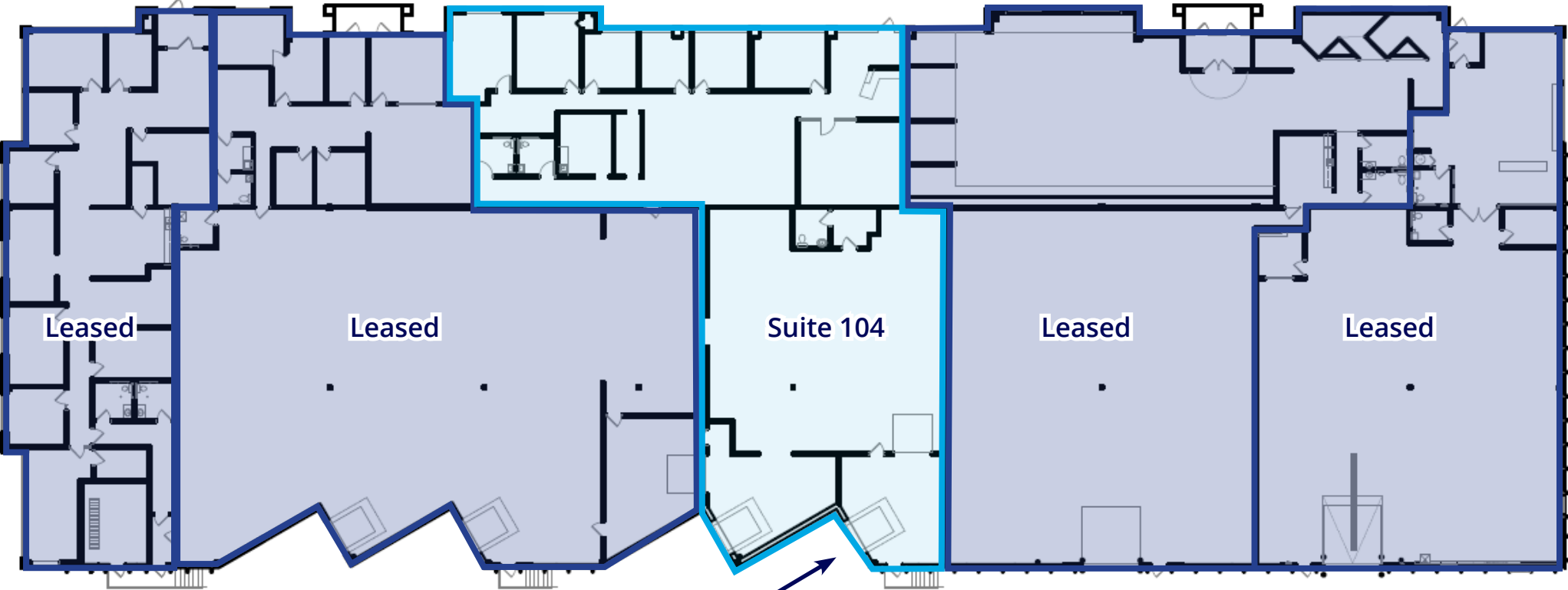


Building Plan



Suite 104

- 7,077 SF Total | 3,544 SF Office & 3,533 SF Warehouse
- One (1) Dock Door
- One (1) Shared Dock Door



Suite 104 Shared Dock Door

Southcross Commerce Center II

Suite 104 Warehouse Photos



Southcross Commerce Center II



Suite 104 Office Photos





Southcross
Commerce
Center II

Midwest
Volleyball
Warehouse

County Rd. 42

37,000 vpd

49,500 vpd

County Rd. 42

9,000 vpd

Southercross Dr.

UTC Aerospace
Systems

50,000 vpd

35W

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