

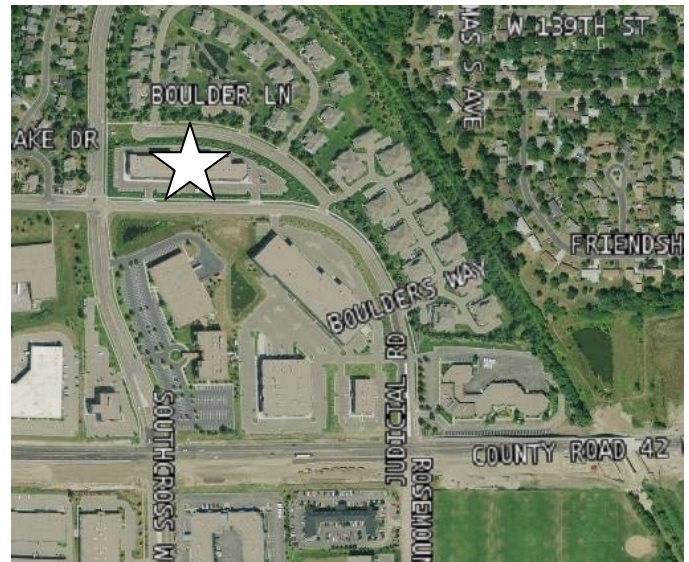


AMERICAN BUSINESS CENTER I & II

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:



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 **EFH Realty Advisors, Inc.**
Commercial Real Estate Service
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

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

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