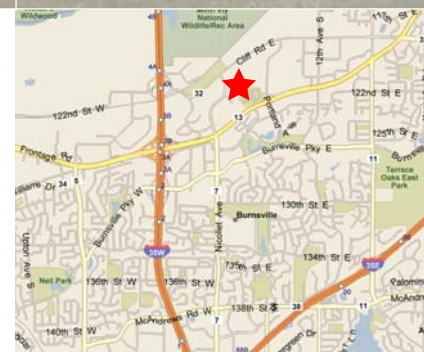




## For Lease

Burnsville Heights Business Center  
 11975 Portland Avenue South  
 Burnsville, Minnesota

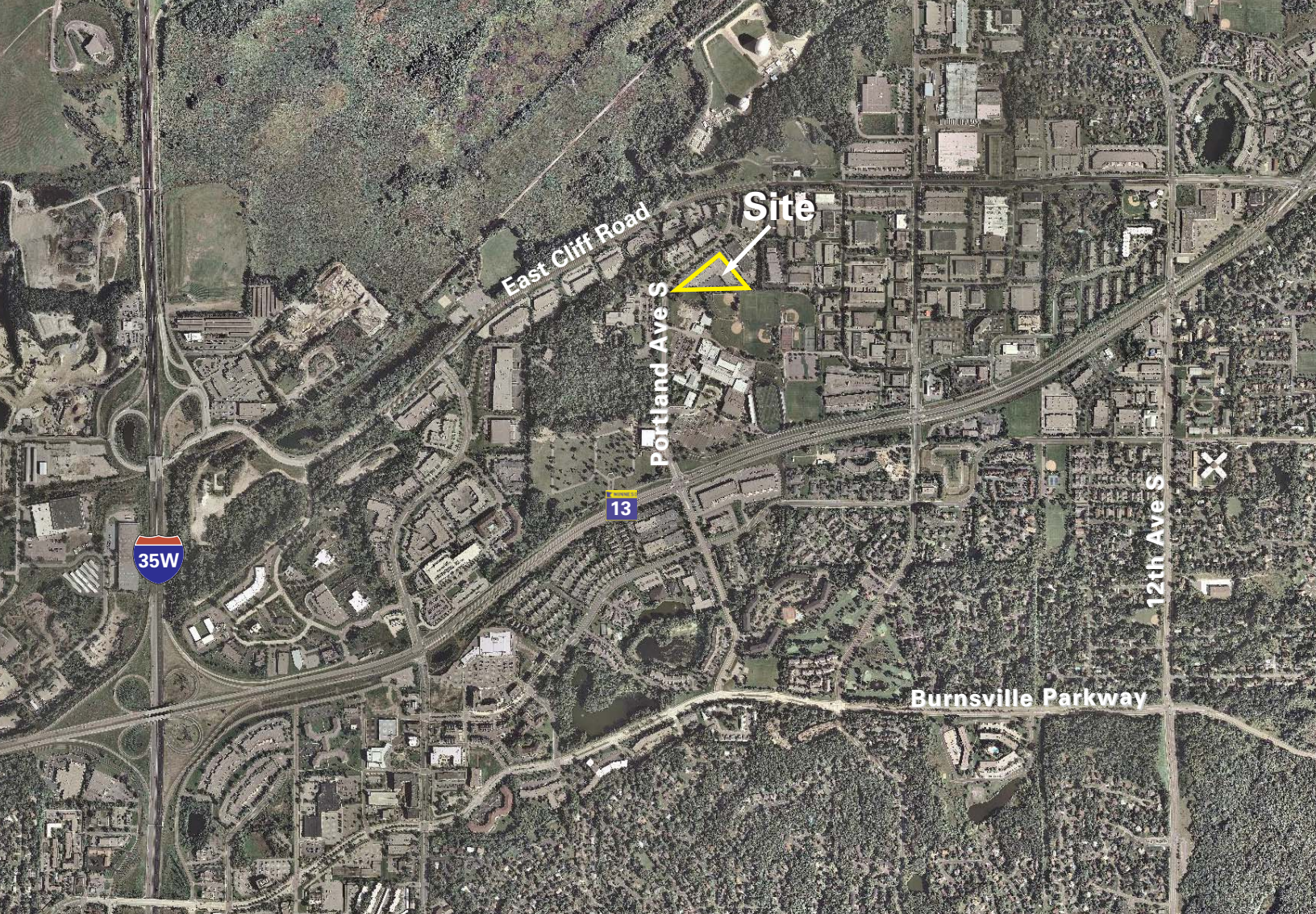
- 63,881 square foot office/showroom building
- Dock and drive-in loading
- 13' clear height
- Great access to I-35W and Highway 13
- Comcast high-speed connectivity throughout the building
- 100% sprinklered
- Locally owned and managed
- Part of 400,000 square foot portfolio - room to grow!



For more information contact:

Ryan Krzmarzick  
 952.897.7746  
 rlk@welshco.com

Eric Rossbach  
 952.897.7872  
 ejr@welshco.com



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952.897.7746  
rlk@welshco.com

Eric Rossbach  
952.897.7872  
ejr@welshco.com



## Burnsville Heights Business Ctr For Lease

**Building Address:**

11975 Portland Avenue S  
Burnsville, Minnesota

**Ryan Krzmarzick**

- 952.897.7746
- [rlk@welshco.com](mailto:rlk@welshco.com)

**Building Square Feet:**

63,881 square feet total

**Currently Available:  
Suite 100:**

2,488 square feet total  
997 square feet of office  
1,491 square feet of warehouse  
• One (1) drive-in door

**Eric Rossbach**

- 952.897.7872
- [ejr@welshco.com](mailto:ejr@welshco.com)

**Suite 200:**

4,837 square feet total  
4,268 square feet of office  
569 square feet of warehouse  
• One (1) drive-in door

[www.welshco.com](http://www.welshco.com)

**Suite 100 & 200:**

7,325 square feet total  
5,265 square feet of office  
2,060 square feet of warehouse  
• Two (2) drive-in doors

4350 Baker Road, Suite 400

Minnetonka, MN 55343

Tel: 952.897.7700

Fax: 952.842.7700

**Suite 111:**

3,079 square feet of warehouse  
BTS office  
• One (1) dock door

**Suite 111-A:**

2,743 square feet total  
524 square feet of office  
2,219 square feet of warehouse  
• One (1) dock door

**Suite 112:**

5,822 square feet total  
524 square feet of office  
5,298 square feet of warehouse  
• Two (2) dock doors



## Burnsville Heights Business Ctr For Lease

**Suite 137:**

985 square feet total  
338 square feet of office  
647 square feet of warehouse  
• One (1) 10' x 10' drive-in door

**Ryan Krzmarzick**

- 952.897.7746
- [rlk@welshco.com](mailto:rlk@welshco.com)

**Power:  
Suite 112**

3-phase 100 AMPS 120/208 volt

**Eric Rossbach**

- 952.897.7872

**Suite 137**

3-phase 100 AMPS 120/208 volt

- [ejr@welshco.com](mailto:ejr@welshco.com)

**Net Rental Rates:**

\$9.00 psf office  
\$4.50 psf warehouse

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

\$1.32 psf for CAM  
\$1.87 psf for Real Estate Taxes  
\$3.19 psf total

[www.welshco.com](http://www.welshco.com)

**Clear Height:**

13'

4350 Baker Road, Suite 400

**Utility Providers:**

Electric - Xcel Energy  
Gas - CenterPoint Energy

Minnetonka, MN 55343

Tel: 952.897.7700

Fax: 952.842.7700

**Telecommunications:**

Comcast throughout the building

**Zoning:**

I-1 Industrial Park

**Lot Size:**

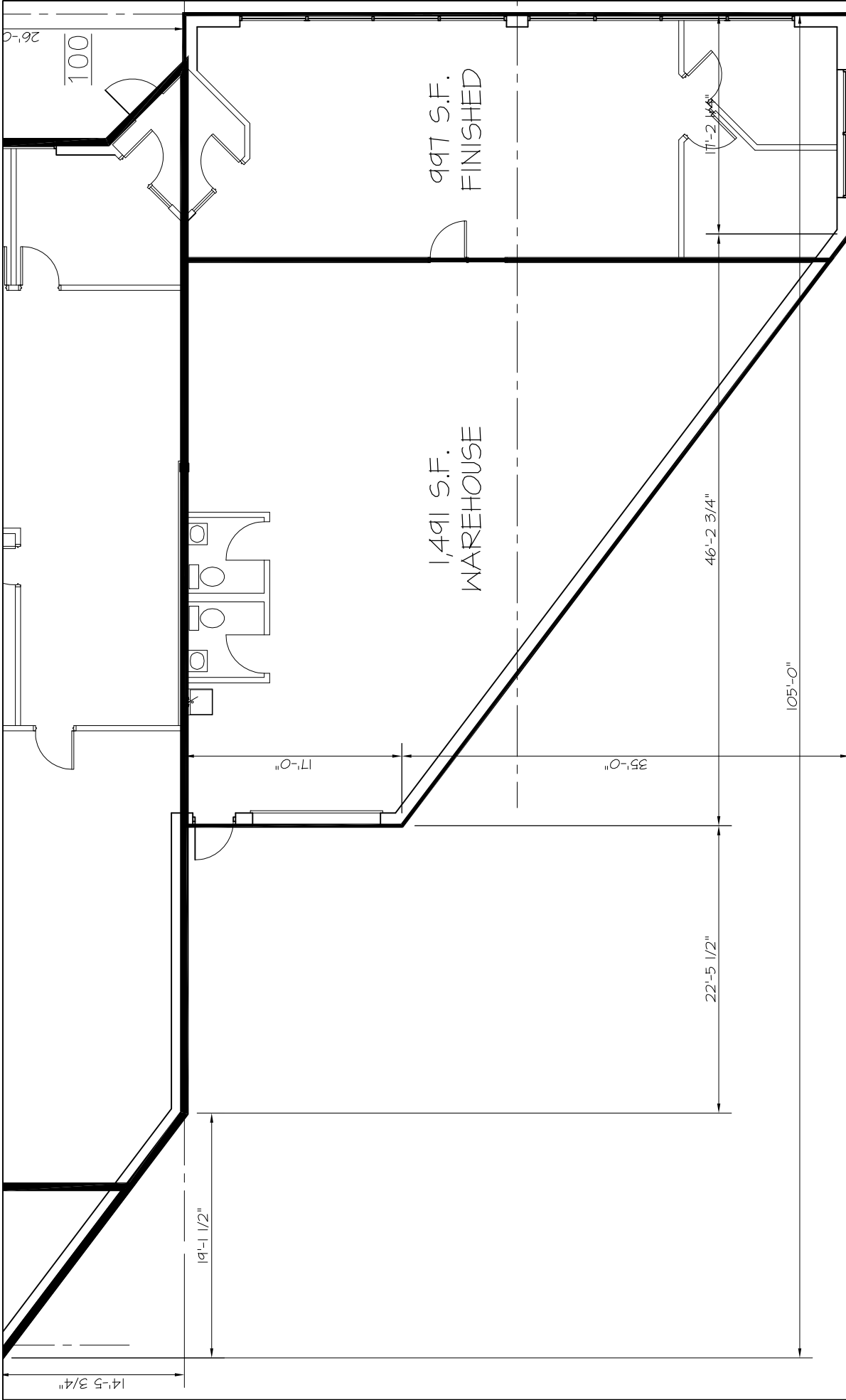
4.87 acres

**Parking:**

211 stalls

**Amenities:**

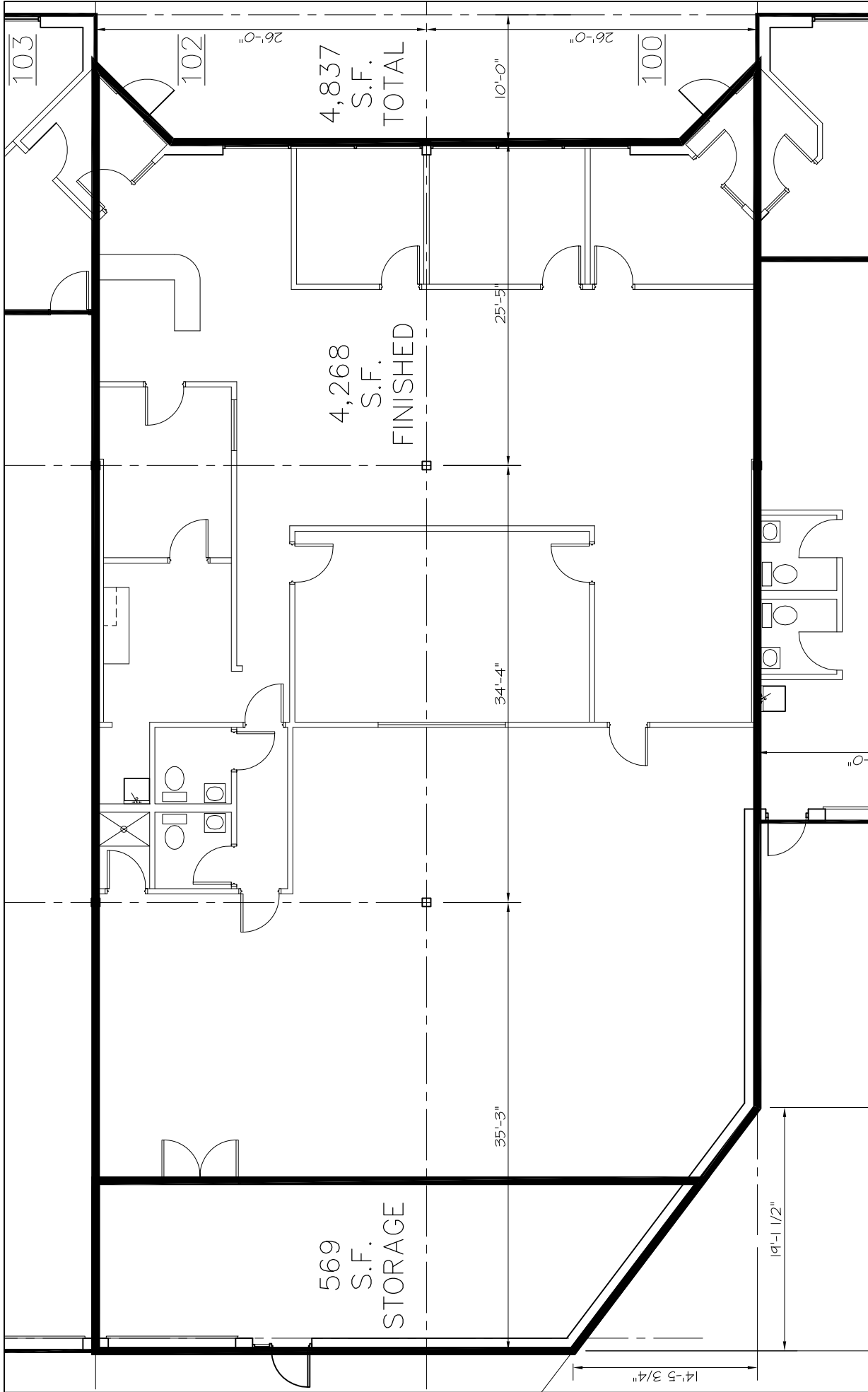
Great access to I-35 and Hwy. 13  
Locally owned and managed



LINVILL PROPERTIES  
 11975 PORTLAND AVE. S., SUITE #138  
 BURNSVILLE, MINNESOTA 55337  
 MAGGIE LINVILL (952) 890-5400  
 R & C  
 DRAFTING 9448 CREEK RIDGE LANE  
 AND SAVAGE, MN. 55378  
 ESTIMATING (612) 965-3999

EXISTING PLAN - AREA  
 SUITE #100  
 11975 PORTLAND AVENUE SOUTH  
 BURNSVILLE, MINNESOTA

CHECKED BY	DRAWN BY	DATE	SCALE	SHEET NO.
	RPC	12/28/08	3/32" = 1'-0"	<b>100A</b>

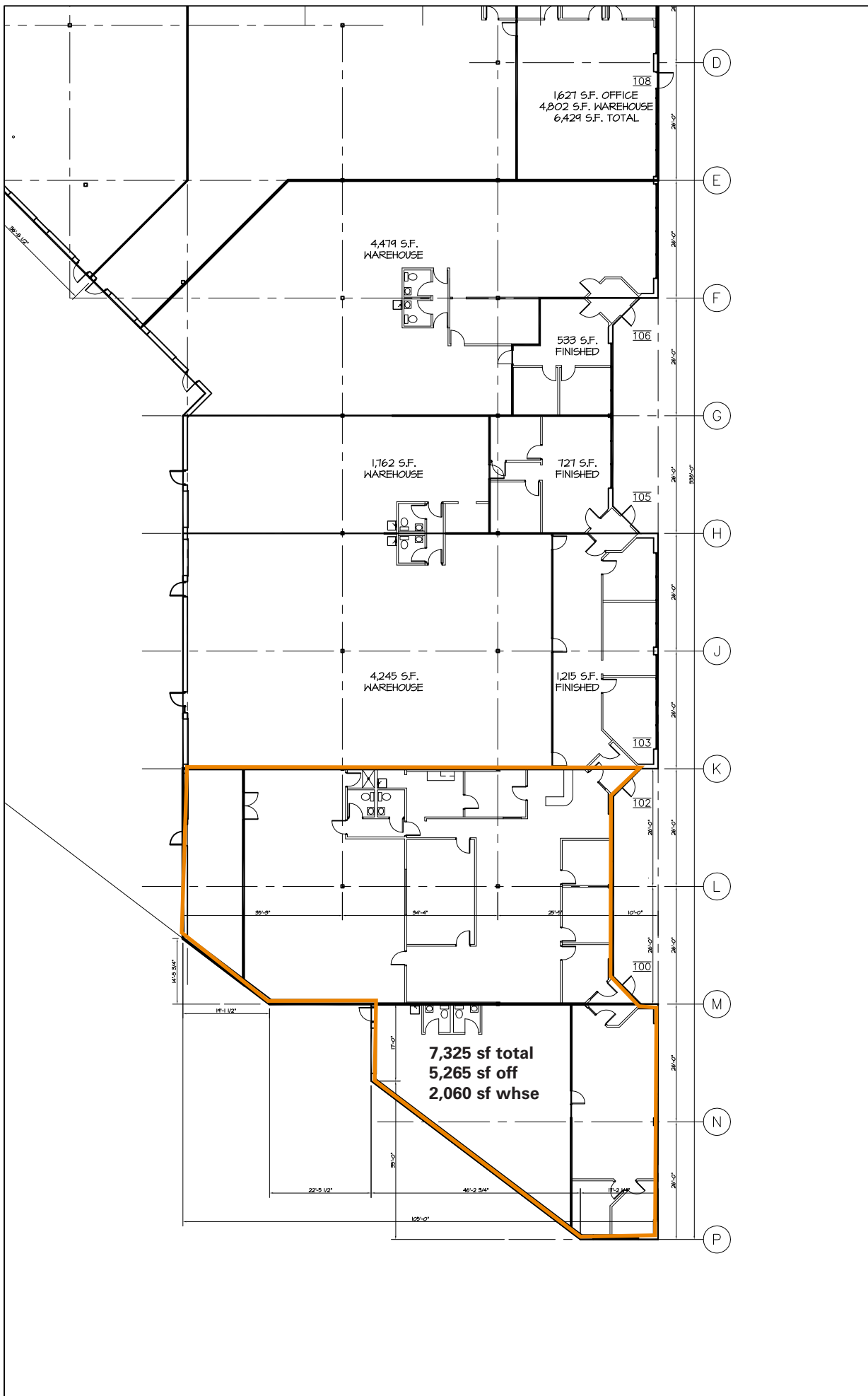


EXISTING PLAN - AREA  
 SUITE #102  
 11975 PORTLAND AVENUE SOUTH  
 BURNSVILLE, MINNESOTA

LINVILL PROPERTIES  
 11975 PORTLAND AVE. S., SUITE #138  
 BURNSVILLE, MINNESOTA 55337  
 MAGGIE LINVILL (952) 890-5400  
 R & C  
 DRAFTING AND ESTIMATING  
 9448 CREEK RIDGE LANE  
 SAVAGE, MN. 55378  
 (612) 965-3999

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CHECKED BY	DRAWN BY	DATE	SCALE	SHEET NO.
	RPC	12/28/08	3/32"=1'-0"	<b>102A</b>



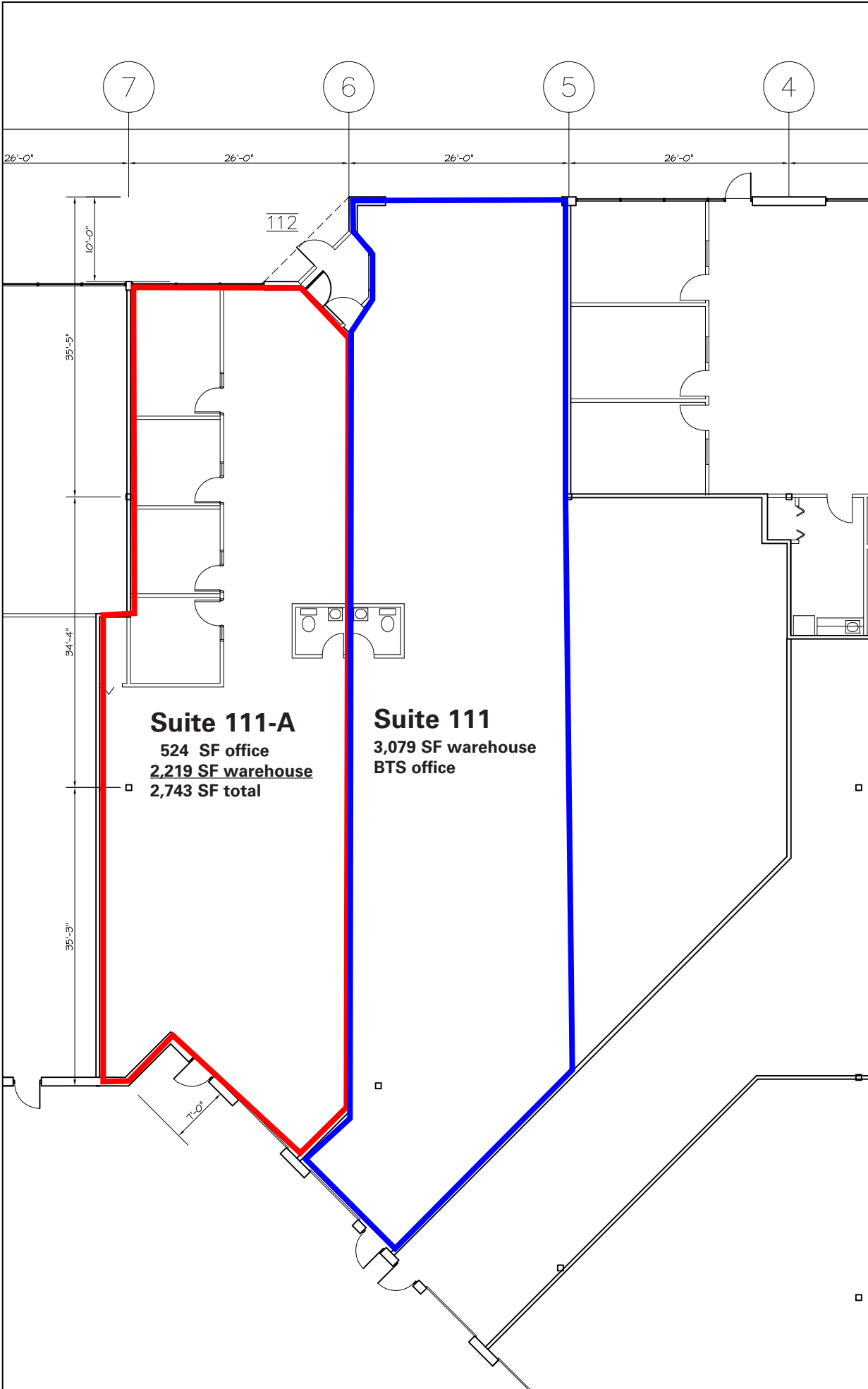
EXISTING PLAN - AREA  
 SUITES #100 TO 106  
 11975 PORTLAND AVENUE SOUTH  
 BURNSVILLE, MINNESOTA

LINVILL PROPERTIES  
 11975 PORTLAND AVE. S., SUITE #138  
 BURNSVILLE, MINNESOTA 55337  
 MAGGIE LINVILL (952) 890-5400

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

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CHECKED BY	DRAWN BY	DATE	SCALE	SHEET NO.
	RPC	12/28/08	1"=30'-0"	00-106A



**Suite 111-A**  
 524 SF office  
 2,219 SF warehouse  
 2,743 SF total

**Suite 111**  
 3,079 SF warehouse  
 BTS office

**PROPOSED PLAN**  
**SUITE #112**  
 11975 PORTLAND AVENUE SOUTH  
 BURNSVILLE, MINNESOTA

LINVILL PROPERTIES  
 11975 PORTLAND AVE. S., SUITE #138  
 BURNSVILLE, MINNESOTA 55337  
 MAGGIE LINVILL (952) 890-5400  
 R & C  
 DRAFTING 9448 CREEK RIDGE LANE  
 SAVAGE, MN, 55378  
 AND (612) 965-3999  
 ESTIMATING

CHECKED BY RPC	DRAWN BY	DATE 11/6/09	SCALE 1/16" = 1'-0"	SHEET NO. <b>112</b>
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LINVILL PROPERTIES  
11975 PORTLAND AVE. S., SUITE #138  
BURNSVILLE, MN., 55337  
MAGGIE LINVILL (612) 890-5400

SUITE 112  
BURNSVILLE HEIGHTS BUSINESS CENTER  
11975 PORTLAND AVENUE SOUTH  
BURNSVILLE, MINNESOTA

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

CHECKED BY

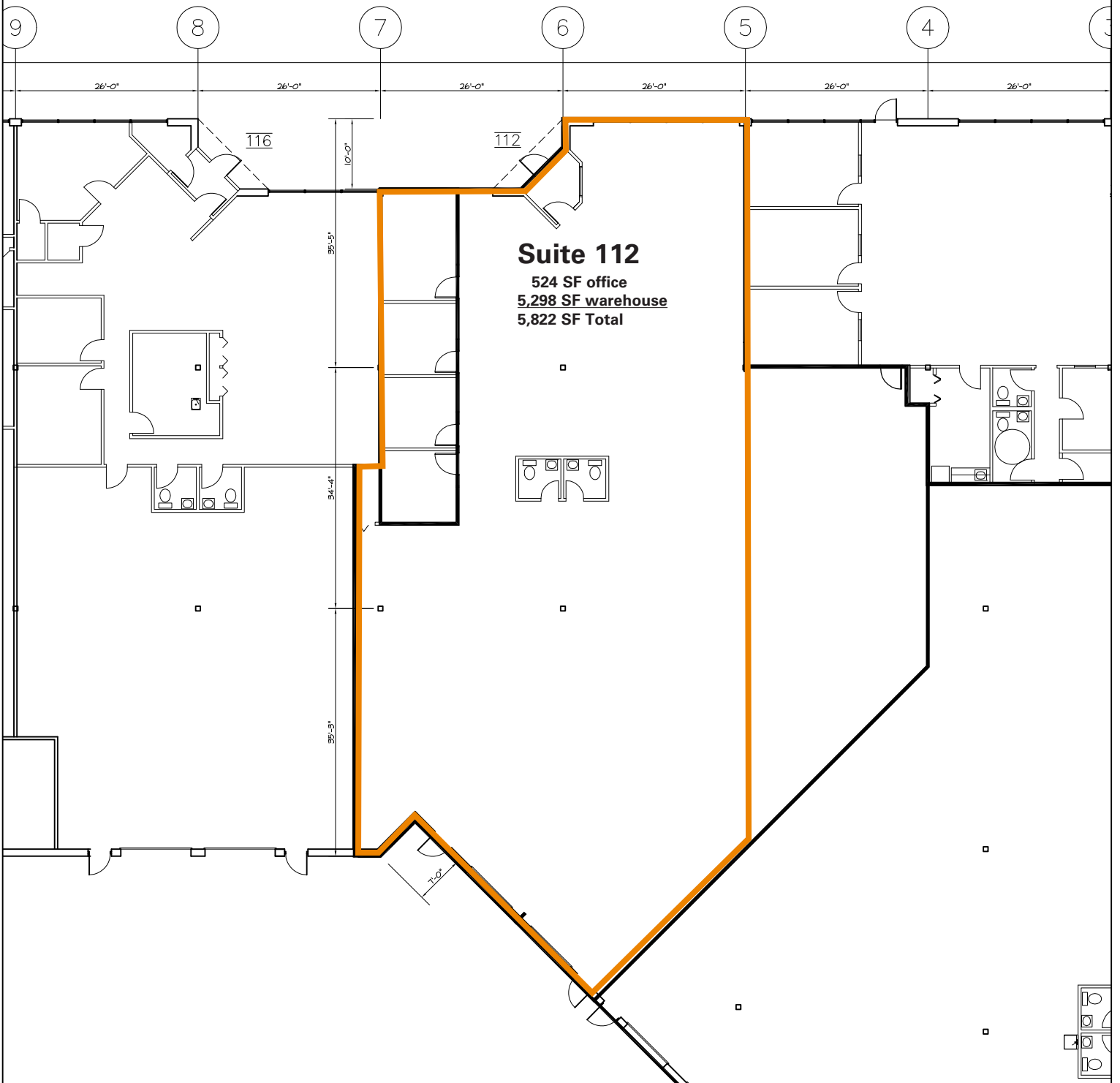
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RPC

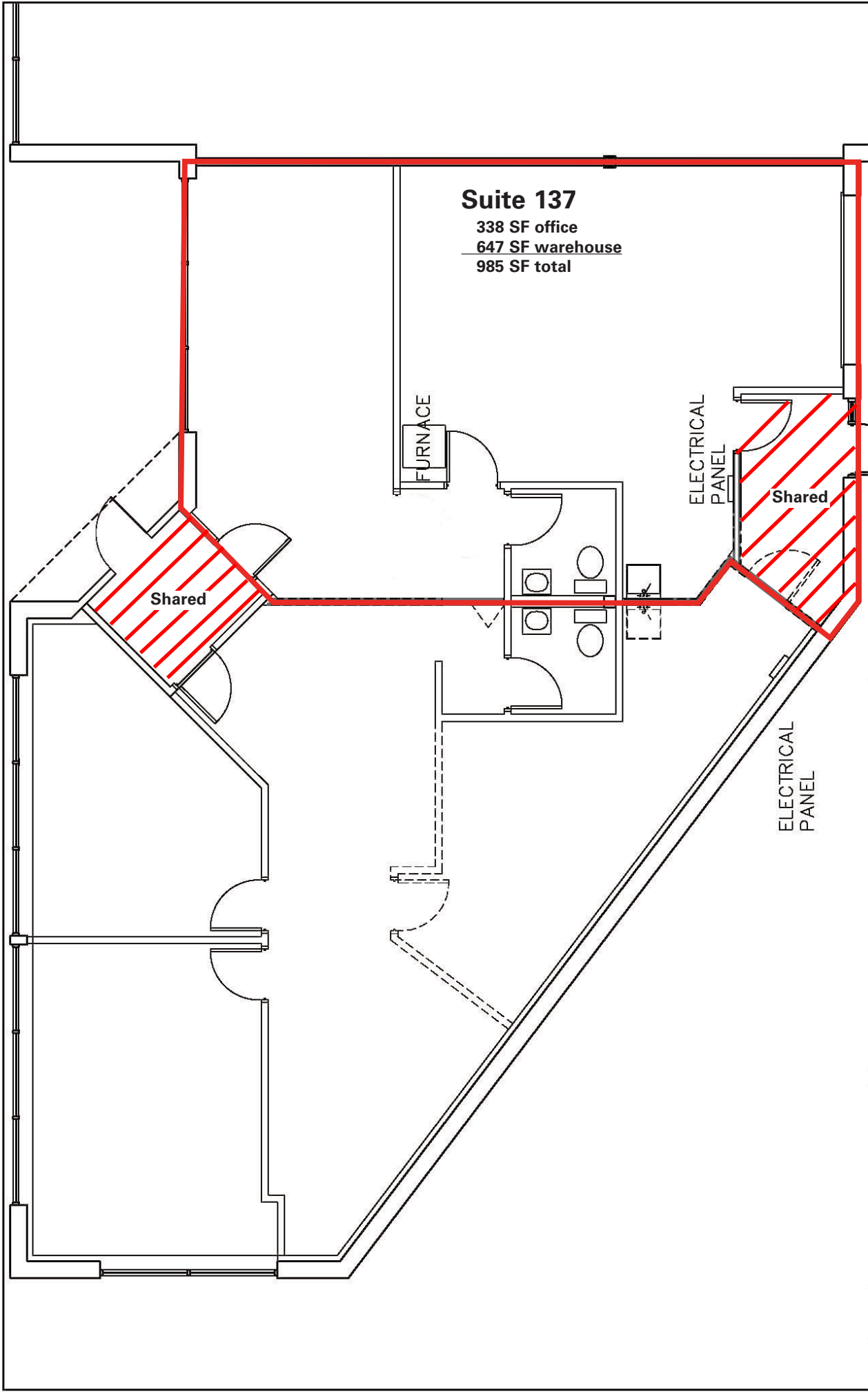
DATE  
10/1/09

SCALE  
1"=20'-0"

SHEET NO.  
**112**

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**LINVILL PROPERTIES OFFICE**  
 11975 PORTLAND AVENUE SOUTH  
 BURNSVILLE, MINNESOTA

CHECKED BY \_\_\_\_\_ DATE 12/29/08  
 DRAWN BY RPC SCALE 1/8"=1'-0"

LINVILL PROPERTIES  
 11975 PORTLAND AVE. S., SUITE #138  
 BURNSVILLE, MINNESOTA 55337  
 MAGGIE LINVILL (952) 890-5400

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

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REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		