

# Southcross Commerce Center

2999 West County Road 42 | Burnsville, MN

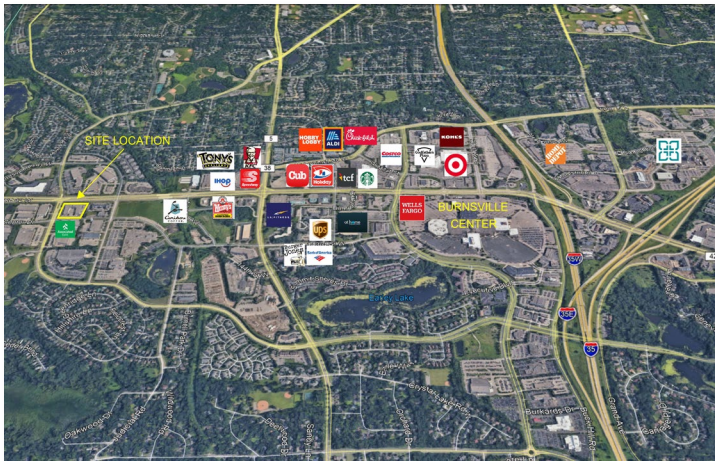
FOR LEASE | INDUSTRIAL



## Highlights

- 3,278 RSF Office
  - Generous Reception Area
  - Conference Room
- 885 RSF Office
- Perfect for New / Small Business Venture looking for Presence & Visibility
- 168 Surface Parking Spaces
- Building and Monument Signage Available
- Frontage to County Road 42
- Close to Retail, Restaurants, Services, and Employee Base

## Surrounding Area



### Average Daily Traffic Volumes:

▪ County Road 42: 38,000 VPD
▪ Southcross Drive: 2,700 VPD
▪ Combined: 40,700 VPD
▪ 2 Miles from I-35 split / 5 miles from Hwy 169

### Demographics

Miles	1	3	5
Population	10,019	67,268	155,256
Avg Income (\$)	94,504	97,512	111,633
Households	3,649	25,531	58,318

High Visibility

High Traffic

High Demand

For more information, please contact:

EFH Realty Advisors, Inc.  
952-890-6450

**Susan Whalen**  
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Broker is related to building owner

**Jodi Walfoort**  
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Associate Broker



Phone: 952-890-6450 | Fax: 952-890-5476 | Web: efhco.com  
2999 W. County Rd 42, Suite 206, Burnsville, MN 55306

REAL ESTATE | CONSTRUCTION | PROPERTY MANAGEMENT

All of the information herein has either been given to us by the Owner of the Property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

# Southcross Commerce Center

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## Year Built / Renovated:

- 1999
- Recently Updated Common Area

## Total Building Rentable Area:

- 65,567 SF

## Suites Available:

- 885 RSF Office
- 3,278 RSF Office

## Net Rate (\*annual escalations):

- Negotiable Per SF Office, Annual, NNN

## Operating Expenses & Real Estate Taxes:

- \$6.34 Per SF, 2023 Estimated
- (excludes metered utilities, phone, cable, internet, janitorial)

## Terms of Lease:

- 5 Years Preferred
- 10% Common Area Factor for Office

## Parking:

- 168 Surface Parking Spaces

## Fire / Life / Safety

- Wet fire system
- 24/7 Security Cameras at Vestibules and Parking Lot

## Building & Roof Construction:

- Pre-Cast / Masonry Structural Steel Building
- 3-Ply Asphalt Roof
- Floor Thickness: Office – 4" / Whse – 5"

## HVAC:

- Office: Rooftop Mounted HVAC Units
- Warehouse: Gas-Fired Unit Heaters

## Utility Services:

- Dakota Electric / Center Point Energy
- Century Link Fiber Available
- Comcast

## Zoning:

- I-3 Office & Industrial Park

## Building Amenities:

- Building / Monument Signage Available
- Shared Conference Room
- On-Site Professional Building Management

## Area Amenities:

- Excellent Visibility
- Minutes to I-35 Split



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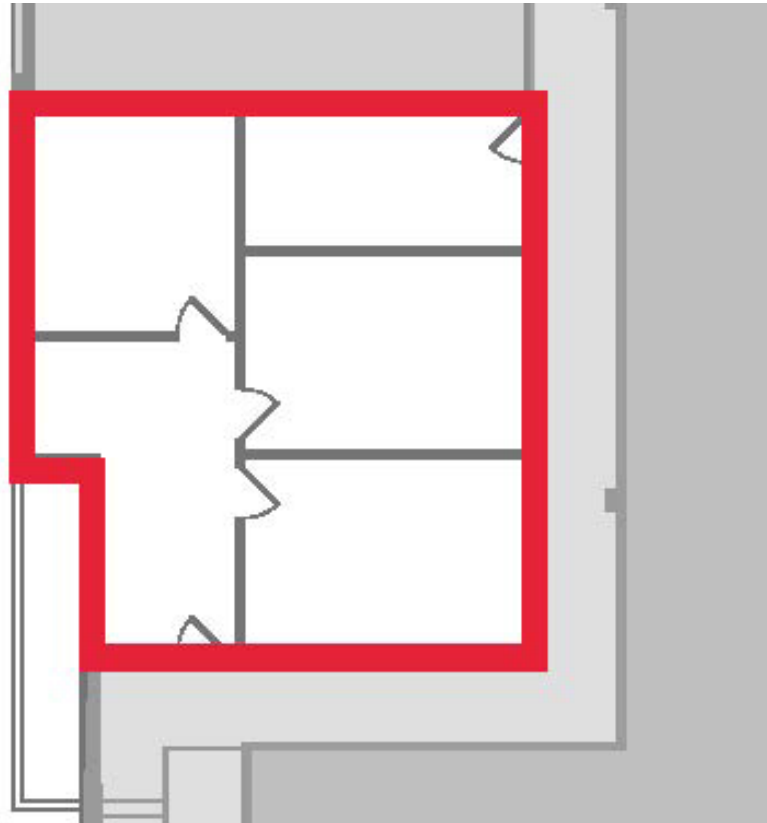
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## Available Suite 885 RSF



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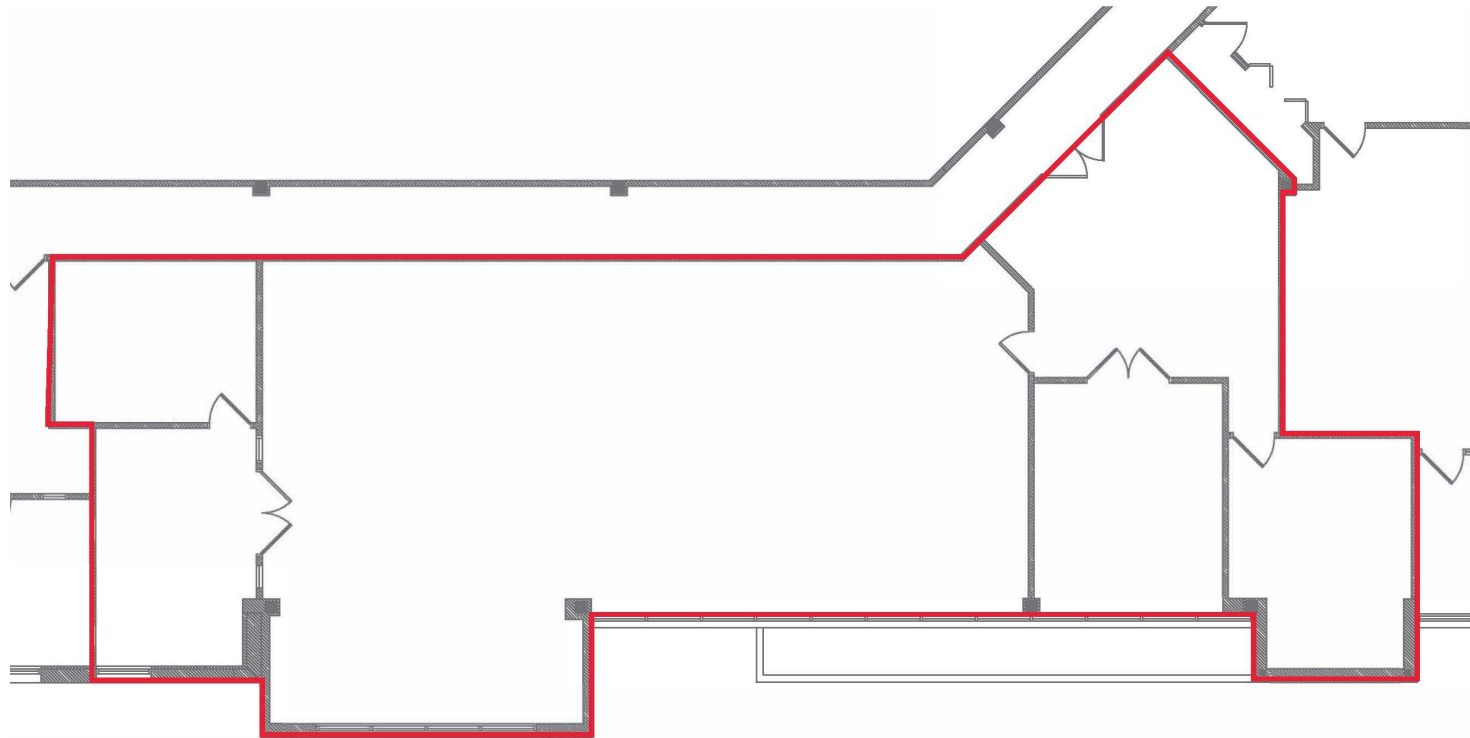
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## Available Suite 3,278 RSF



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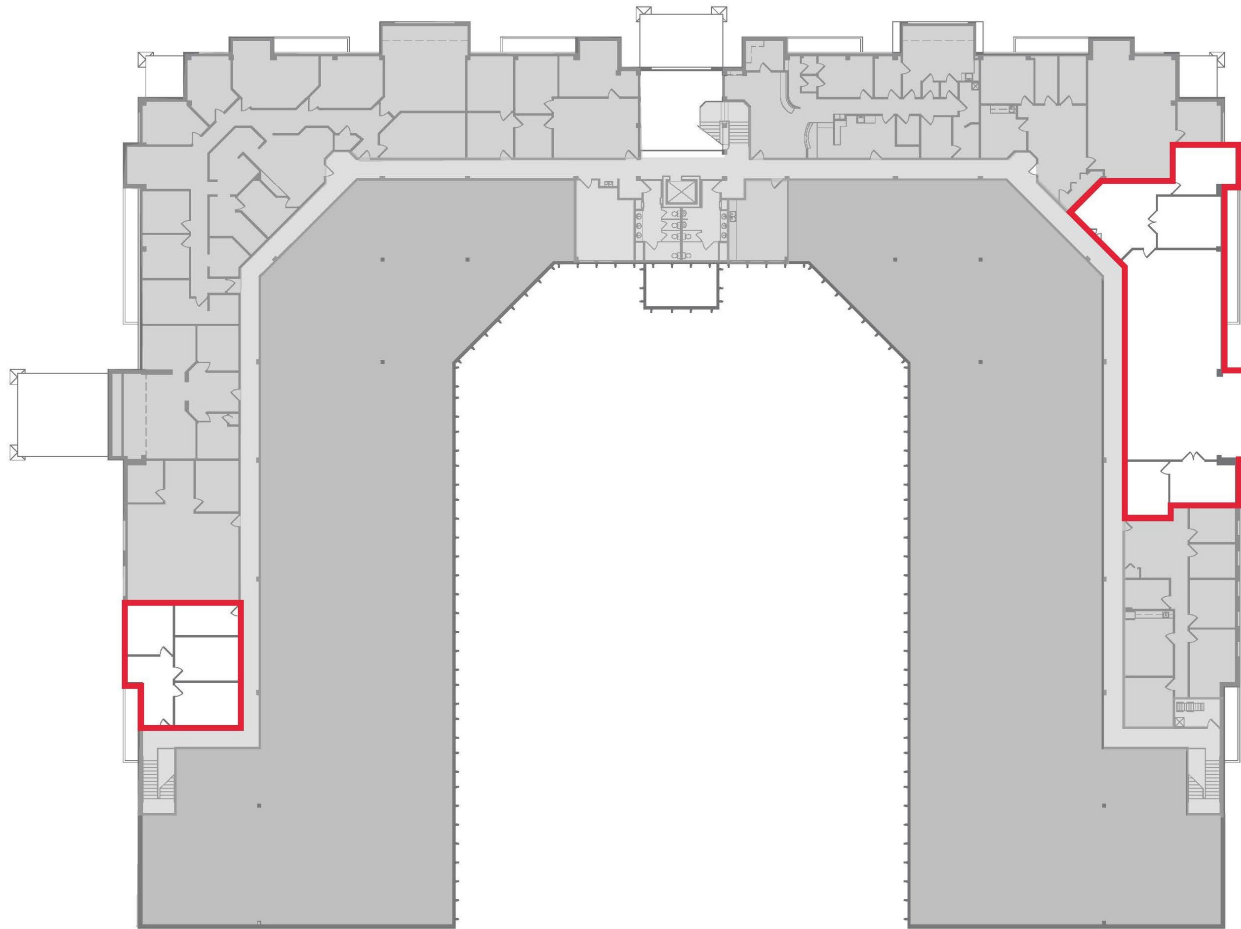
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## Interior Building Location



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