



## SOUTHCROSS COMMERCE CENTER III

14305 Southcross Drive  
Burnsville, MN 55306

- Attractive 2 story office and warehouse building
- Drive-in and dock doors available
- Located in desirable industrial park
- Easy access to County Road 42
- Minutes from I-35 and Hwy 169



For more information, contact:

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**EFH Realty Advisors, Inc.**  
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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 III**  
**BURNSVILLE, MINNESOTA**



<b>Address:</b>	14305 Southcross Drive
<b>Year Built:</b>	2004
<b>Floors:</b>	2
<b>Total Building Rentable Area:</b>	68,000 s.f.
<b>Total Available:</b>	3,500 s.f.
<b>Floor Size:</b>	54,000
<b>Net Rate:</b>	Office: \$10.00 NNN Warehouse: \$ 5.00 NNN
<b>Operating Expenses and Real Estate Taxes:</b>	\$4.00
<b>R/U Factor:</b>	N/A
<b>Parking:</b>	4 per 1,000 s.f.
<b>Elevators:</b>	1 two passenger elevator
<b>Security:</b>	24 hour video surveillance
<b>Fire Life/Safety:</b>	Fully sprinklered
<b>Building Amenities:</b>	Building signage available Responsive, local management Ideal for medical or office use Warehouse space available
<b>Area Amenities:</b>	Minutes to retail and restaurants Easy access to County Road 42

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