



SOUTHCROSS COMMERCE CENTER II B

3201 West County Road 42
Burnsville, MN 55306

1 story office/ showroom/
warehouse building

Located in desirable industrial
park

Drive-in door available

Easy access to County Road 42

Minutes from I-35 and Hwy 169



For more information, please contact:

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 **EFH Realty Advisors, Inc.**
Commercial Real Estate Services
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*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 II B
BURNSVILLE, MINNESOTA



Address:	3201 West County Road 42
Year Built/Renovated:	2001
Floors:	1
Total Building Rentable Area:	35,525 s.f.
Total Available:	8,717 s.f.
Floor Size:	35,525 s.f.
Net Rate:	Office: \$10.00 Warehouse: \$5.00
Operating Expenses and Real Estate Taxes:	\$4.00 s.f.
R/U Factor:	N/A
Parking:	72 spaces
Fire Life/Safety:	Building fully sprinklered
Building Amenities:	County Road 42 Signage Storage space available Drive-in and dock doors available Interior improvements built to suit
Area Amenities:	Close to retail and restaurants Minutes from I-35 Immediate access to County Road 42 Approx. 35,000 vehicles per day (2007)

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