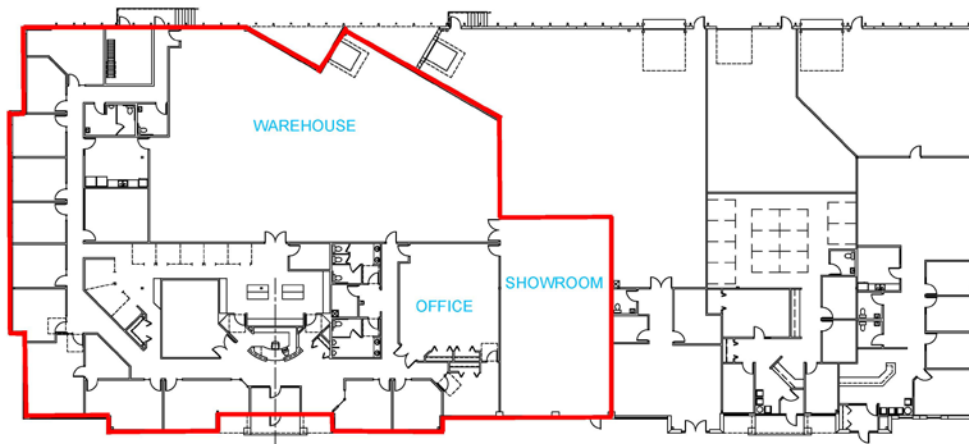




PREFERRED BRANDS PROPERTY

3200 Corporate Center Drive, Suite 101
Burnsville, MN 55306

- 1 story office/ showroom/ warehouse building
- Located in desirable industrial park
- Dock & drive-in door available
- Easy access to County Road 42
- Minutes from I-35 and Hwy 169



For more information, contact:

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

Gene Happe
952-890-6450
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 **EFH Realty Advisors, Inc.**
Commercial Real Estate Services
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.

PREFERRED BRANDS PROPERTY
BURNSVILLE, MINNESOTA



Address:	3200 Corporate Center Drive Suite 101	
Year Built/Renovated:	2002	
Floors:	1	
Total Building Rentable Area:	16,537 s.f.	
Showroom:	1,839 s.f.	
Office:	9,486 s.f.	
Warehouse:	5,212 s.f.	
Net Rate:	\$10.00 NNN	
Operating Expenses and Real Estate Taxes:	\$4.25	
R/U Factor:	N/A	
Parking:	60 surface stalls	
Elevators:	N/A	
Security:	N/A	
Fire Life/Safety:	Fully sprinklered	
Building Amenities:	Office/Showroom/Warehouse available Interior improvements built to suit	
Area Amenities:	Close to retail and restaurants Located in desirable industrial park Signage on County Road 42	
Leasing Agents:	Mike Whalen 952-890-6450 mwhalen@efhco.com	Gene Happe 952-890-6450 ghappe@efhco.com



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