

Property Fact Sheet



Burnsville West Business Center
2601 Highway 13 West
Burnsville, MN



The Burnsville West Business Center is an industrial property with great visibility and access off Highway 13.

- *Building Size: 31,920 square feet, built in 1981*
- *Zoning: B-4 Highway Commercial District*
- *Clear height: 14 feet*
- *Office/Warehouse blended lease rate: \$6.00 triple net*
- *2021 Real Estate Taxes: \$1.94 per square foot*
- *2021 Estimate of CAM: \$3.04 per square foot*
- *Showroom frontage with industrial/shop space in the rear*
- *Pylon and building signage is available*
- *Fenced, outdoor storage*

Current Availability:

- One bay, office only, 850 sq feet: 3 offices and a reception area. No warehouse. \$12 per square foot gross
- Each bay has a rear drive-in door

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