

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

* Freezer/Cooler – 23,626 SF

* Dry Warehouse – 18,703 SF

 Year Built
1998

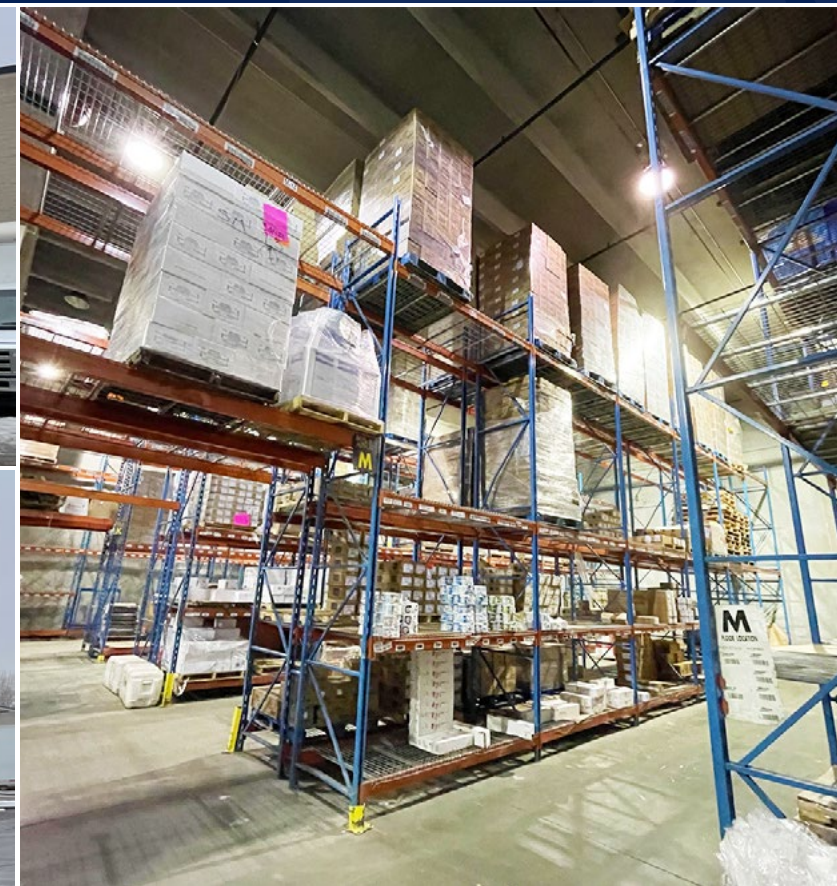
 Sprinkler
Wet System

 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



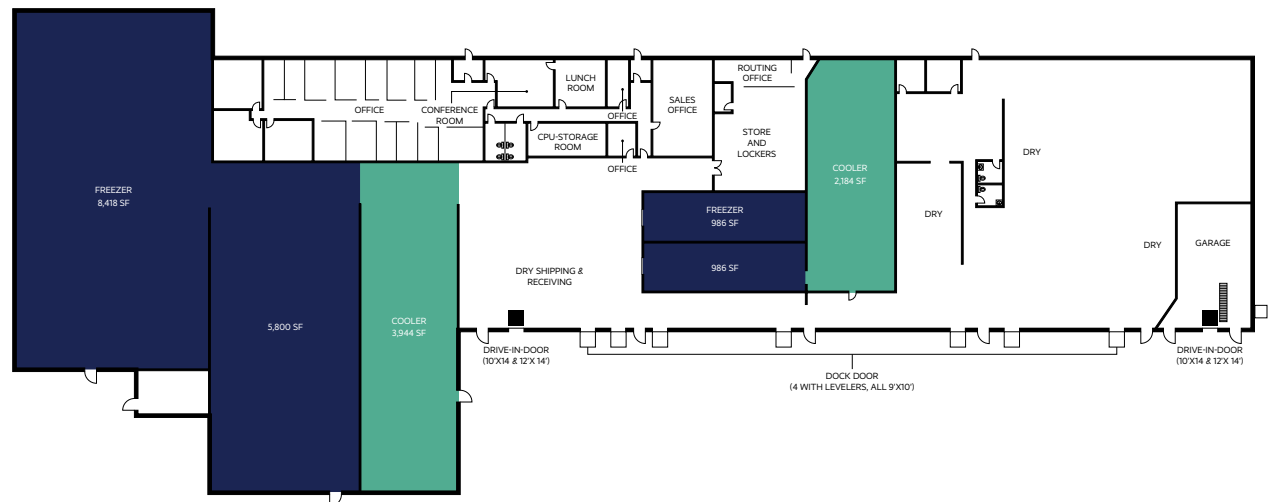
Freezer/Cooler
23,626 SF



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 ■ COOLER



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



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