

47,000 SF AVAILABLE FOR SUBLEASE
FREEZER / COOLER BUILDING



25 CLIFF ROAD W

BURNSVILLE, MINNESOTA



25 CLIFF RD W BURNSVILLE

SUBLEASE FEATURES

AVAILABLE

OFFICE:	6,840 SF
COOLER 1:	8,400 SF
COOLER 2:	5,800 SF
COOLER 3:	4,060 SF
FREEZER:	900 SF
<u>DRY STORAGE:</u>	<u>21,000 SF</u>
TOTAL:	47,000 SF

LOADING

8 Docks
2 Drive-ins

YEAR BUILT

1998

CLEAR HEIGHT

19' - 25'

LOT SIZE

3.01 Acres

HVAC

100%

SPRINKLERS

100%

PARKING

88 vehicle stalls

POWER

2,000 amps | 208 volt | 3-Phase

SUBLEASE EXPIRATION

12/31/2026

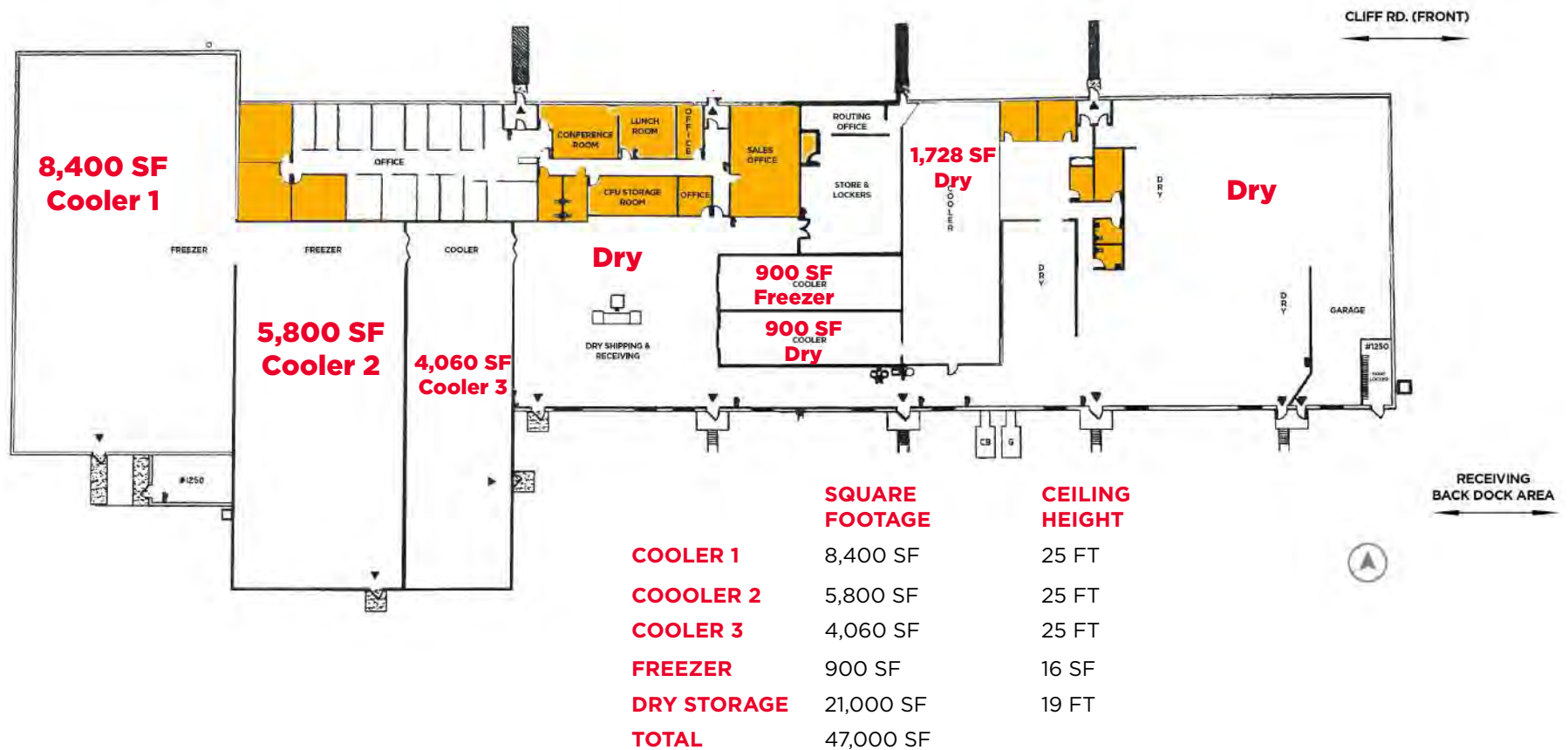
GROSS RENT MONTHLY

\$48,815.57 (\$12.46 PSF)



25 CLIFF RD W BURNSVILLE

FLOORPLAN



25 CLIFF RD W BURNSVILLE

PROPERTY PHOTOS



25 CLIFF RD W BURNSVILLE

AERIAL





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