

3501 West County Road 42
Burnsville, MN

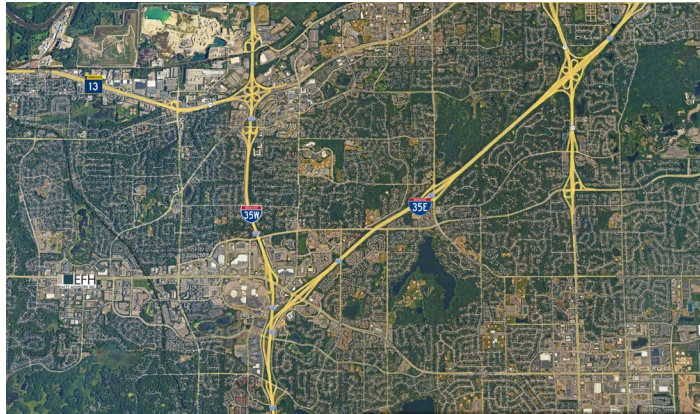
**SOUTH METRO WAREHOUSE ONLY
FOR LEASE**



Highlights

- **AVAILABLE NOVEMBER 1, 2026**
- **26,743 SF Warehouse Only**
 - **2 Docks with Levelers**
 - **1 Drive-In 18' W x 14' H**
 - **Trench Drain**
- **High Visibility County Road 42 at Burnsville Parkway Location**
- **Controlled Intersection**
- **17' – 20' Clear Heights**
- **Backup Generator**
- **Trench Drain**

Surrounding Area



Average Daily Traffic Volumes:

▪ County Road 42: 35,000 VPD	(2019)
▪ Burnsville Parkway: 8,131 VPD	(2025)
▪ Combined: 43,131 VPD	
▪ 2 Miles from I-35 split / 5 miles from Hwy 169	

Demographics

Miles	1	3	5
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Population	27,309	100,337	250,073
Med Income (\$)	113,811	101,942	107,915

High Visibility

High Traffic

High Demand

Tour Starting 5/1/26!

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 deem 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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Year Built / Renovated:

- 1997
- 2004 Addition
- 2019 Warehouse Remodel

Floors:

- Warehouse - Main Level

Warehouse Suite Available:

- 26,743 Square Feet

Net Rate (*annual escalations):

- Negotiable Base Rate per Square Foot
- NNN

Operating Expenses & Real Estate Taxes:

- \$4.43 per SF, 2026, Estimated
(excludes metered utilities, phone, cable, internet, janitorial, rubbish removal, etc.)

Lease Term:

- 5+ Years Preferred

Parking:

- 68 Shared Surface Parking Spaces

Fire / Life / Safety:

- Wet fire system / 24-hour monitoring

Zoning:

- I-3 Office and Industrial Park

Building & Roof Construction:

- Double-T Precast Concrete (Includes Roof Structure)
- Floor thickness: 5" in Warehouse

HVAC:

- Partial Unit Heaters
- Partial RTU's

Utility Services:

- MN Valley Electric Co-Op (MVEC)/ Center Point Energy
- Century Link / Comcast

Electrical:

- 480/277
- 3-Phase

Building Amenities:

- Back-Up Generator
- Trash Enclosure Accessible from Inside of Warehouse
- Abundant Power Drops (Coiled at Webs)
- Trench Drain

Area Amenities:

- Controlled intersection at 42 & Burnsville Parkway
- Minutes to I-35 Split, I-494, Highways 13 and 169
- Prime location with immediate access to workforce, retail amenities, restaurants, and service providers
- Close Proximity to FedEx, UPS, MSP International Airport, Airlake & Flying Cloud Airports



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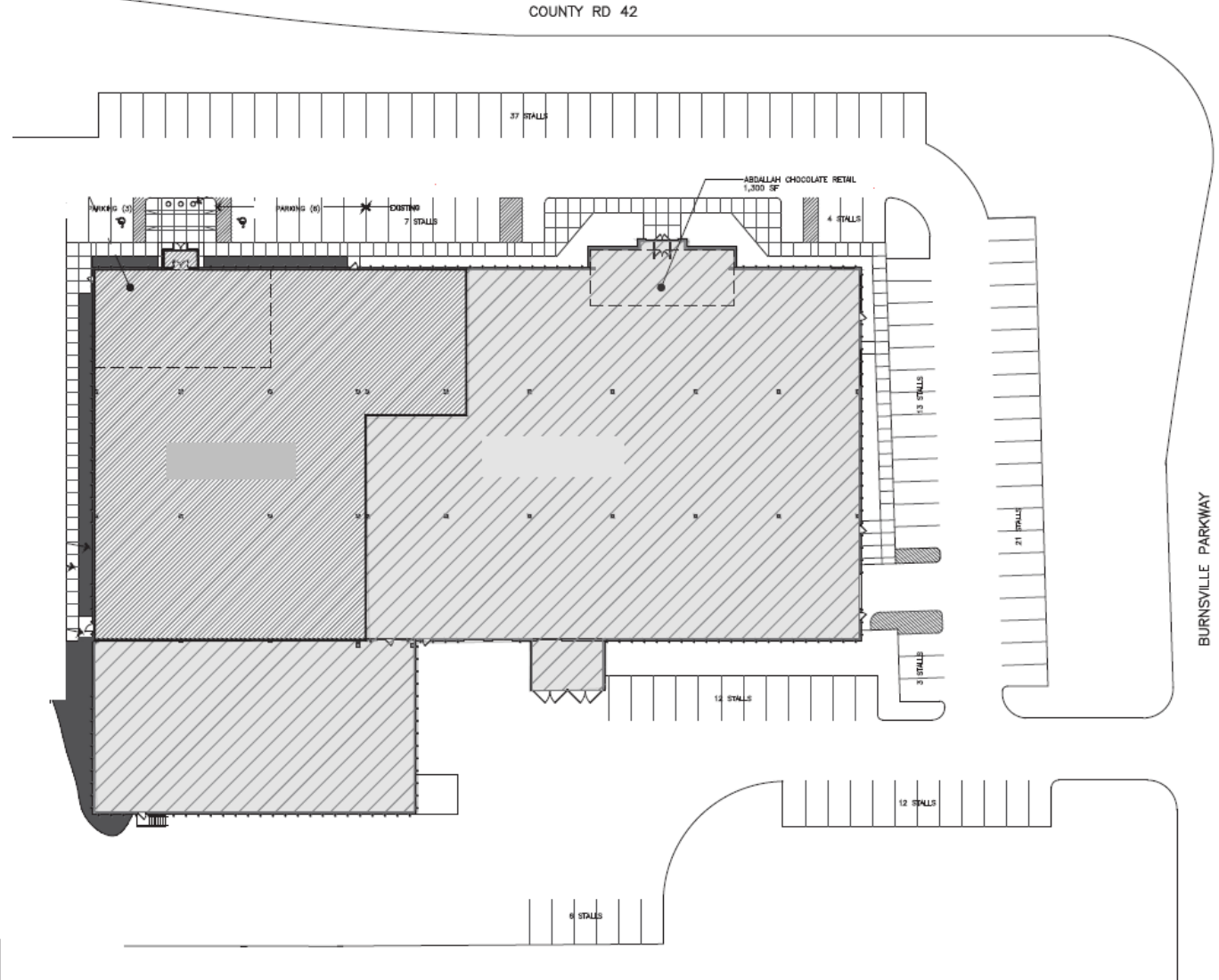
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Site Plan



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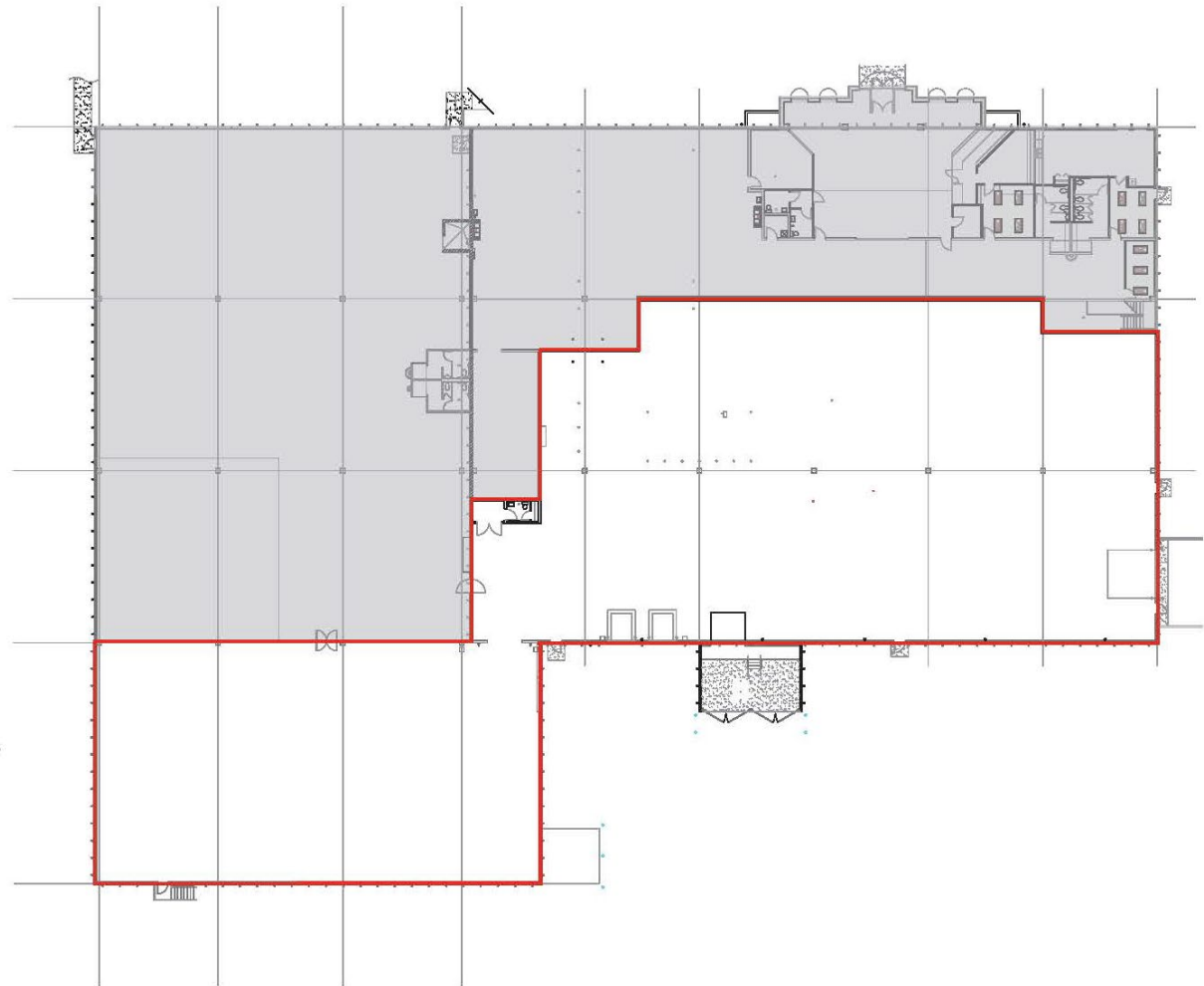
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Available Warehouse



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