



## SOUTHCROSS COMMERCE CENTER

2999 West County Road 42  
Burnsville, MN 55306

- Attractive 2 story office and warehouse building
- Great visibility on County Road 42
- Minutes to Burnsville Center and Interstate 35
- On site management

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 Services  
[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.*

**SOUTHCROSS COMMERCE CENTER**  
**BURNSVILLE, MINNESOTA**



<b>Address:</b>	2999 West County Road 42 Burnsville, MN 55306
<b>Year Built:</b>	1999
<b>Floors:</b>	2
<b>Total Building Rentable Area:</b>	65,567 s.f.
<b>Total Available:</b>	8,000 s.f.
<b>Floor Size:</b>	42,000 s.f.
<b>Net Rate:</b>	\$10.00 Office NNN \$ 5.00 Warehouse NNN
<b>Operating Expenses and Real Estate Taxes:</b>	\$5.20
<b>R/U Factor:</b>	7%
<b>Parking:</b>	168 stalls
<b>Elevators:</b>	1 four passenger elevator
<b>Security:</b>	24 hour security cameras at vestibules and parking lot Electronic entrance door locks
<b>Fire Life/Safety:</b>	Fully sprinklered building
<b>Building Amenities:</b>	On site management Common conference room
<b>Area Amenities:</b>	Immediate access to County Road 42 Excellent visibility Easy access to I-35 and Hwy 169

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

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



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