

CLIFF ROAD

COLD STORAGE

PREMIUM COLD STORAGE
TEMPERATURE CONTROLLED FACILITY

FOR SALE OR LEASE



25 CLIFF ROAD W, BURNSVILLE, MN 55337

CBRE

PROPERTY HIGHLIGHTS

 Parking
88 Stalls

 Rent
Negotiable

 Loading
7 Docks, 2 Drive-ins

 Site Size
3.41 Acres

 Sale Price
Negotiable

 Zoning
I2: General Industrial

Property Features

 Building Size
48,059 SF

- * Office – 5,730 SF
- * Cooler – 6,601 SF
- * Freezer – 17,025 SF
- * Dry Warehouse – 18,703 SF

 Year Built
1998

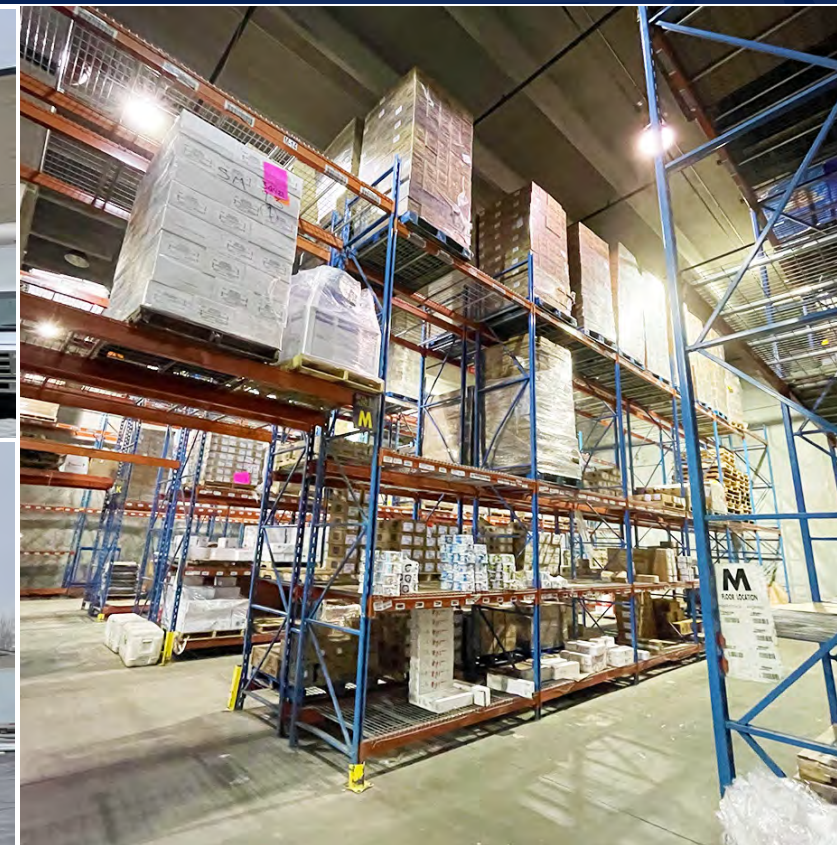
 Sprinkler
Wet System

 Electrical
2,000 Amps/3 Phase/480 Volt

 Clear Height
24'-28'

 Trailer Parking
6 Stalls

 Floor Thickness
6" Dry Storage/8" Freezer



AVAILABILITY



Temperature-Controlled Operations Ready

- * Flexible space for freezer, cooler, and related needs
- * Accommodates dry storage



Optimal Cold Storage Support

- * Designed for easy access and internal flow
- * Efficient loading capabilities



Immediate Availability & Customization

- * Space is ready for immediate use
- * Customizable to your specific freezer/cooler requirements

Space Available



Office
5,730 SF



Freezer/Cooler
23,626 SF



Dry Warehouse
18,703 SF

- * 7 Dock Doors – (4 with levelers, all 9'x10')
- * 2 Drive-In Doors – (10'x14 & 12'x 14')
- * Secured Truck Court

Total: **48,059 SF**



 FREEZER 17,025 SF	 COOLER 6,601 SF	 OFFICE 5,730 SF	 WAREHOUSE 18,703 SF
--	--	--	--



CONVENIENT, CENTRALIZED LOCATION

20-Minute Drive
to Downtown
Minneapolis

15-Minute
Drive to MSP
International
Airport

Prime Access
to Major
Transportation
Routes Including
I-35W and
County Rd 42



NEARBY AMENITIES



CLIFF ROAD

COLD STORAGE

PREMIUM COLD STORAGE
TEMPERATURE CONTROLLED FACILITY
FOR SALE OR LEASE



Leasing Contacts

JP MALONEY

Vice President
+1 612 791 1171
jp.maloney@cbre.com

SANDY BARIN

Senior Vice President
+1 612 202 9067
sandy.barin@cbre.com

MATT OELSCHLAGER

Executive Vice President
+1 612 532 4747
matt.oelschlager@cbre.com

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_April2026