



For Lease

Riverwood Industrial
12189-12229 Riverwood Drive
Burnsville, Minnesota

- 24,000 square foot office/warehouse building
- 14' clear height
- Great Burnsville location
- 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:

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BURNSVILLE



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Riverwood Industrial For Lease

Building Address:	12189-12229 Riverwood Drive Burnsville, Minnesota
Building Square Feet:	24,000 square feet total
Currently Available: Suite 12189:	2,360 square feet total 1,200 square feet of office 1,160 square feet of warehouse <ul style="list-style-type: none">• One (1) dock door
Suites 12225-12229:	4,976 square feet of warehouse <ul style="list-style-type: none">• One (1) dock door
Clear Height:	14'
Net Rental Rates:	\$8.50 psf office \$4.50 psf warehouse
2010 (est.) CAM & Real Estate Taxes:	\$1.25 psf for CAM <u>\$1.57 psf for Real Estate Taxes</u> \$2.82 psf total
Utility Providers:	Electric - Xcel Energy Gas - CenterPoint Energy
Zoning:	I-1 Industrial Park
Lot Size:	1.85 acres
Parking:	59 stalls
Year Built:	1968

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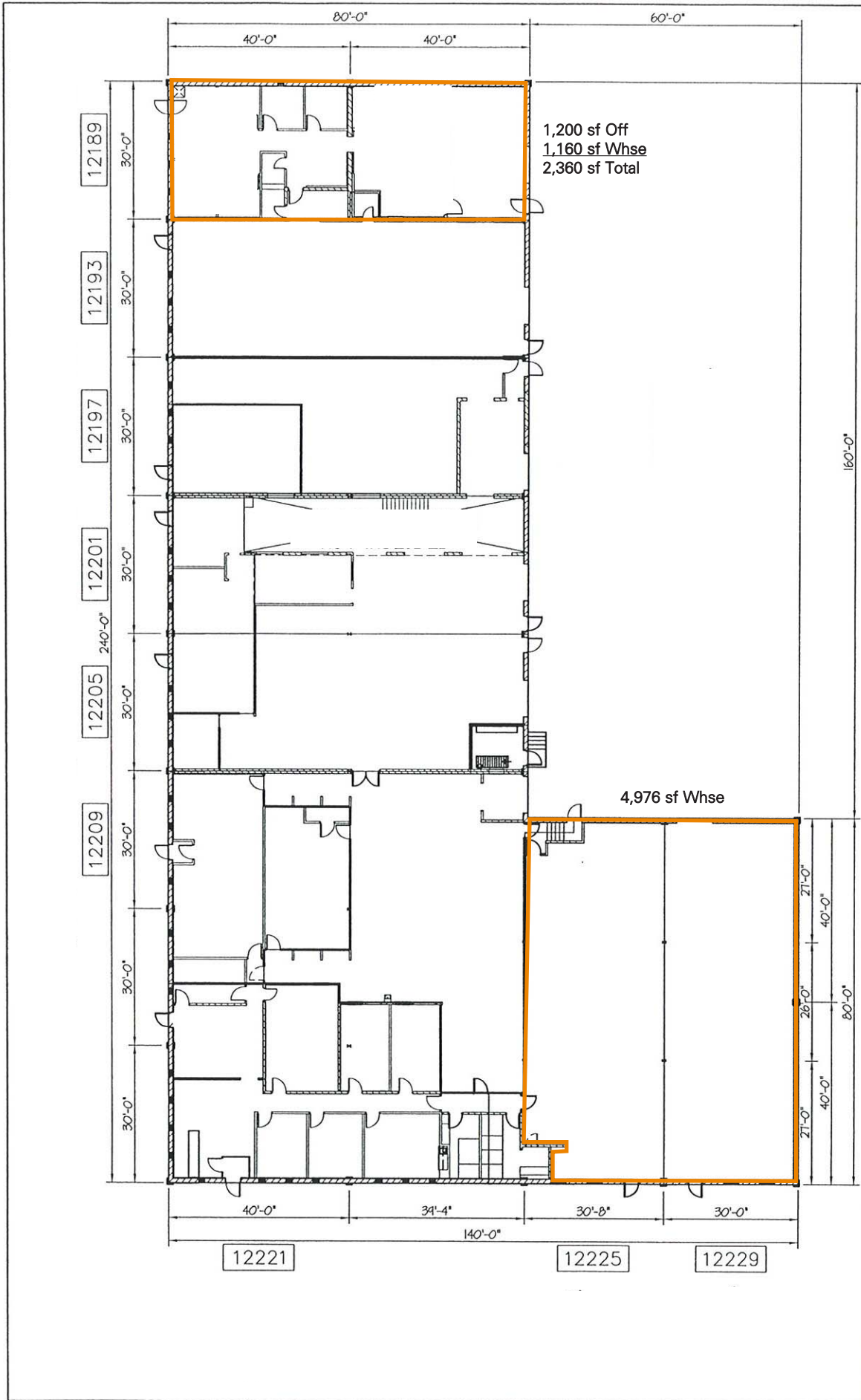
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REV	DATE	DESCRIPTION	0516-12221_Riverwood.dwg				
4	9/14/05	AREA OPTION 4					
5	9/14/05	AREA OPTION 5					
6	9/20/05	OFFICE/WHSE SPLITS					
7	4/4/06	12189/12193 RESTROOM					
8	4/6/06	12209 / 12225 / 12224					
<p>LINVILL PROPERTIES, INC. 11975 PORTLAND AVE. S., SUITE #138 BURNSVILLE, MN. 55337 952-890-5400</p> <p>R & C DRAFTING AND ESTIMATING</p> <p>9448 CREEK RIDGE LANE SAVAGE, MN. 55378 (612) 965-3999</p>			<p>PLAN - TENANT AREAS OVERALL 12189 TO 12229 RIVERWOOD DRIVE BURNSVILLE, MINNESOTA</p>	<p>CHECKED BY RPC</p>	<p>DATE 7/25/05</p>	<p>SCALE 1" = 30'-0"</p>	<p>SHEET NO.</p>