#### Southcross Commerce Center III - Sublease

14305 Southcross Dr W | Burnsville, MN | US | Dakota County

Available SF: 20,067 | Lease Rate: \$12.5





Available SF:	20,067
Lease Rate:	\$12.5
Last Updated:	Aug 12, 2025

## **Economic Development Contact**

Skip Nienhaus, Economic Development Coordinator

Burnsville Economic Development 100 Civic Center Pkwy Burnsville, Minnesota (952) 895-4454 | skip.ninehaus@ci.burnsville.mn.us

Jenni Faulkner, Community Development Director Jenni Faulkner, Community Development Director 100 Civic Center Pkwy Burnsville, MN 55337 (952) 895-4467 | jenni.faulkner@ci.burnsville.mn.us

## **Realtor/Owner Contact**

Colliers

Ryan Krzmarzick

+1 952 897 7746 | ryan.krzmarzick@colliers.com

## **Property and Area Description**

Building Size69,517 SFAvailability5,000 - 10,742 SF Office5,000 - 9,325 SF Warehouse20,067 SF Total\*suites can be divisible or combinedLoading• Two (2) 8' x 10' dock doors with bumpers, levelers and seals• One (1) 12' x 14' automatic drive-in door Year Built 2004Net Lease Rate\$12.50 SF Office\$ 6.50 SF Warehouse2023 CAM/RE Taxes\$5.12 PSFParking142 spacesZoningl-3 Office & Industrial ParkLease ExpirationFebruary 28, 2025 Excellent presence along County Road 42,Great access to I-35W & I-35E,Close proximity to Burnsville Mall and abundance of restaurants/retail,Locally owned and professionally managed

## **Population**

551,614 1,861,400 2,958,014 10 Mile Radius 20 Mile Radius 30 Mile Radius
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Source: ESRI<sup>®</sup>, 2024

#### Households



Source: ESRI®, 2024

## **Transportation**

# **Property Images**



















