

WELSH



INNOVATION FROM THE GROUND UP

For Lease

Riverwood Drive Building
11900 - 11960 Riverwood Drive
Burnsville, Minnesota

- 22,902 square foot office/warehouse building
- Dock and drive-in loading
- 14' clear height
- 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

NAIWELSH



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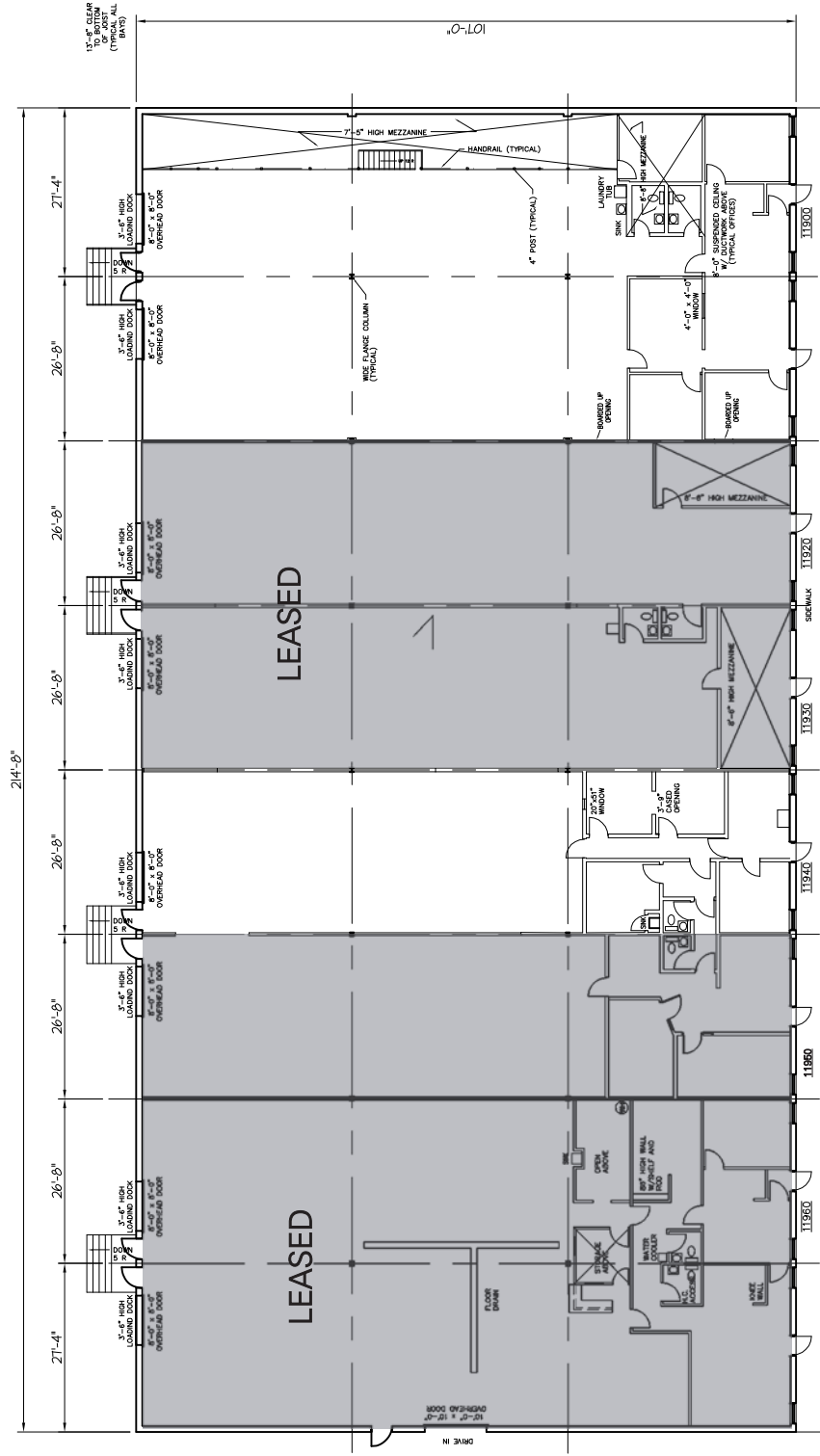
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Riverwood Drive For Lease

Building Address:	11900 - 11960 Riverwood Drive Burnsville, Minnesota	Ryan Krzmarzick <ul style="list-style-type: none">• 952.897.7746• rlk@welshco.com
Building Square Feet:	22,902 square feet total	
Currently Available: Suite 11900:	5,778 square feet total 1,400 square feet of office 4,378 square feet of warehouse <ul style="list-style-type: none">• Two (2) dock doors	Eric Rossbach <ul style="list-style-type: none">• 952.897.7872• ejr@welshco.com
Suite 11940:	2,854 square feet total 912 square feet of office 1,942 square feet of warehouse <ul style="list-style-type: none">• One (1) dock door	Ted Carlson, CCIM, SIOR <ul style="list-style-type: none">• 952.897.7788• tcarlson@welshco.com
Power: Suite 11900:	200 AMP 3-phase 120/208 volt 100 AMP 3-phase 120/208 volt	
Suite 11940:	100 AMP 3-phase 120/208 volt	
Clear Height:	14'	www.welshco.com
Net Rental Rates:	\$8.50 psf office \$4.50 psf warehouse	4350 Baker Road, Suite 400 Minnetonka, MN 55343 Tel: 952.897.7700 Fax: 952.842.7700
2010 (est.) CAM & Real Estate Taxes:	\$1.09 psf for CAM <u>\$1.71 psf for Real Estate Taxes</u> \$2.80 psf total	
Utility Providers:	Electric - Xcel Energy Gas - CenterPoint Energy	
Zoning:	I-1 Industrial Park	
Lot Size:	1.76 acres	
Parking:	45 stalls	
Amenities:	<ul style="list-style-type: none">• Great access to I-35 and Highway 13• Locally owned and managed• On-building signage available	



1,400 sf Off
 4,378 sf Whse
 5,778 sf Total

912 sf Off
 1,942 sf Whse
 2,854 sf Total

REV	DATE	DESCRIPTION	CHECKED BY	DRAWN BY	DATE	SCALE	SHEET NO.
1				RPC	12/11/06	1" = 30'-0"	1
2							
3							
4							
5							

OVERALL PLAN EXISTING 11900 TO 11970 RIVERWOOD DRIVE 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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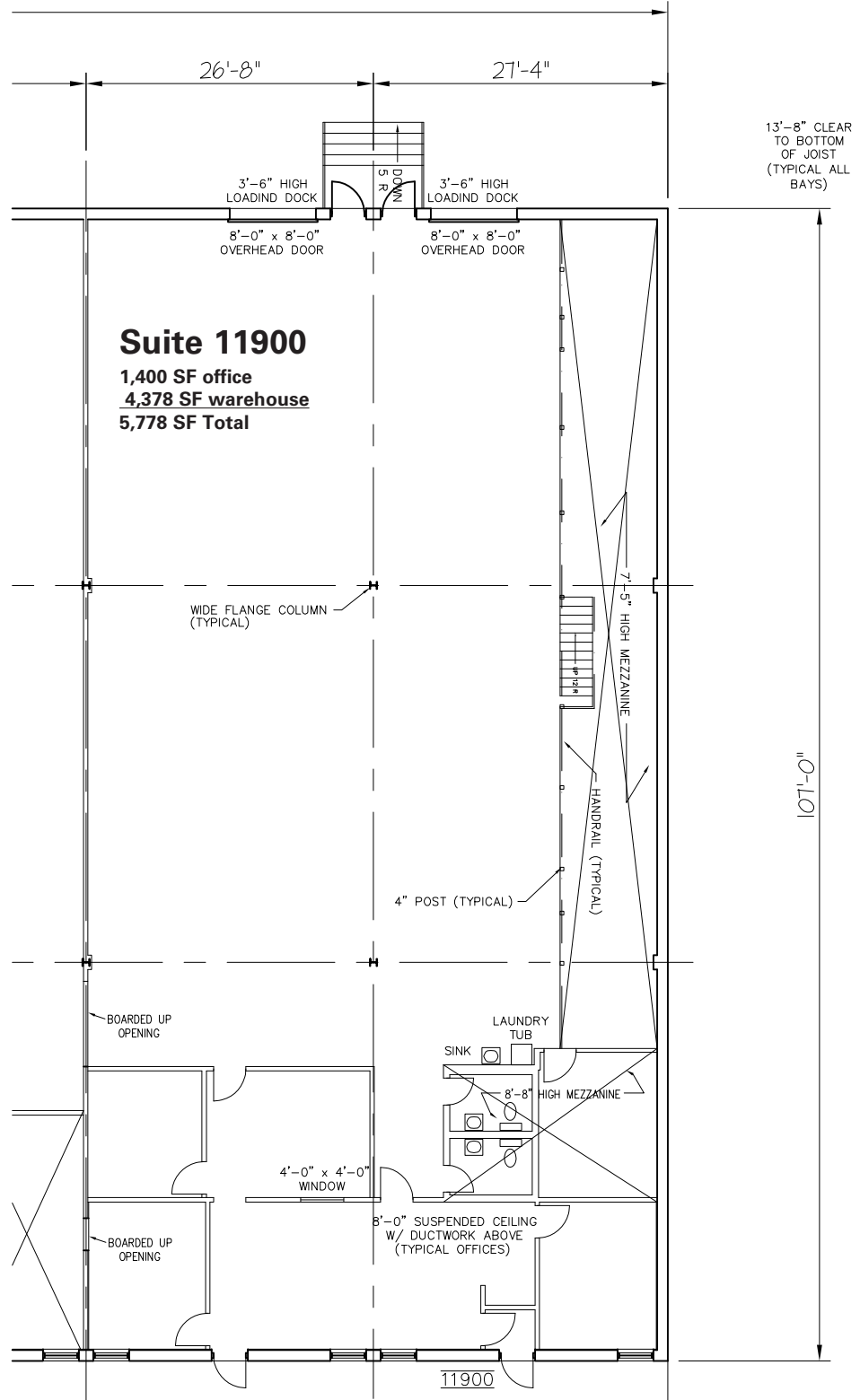
LINVILL PROPERTIES
11975 PORTLAND AVE. S., SUITE #138
BURNSVILLE, MINNESOTA 55337
MAGGIE LINVILL (952) 890-5400

PLAN
EXISTING
11900 RIVERWOOD DRIVE
BURNSVILLE, MINNESOTA

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

CHECKED BY	DRAWN BY RPC	DATE 12/11/06	SCALE 1/16"=1'-0"	SHEET NO. 11900
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LINVILL PROPERTIES
11975 PORTLAND AVE. S., SUITE #138
BURNSVILLE, MINNESOTA 55337
MAGGIE LINVILL (952) 890-5400

PLAN
EXISTING
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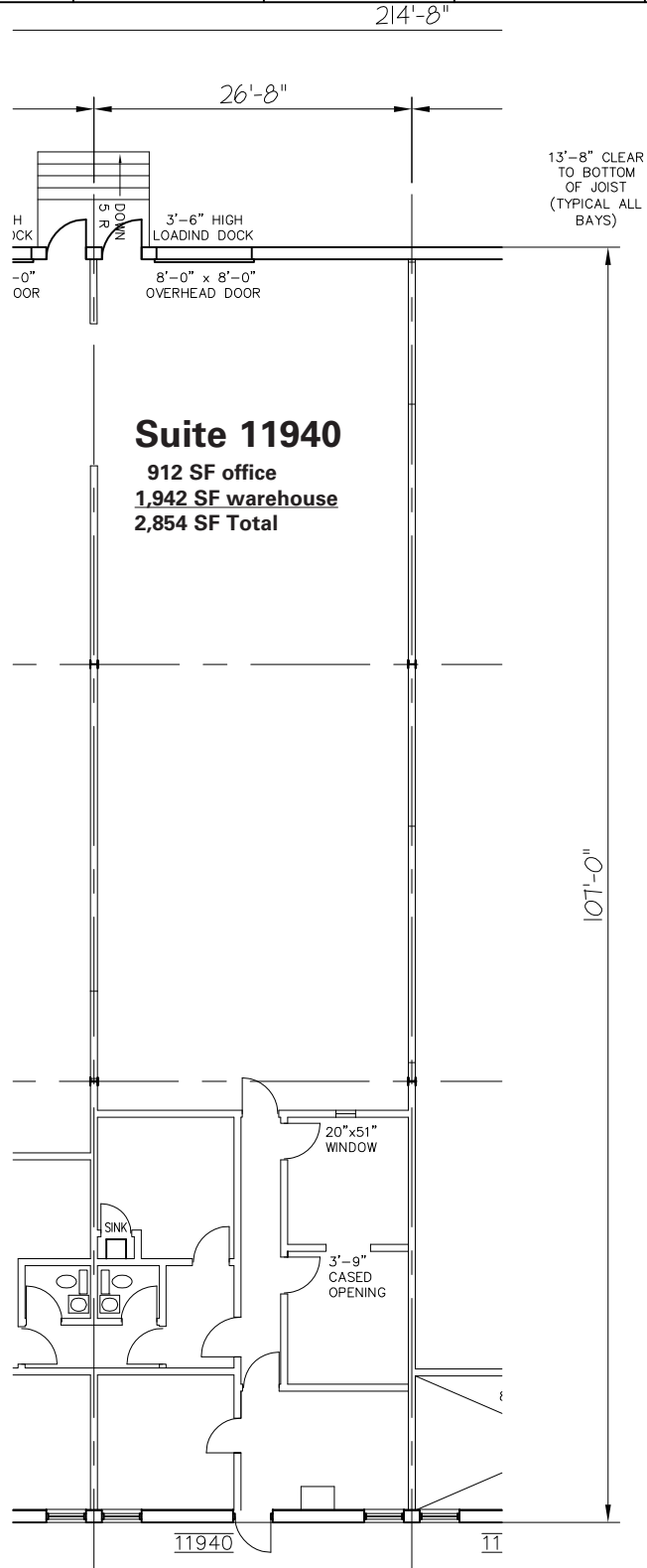
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PARKING