

FOR LEASE

35 South Business Center

Oliver Ave & 126th St W, Burnsville, MN



BREAKING GROUND THIS SPRING



48,000 SF AVAILABLE 11/1/21

Developed By:



UNITED PROPERTIES

PROPERTY FEATURES

- BREAKING GROUND SPRING 2021
- Excellent access to I-35W and Hwy 13
- Many area amenities
- Minutes from I-494 & Minneapolis/St. Paul Airport
- 28' clear height
- Dock and drive-in loading
- Outdoor storage available
- Developed by United Properties

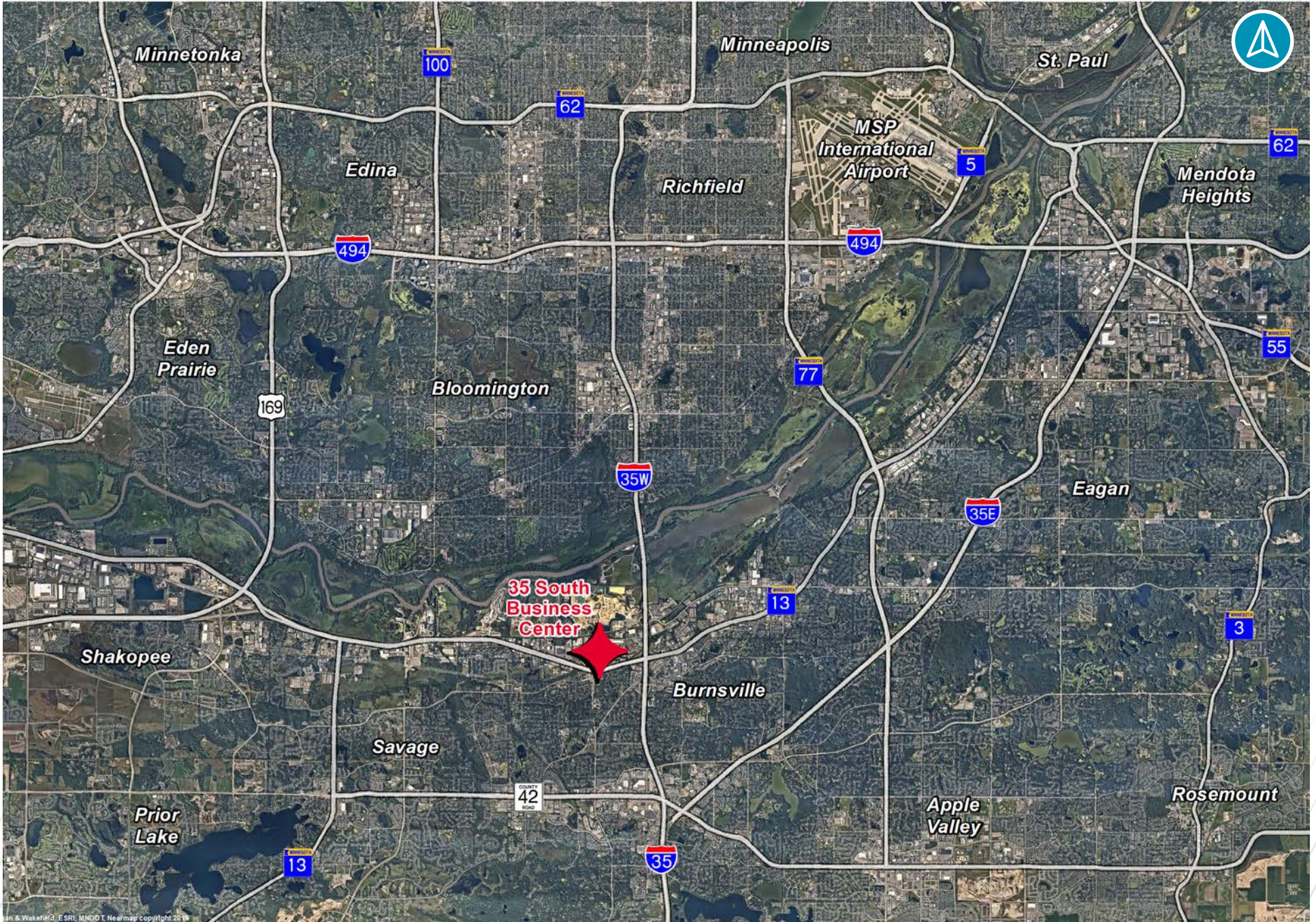


Building Size:	96,000 SF
Expected Delivery Date:	November 1, 2021
Space Available:	48,000 SF
Available Loading:	5 Docks 1 Drive-in
Fire Protection:	ESFR system
Column Spacing:	50' x 50' (60' speed bay)
Bay Depth:	160'
Clear Height:	28'
Parking:	157 stalls
Rental Rates:	\$5.95 PSF + amortized improvements
Estimated Tax/CAM:	2021 - \$2.89 PSF 2022 - \$3.14 PSF

PROPERTY AERIAL



LOCATION AERIAL





POWERS POINTE



NORTH CROSS



PLYMOUTH PONDS

Creating Deep Roots for over 100 Years

UNITED PROPERTIES

We imagine new possibilities in real estate to help enrich communities and create lasting legacies by providing market expertise for ground-up development, redevelopment and acquisitions of value-add and stable investments. United Properties is owned by the Pohlad Companies and is headquartered in Minneapolis, with offices in Denver and Austin, Texas.

INDUSTRIAL DEVELOPMENT

Our work includes speculative properties for investment and a comprehensive build-to-suit program. In addition, United Properties develops business parks and offers development services to third-party investors/owners.

In the last ten years, United Properties has developed 15 industrial projects totaling more than 2.6 million square feet of new industrial space. In a highly evolving era requiring a more flexible solution, we provide market-leading solutions in the logistics and warehouse/manufacturing business lines.

#1 ON THE LARGEST REAL ESTATE DEVELOPERS
LIST FOR SEVEN CONSECUTIVE YEARS



**UNITED
PROPERTIES**
CREATING DEEP ROOTS

MINNEAPOLIS | DENVER | AUSTIN

UPROPERTIES.COM



CUSHMAN &
WAKEFIELD



UNITED
PROPERTIES

CONTACT

KRIS SMELTZER
Executive Director
+1 952 837 8575
kris.smeltzer@cushwake.com

JASON MEYER
Executive Director
+1 952 820 8735
jason.j.meyer@cushwake.com



©2021 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.