

FOR LEASE
42,320 SF AVAILABLE MAY 2026



12450 OLIVER AVE
BURNSVILLE, MINNESOTA

PROPERTY HIGHLIGHTS

- Excellent access to I-35W and Hwy 13
- Many area amenities
- Minutes from I-494 & Minneapolis/St. Paul Airport
- 28' clear height
- 100% climate controlled

Building Size: 100,480 SF

Available Space: 35,238 SF Warehouse
6,952 SF Office
130 SF Common
42,320 SF

Site Area: 6.69 acres

Power: 1200 amps, 480/277, 3 phase, 4 wire

Clear Height: 28'

AC: Fully climate controlled

Columns: 40'w x 40'd

Loading: 3 docks
1 drive-in

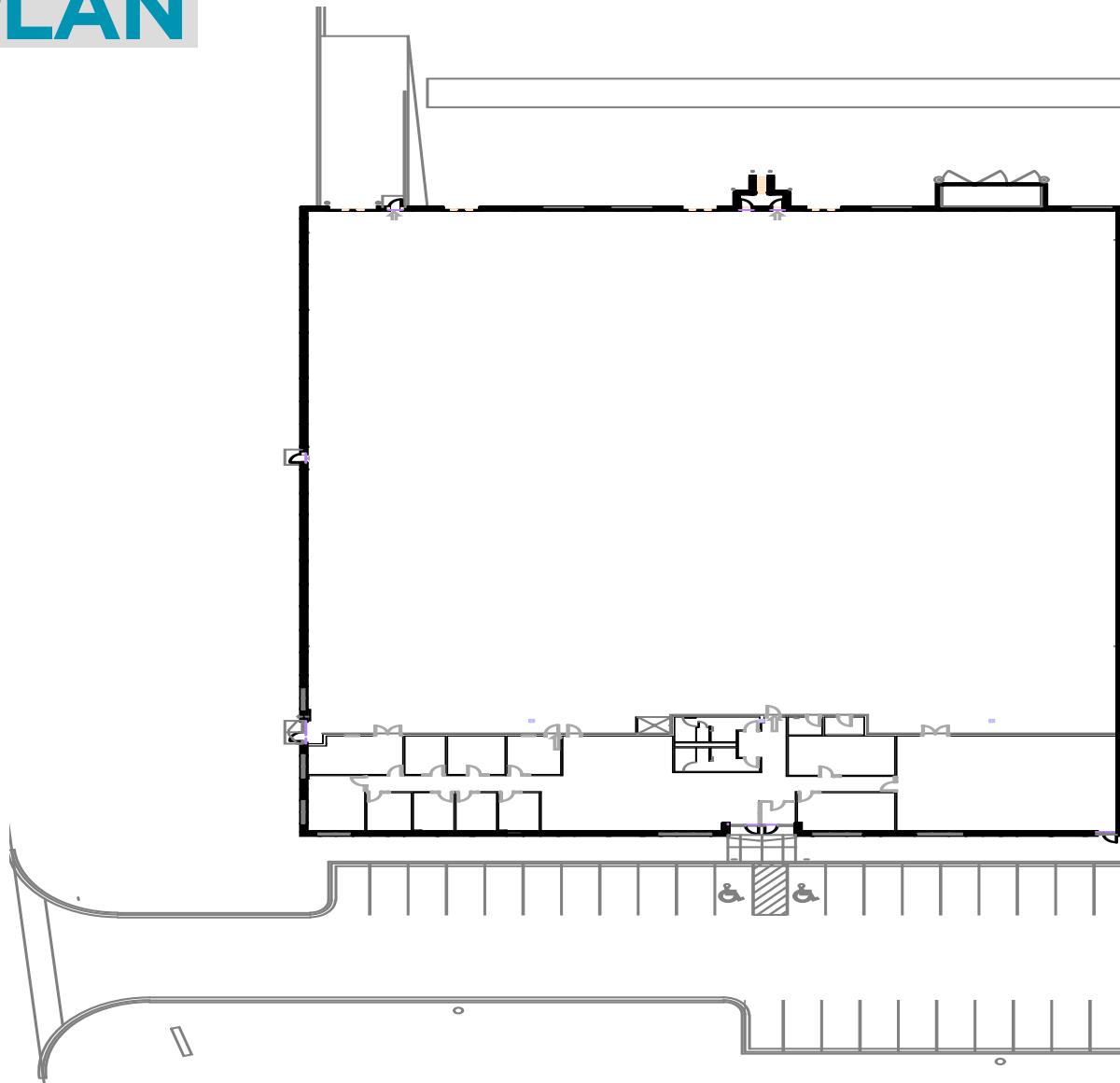
Net Rates: TBD

Tax & Operations:
(2025 estimates) TAX \$2.56
OPS \$1.33
TOTAL \$3.89

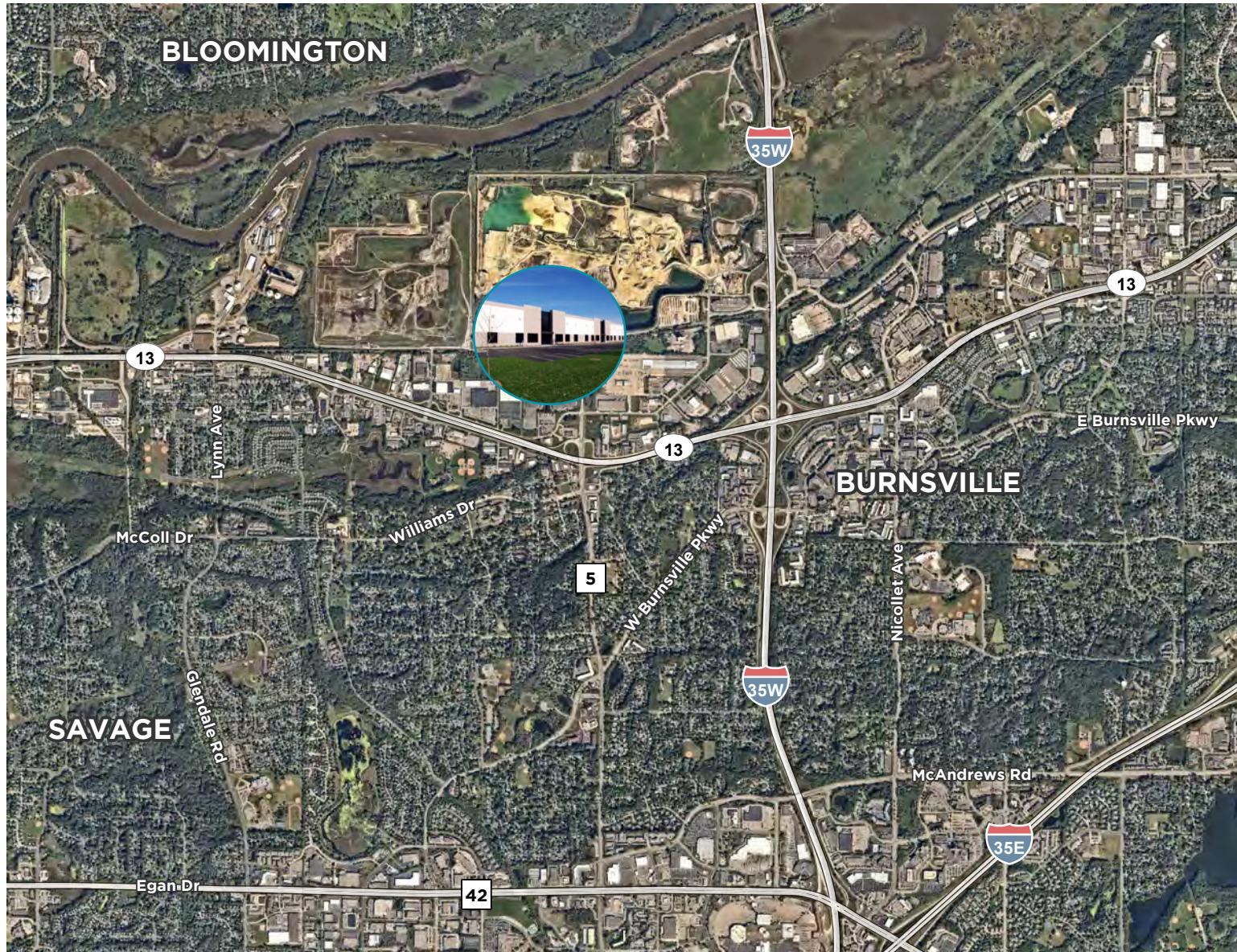


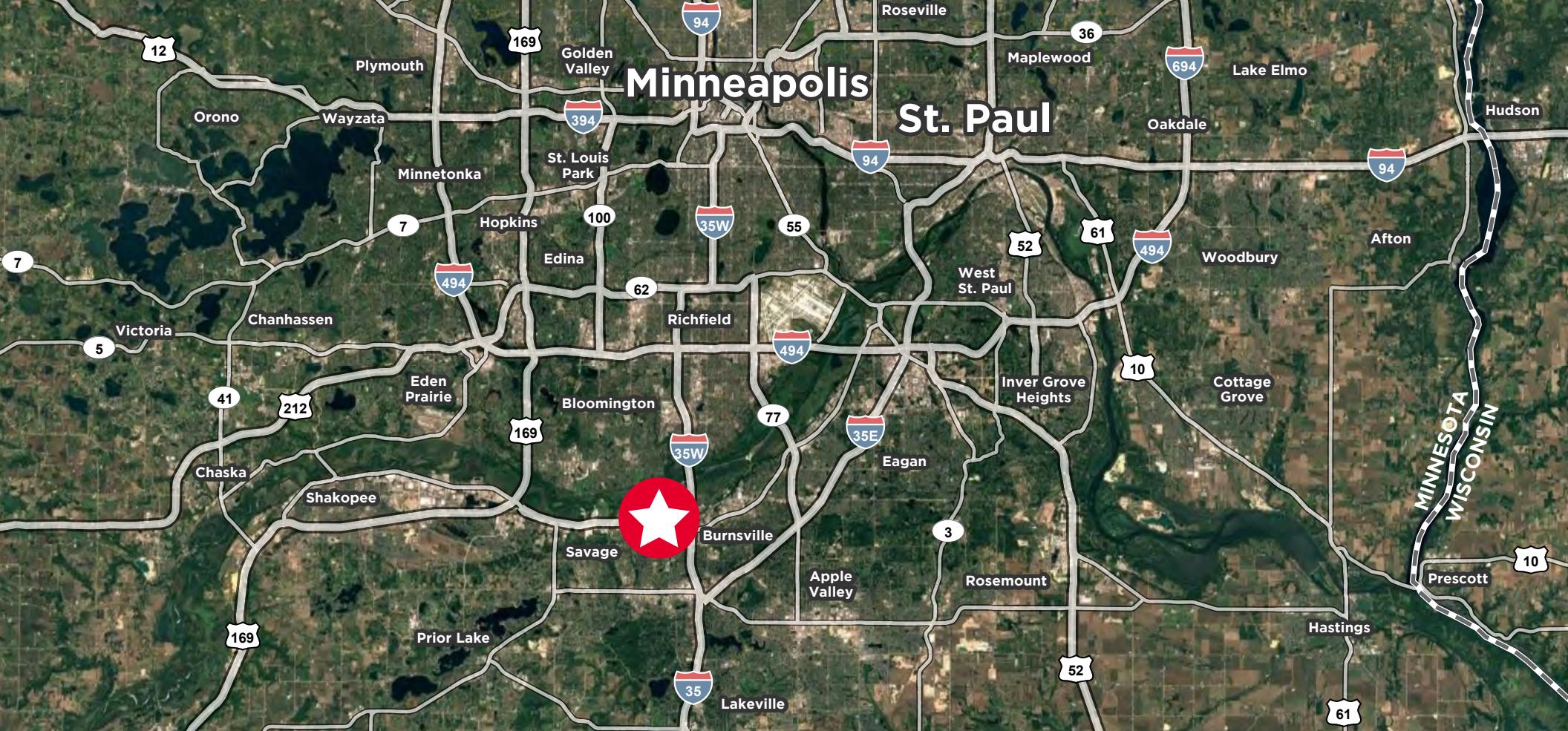
FLOOR PLAN

35,238 SF Warehouse
6,952 SF Office
130 SF Common
42,320 SF



AERIAL MAP





CONTACT INFORMATION

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