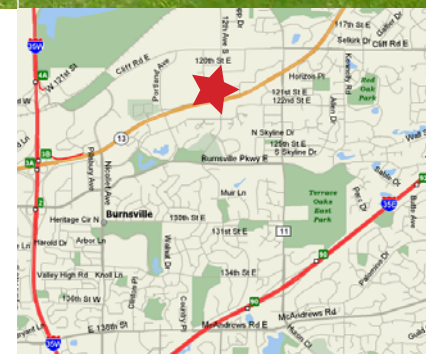




INNOVATION FROM THE GROUND UP

For Lease

A & M Building
1103-1151 Riverwood Drive
Burnsville, Minnesota

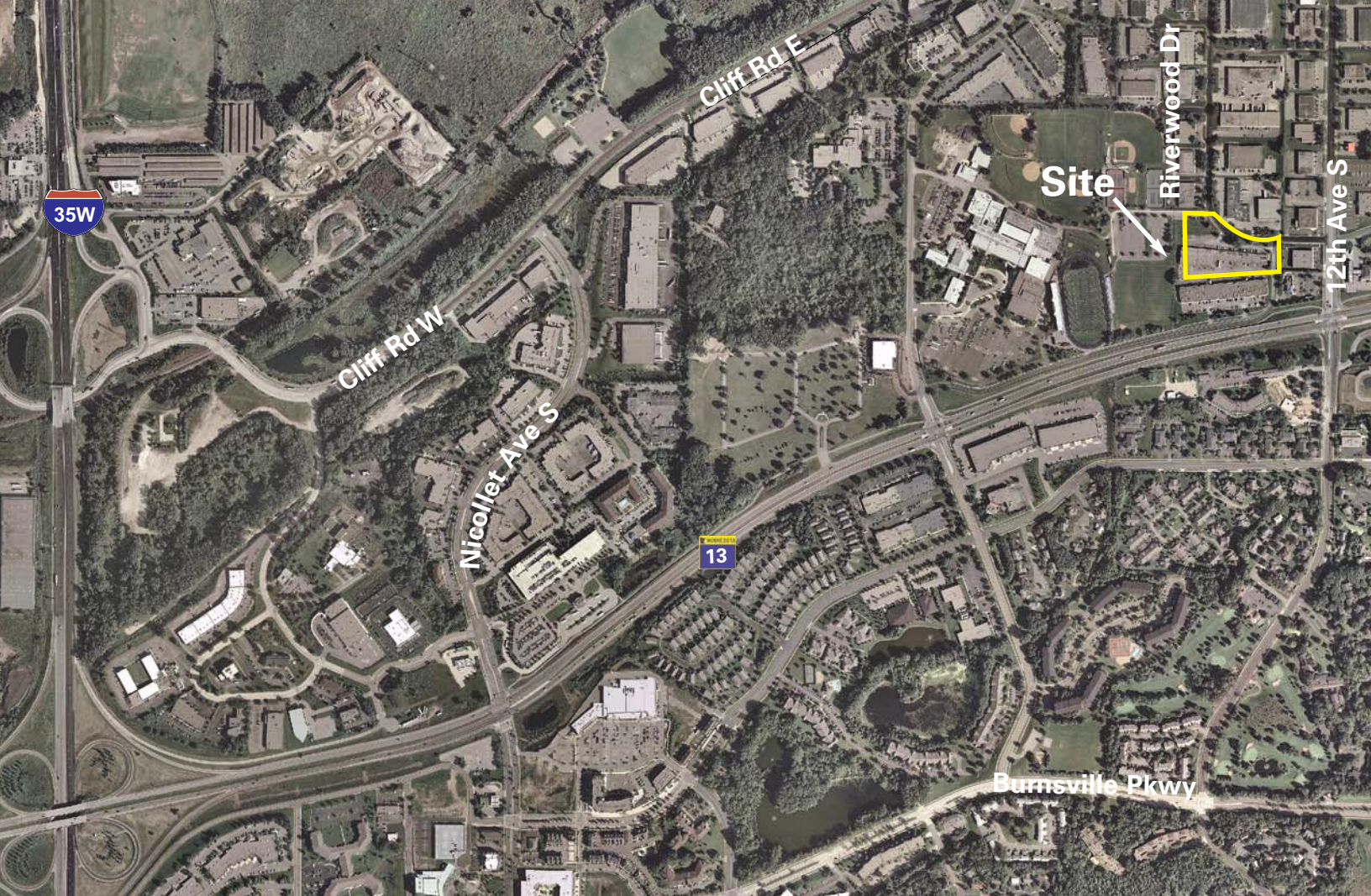


- 42,714 square foot office/warehouse building
- Dock and drive-in loading
- Small bay spaces available
- Perfect for the smaller users
- 100% sprinklered
- Comcast high-speed connectivity throughout the building
- Locally owned and managed
- Part of a 400,000 square foot portfolio - room to grow!

For more information contact:

Ryan Krzmarzick
952.897.7746
rlk@welshco.com

Eric Rossbach
952.897.7872
ejr@welshco.com



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A & M Building For Lease

Building Address:	1103-1151 Riverwood Drive Burnsville, Minnesota
Building Square Feet:	42,714 square feet total
Currently Available:	
Suite 1109	3,300 square feet of warehouse Build-to-suit office <ul style="list-style-type: none">• One (1) dock door• 15' clear height
Suite 1111	3,300 square feet total 100 square feet of office 3,200 square feet of warehouse <ul style="list-style-type: none">• One (1) dock door• 15' clear height
Suites 1109 & 1111	6,600 square feet total 100 square feet of office 6,500 square feet of warehouse <ul style="list-style-type: none">• Two (2) dock doors• 15' clear height
Suite 1125	1,230 square feet total 300 square feet of office 930 square feet of warehouse <ul style="list-style-type: none">• \$850 gross monthly rent• One (1) dock door• 12' clear height
Suite 1149	1,063 square feet of office

Ryan Krzmarzick

- 952.897.7746
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www.welshco.com

4350 Baker Road, Suite 400

Minnetonka, MN 55343

Tel: 952.897.7700

Fax: 952.842.7700



A & M Building For Lease

Net Rental Rates:

\$8.50 psf office
\$4.50 psf warehouse

**2010 (est.) CAM &
Real Estate Taxes:**

\$1.33 psf CAM
\$1.48 psf for Real Estate Taxes
\$2.81 total

Year Built:

1978

Utility Providers:

Electric - Xcel Energy
Gas - CenterPoint Energy

Zoning:

I-1 Industrial Park

Lot Size:

3.68 acres

Parking:

82 stalls

Amenities:

- Small bay spaces
- Dock & drive-in loading
- Fast & easy access to Highway 13 & I-35W
- Locally owned and managed

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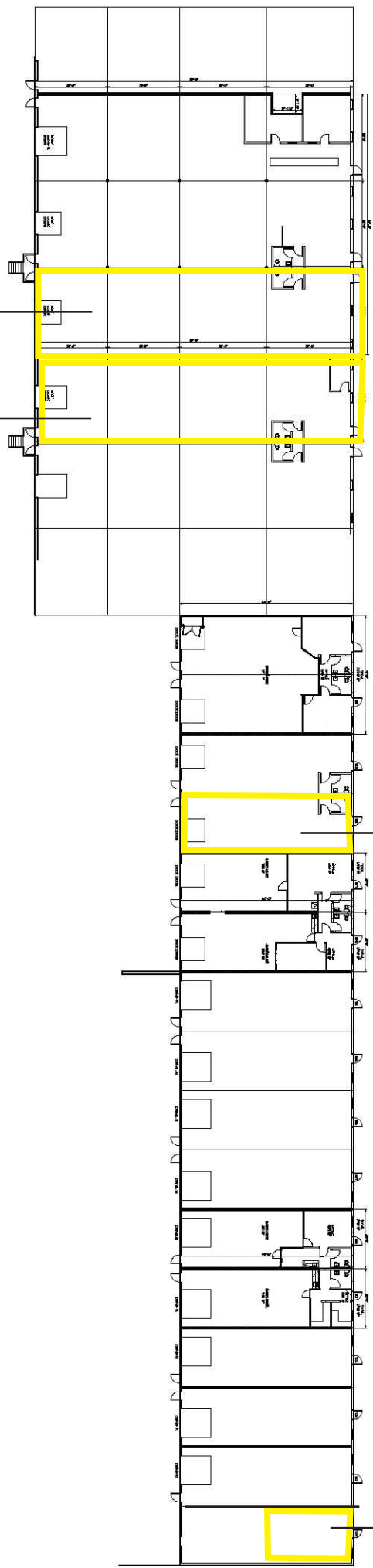


Suite 1109
3,300 SF Warehouse
*** One (1) dock door**

Suite 1111
3,300 SF Total
100 SF Office
3,200 SF Warehouse
*** One (1) dock door**

Suite 1125
1,230 SF Total
300 SF Office
930 SF Warehouse
*** One (1) dock door**

Suite 1149
1,063 SF



LINVILL PROPERTIES
11975 PORTLAND AVE. S., SUITE 136
BURNSVILLE, MINNESOTA, 55337
(952) 890-5400

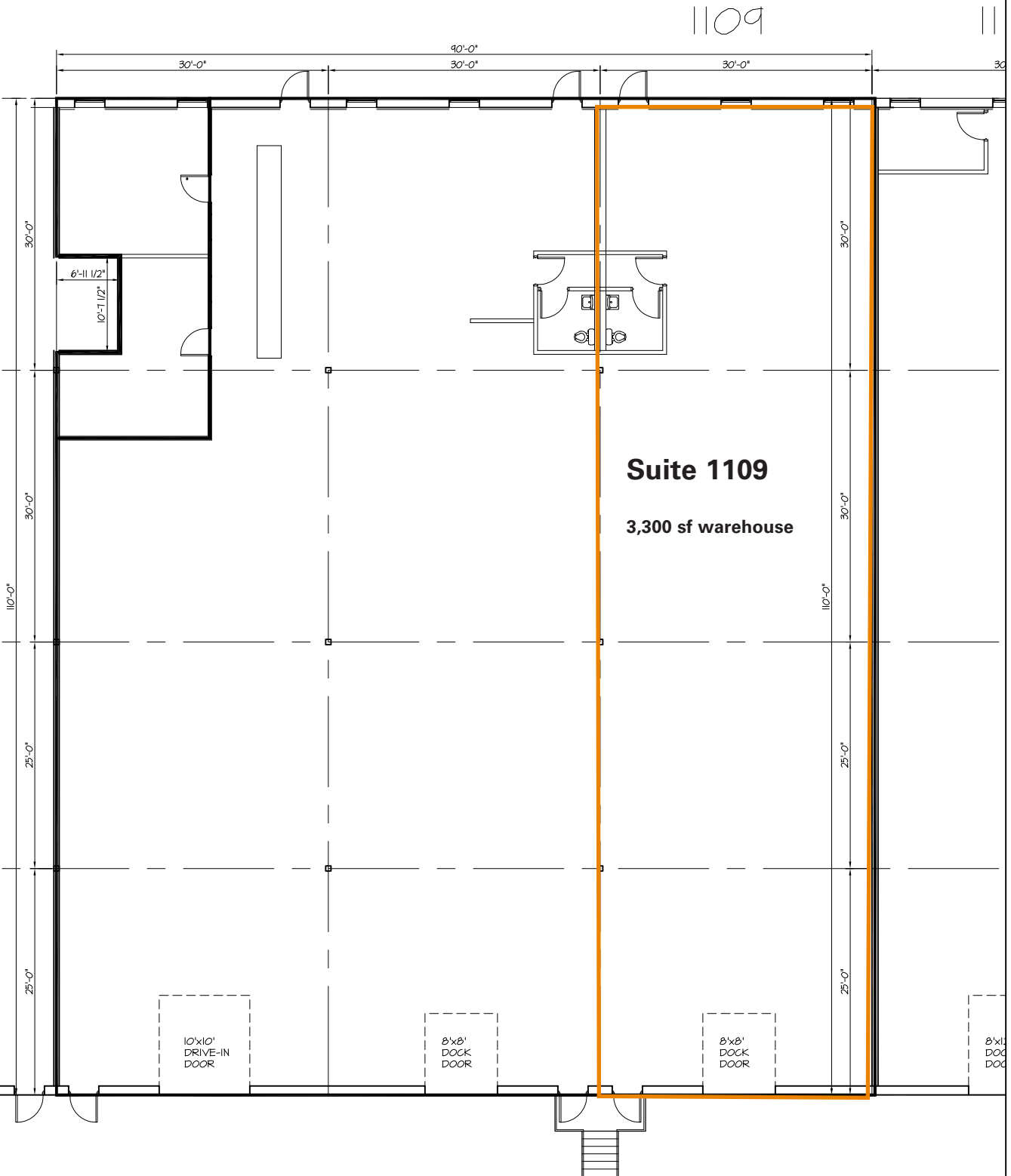
PLAN

R & C
DRAFTING AND ESTIMATING
9448 CREEK RIDGE LANE
SAVAGE, MN. 55378
(612) 965-3999

1109 RIVERWOOD DRIVE
BURNSVILLE, MINNESOTA

CHECKED BY	DRAWN BY RPC	DATE 4/25/01	SCALE 1/16" = 1'-0"	SHEET NO. 1105
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0128-1103-1149_Riverwood_Drive.dwg



A & M Building
Suite 1149 Floor Plan

