



## AMERICAN BUSINESS CENTER I & II

2970 Judicial Road  
2960 Judicial Road  
Burnsville, MN 55337

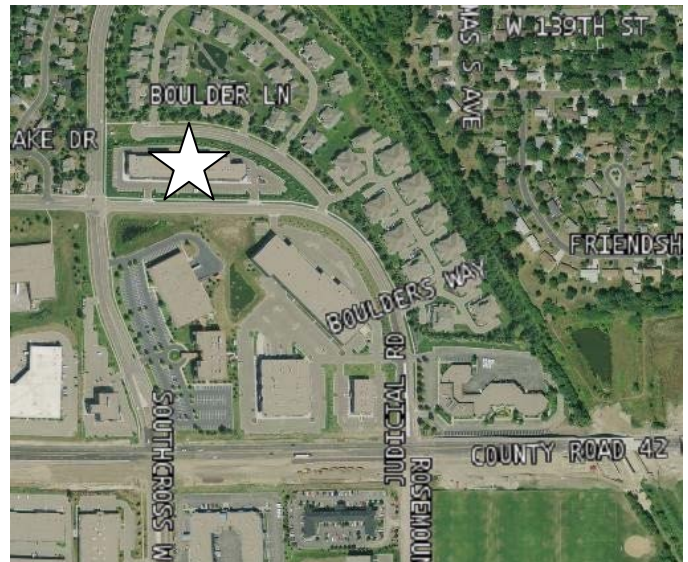
- Attractive 2 story office and warehouse buildings
- Convenient access to County Road 42
- Minutes to Burnsville Center and Interstate 35
- Loading docks and drive in doors available

For more information, contact:



Mike Whalen  
952-890-6450  
mwhalen@efhco.com

Gene Happe  
952-890-6450  
ghappe@efhco.com



 **EFH Realty Advisors, Inc.**  
Commercial Real Estate Service  
[www.efhrealtyadvisors.com](http://www.efhrealtyadvisors.com)

*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.*

**AMERICAN BUSINESS CENTER I & II**  
**BURNSVILLE, MINNESOTA**

<b>Address:</b>	Building I: 2970 Judicial Road Building II: 2960 Judicial Road
<b>Year Built:</b>	2007
<b>Floors:</b>	2
<b>Total Building Rentable Area:</b>	Building I:   Office       10,1038 s.f. Warehouse  12,351 s.f.  Building II:   Office       14,306 s.f. Warehouse  9,000 s.f.
<b>Total Available:</b>	Building I:   N/A Building II:  1,400 s.f.
<b>Floor Size:</b>	Building I:   18,287 s.f. Building II:  16,283 s.f.
<b>Net Rate:</b>	\$10.00
<b>Operating Expenses and Real Estate Taxes:</b>	\$3.50
<b>Parking:</b>	115 surface parking (combined)
<b>Elevators:</b>	Each building: 1 two person elevator
<b>Security:</b>	24 hour video surveillance
<b>Fire Life/Safety:</b>	Fully sprinklered buildings
<b>Building Amenities:</b>	Zoned commercial On site management Interior improvements to suit
<b>Area Amenities:</b>	Conveniently located near retail and restaurants Minutes from I-35 and 169 Easy access to County Road 42

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