

KRUEGER PROPERTIES

7616 180th St. E. | Prior Lake 55372

NEW INDUSTRIAL + OUTDOOR STORAGE FOR LEASE



High Visibility

High Traffic

High Demand

For more information, please
contact:

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2999 W. County Rd 42, Suite 206, Burnsville, MN 55306

REAL ESTATE | CONSTRUCTION | PROPERTY MANAGEMENT

All information herein has been provided by sources we deemed reliable. It is provided without any representation, warranty, or guaranty. Prospective Tenant should conduct any investigation and verification it deems material. Consult your accountant, attorney, or other professional advisors.

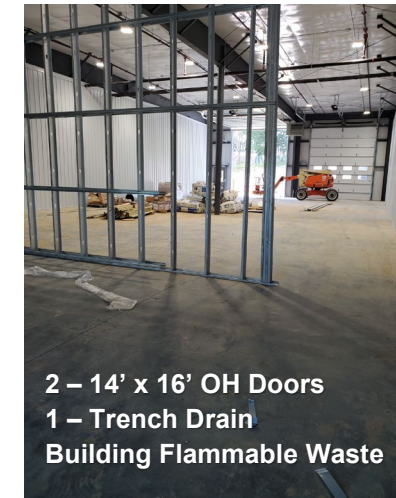
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Highlights

- **NEW SMALL BAY INDUSTRIAL in SW METRO!**
- **Central Prior Lake Location**
- **Bays of 4,283 SF – 8,566 SF with Potential for up to 12,849 SF Contiguous SF**
- **2-3 Single Bays ~1,000 SF Office - 3,283 SF Warehouse**
- **2 – 14' x 16' OH Doors per Bay**
- **Trench Drain with Flammable Waste Trap**
- **17'2" Clear at Bottom of Beams**
- **Concrete Apron at Back of Building**
- **Outside Storage with Bituminous Milling Base**
- **Standing Seam Roof**
- **CO Detection System**
- **Local Ownership & Onsite Mgmt.**
- **Well Water**



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Year Built / Renovated:

- 2025

Floors:

- 1

Total Building Rentable Area:

- ~30,000 SF

Suites Available:

- 4,283-8,566 SF Single Bays Potential for up to 12,849 Contiguous SF Available. Endcap Bay is slightly larger at 4,292 SF.
 - Bays ~1,000 SF Office and ~3,283 SF Warehouse
 - Limited Outdoor Storage Available

NNN Rate (*annual escalations):

- Negotiable

Operating Expenses & Real Estate Taxes:

- \$3.15** per SF, Estimated, 2026
 - *Excludes metered utilities, phone, cable, internet, janitorial, rubbish

Clear Height

- 17'2" at Bottom of Beams

Parking:

- Surface Parking Spaces Front of Building, Concrete Apron Back

Fire / Life / Safety

- Wet Fire System

Building & Roof Construction:

- Steel Building
- Standing Seam Roof
- Floor Thickness: 6" Concrete over 8" Class 5

HVAC:

- Office: HVAC
- WH: Gas-Fired Unit Heaters

Utility Services:

- MN Valley Electric Co-op/ Center Point Energy / Integra / Nuvera Fiber

Electrical:

- 120/208
- 200-Amps / Bay
- Single Phase

Zoning:

- I-3 Office & Industrial Park

Building Amenities:

- Central to Deerfield Industrial Park in Prior Lake, Air Lake Industrial Park in Lakeville and Southcross Industrial Park in Burnsville
- Windows in OH Doors brings in natural light in Warehouse
- Local Ownership
- On-Site Building Management

Area Amenities:

- Minutes To I-35W & I-35E Split, Highway 13, County Road 42 and Highway 169
- Close to Employee Base, Restaurants, Retail, and Services



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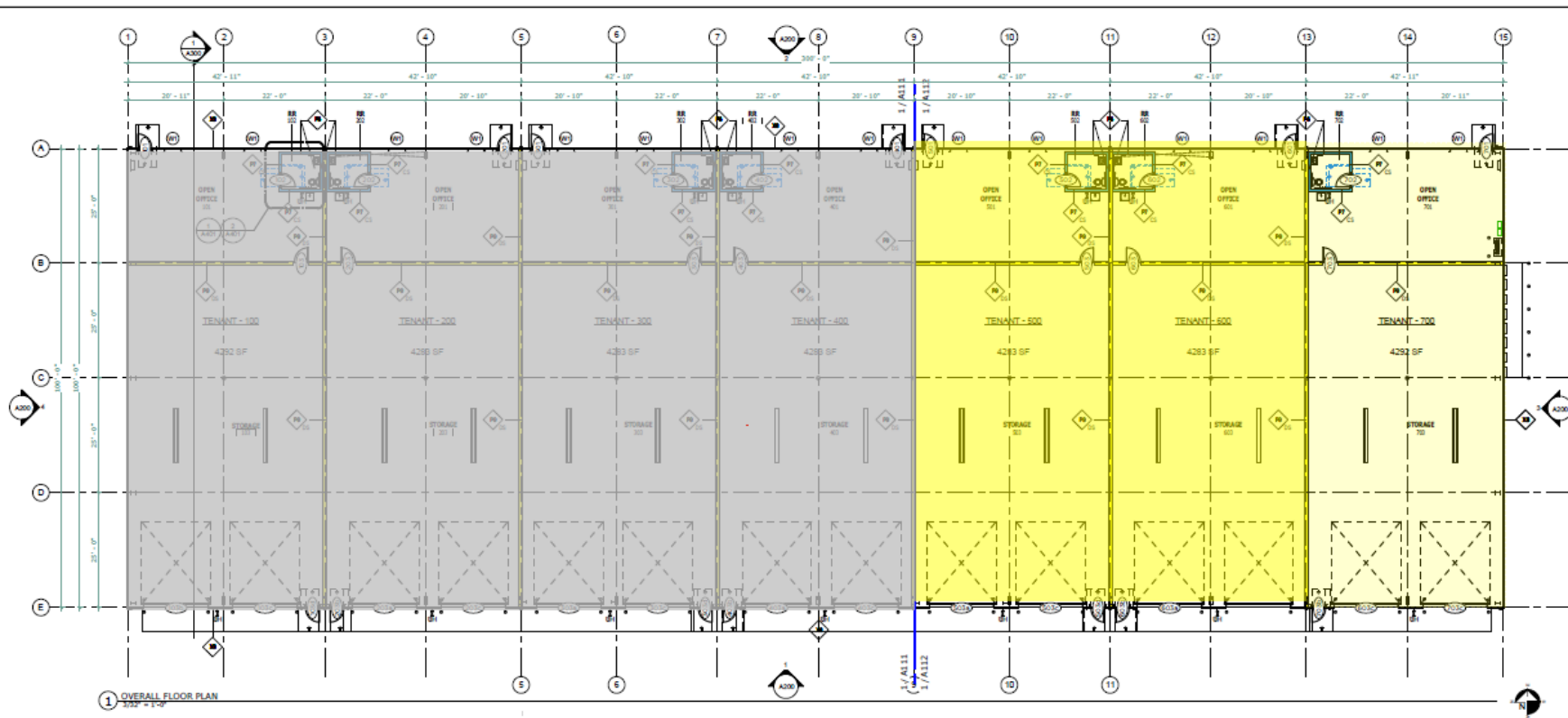
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Floor Plan



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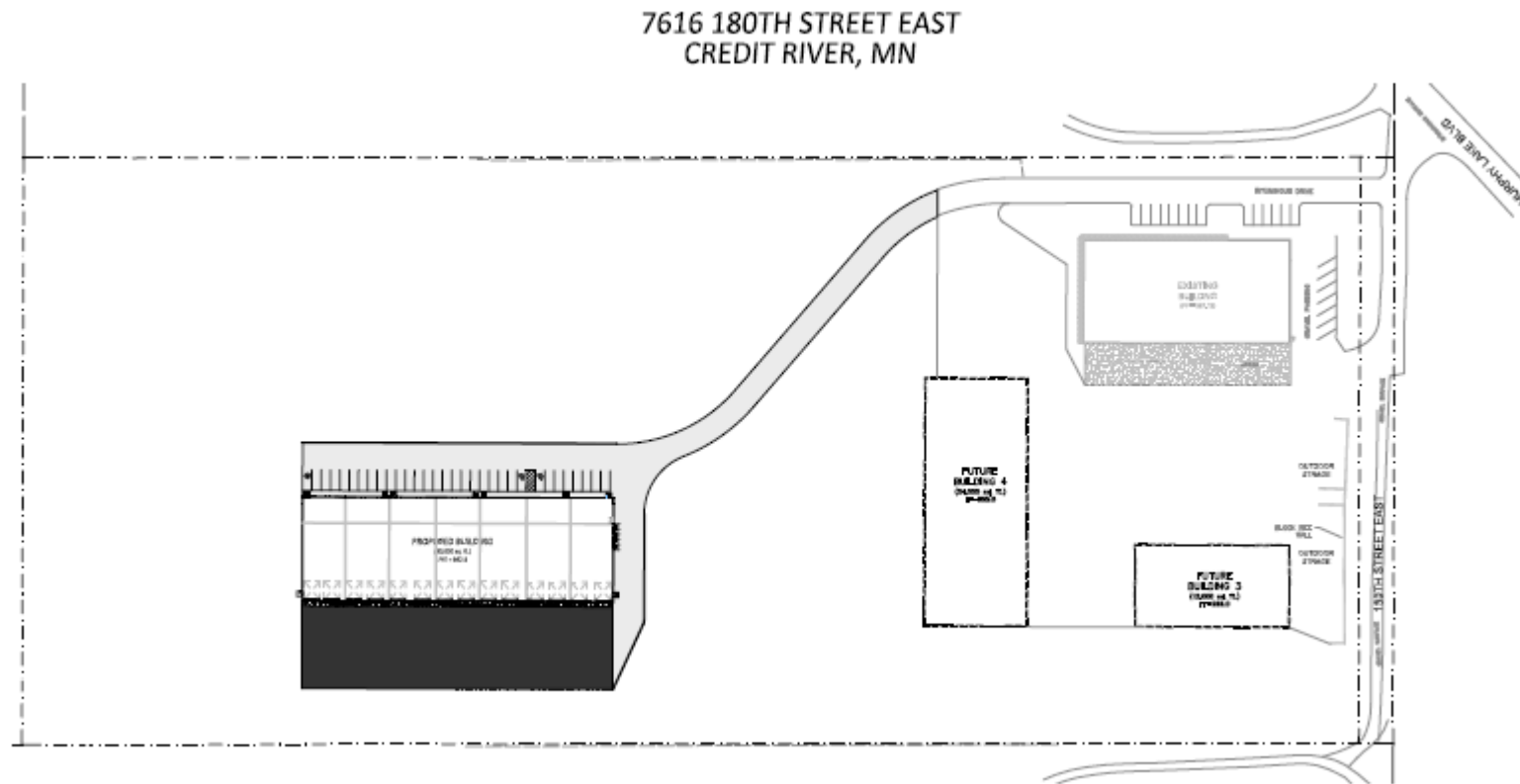
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Site Plan



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Site Aerial



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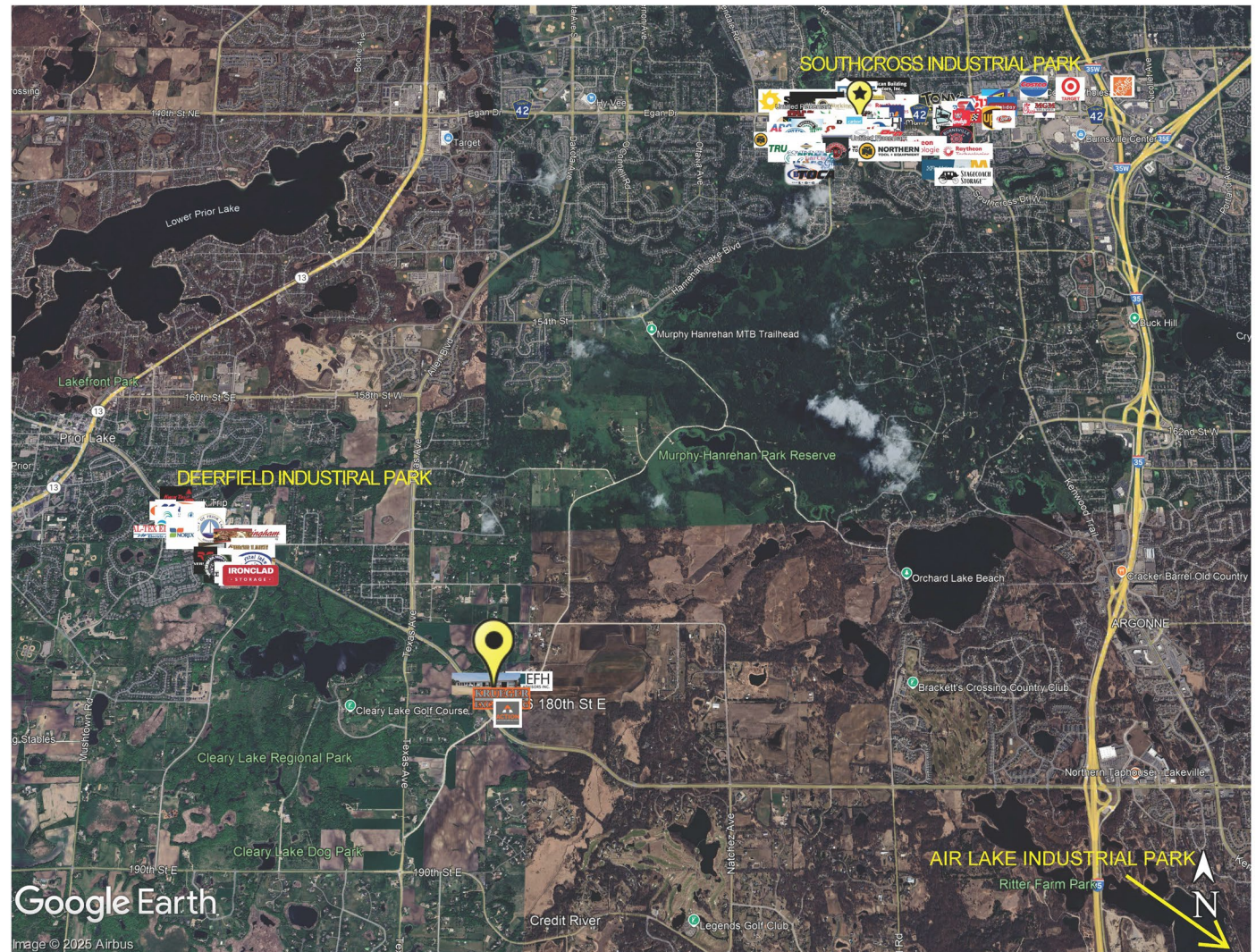
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Proximity Aerial



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