



For Lease

J.W. Allen Building
 11972 - 11980 1/2 Riverwood Drive
 Burnsville, Minnesota

- 21,311 square foot office/warehouse building
- 12' - 14' clear height
- Dock and drive-in loading
- Great Burnsville location
- 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

Ted Carlson, CCIM, SIOR
 952.897.7788
 tcarlson@welshco.com

BURNSVILLE

Cliff Rd

Site



Riverwood Dr

12th Avenue S

MINNESOTA
13

River Hills Dr W

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J.W. Allen Building For Lease

Building Address:	11972 - 11980 1/2 Riverwood Drive Burnsville, Minnesota	Ryan Krzmarzick <ul style="list-style-type: none">• 952.897.7746• rlk@welshco.com
Building Square Feet:	21,311 square feet total	
Currently Available: Suite 11980:	1,297 square feet total 1,297 square feet of warehouse <ul style="list-style-type: none">• One (1) 10' x 9' drive-in door• \$875.00 per month gross	Eric Rossbach <ul style="list-style-type: none">• 952.897.7872• ejr@welshco.com
Clear Height:	14'	Ted Carlson, CCIM, SIOR <ul style="list-style-type: none">• 952.897.7788• tcarlson@welshco.com
Year Built:	1977	
Net Rental Rates:	\$8.50 psf office \$4.50 psf warehouse	www.welshco.com
2010 (est.) CAM & Real Estate Taxes:	\$1.36 psf for CAM <u>\$1.49 psf for Real Estate Taxes</u> \$2.85 psf total	4350 Baker Road, Suite 400 Minnetonka, MN 55343 Tel: 952.897.7700 Fax: 952.842.7700
Utility Providers:	Electric - Xcel Energy Gas - CenterPoint Energy	
Zoning:	I-1 Industrial Park	
Lot Size:	1.64 acres	
Parking:	45 stalls	
Amenities:	<ul style="list-style-type: none">• Great access to I-35 and Highway 13• Locally owned and managed - room to grow!	

Suite 11980

1,297 SF

