

Burnsville | MN 55337
2601-2615 Highway 13 West

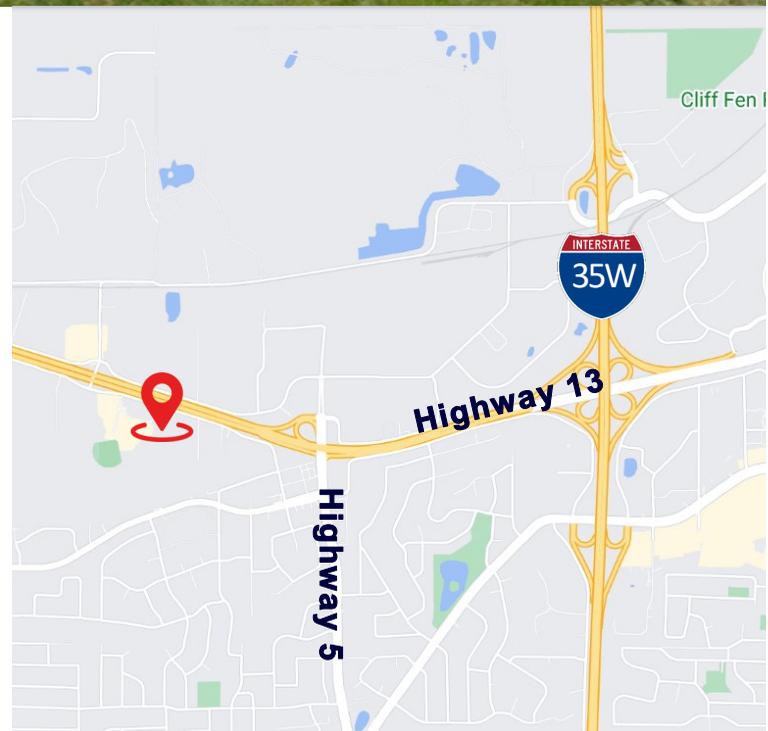


For Lease



PROPERTY HIGHLIGHTS

- 31,920 SF Multi-tenant, office/warehouse/showroom building
- Zoned B-4 Highway Commercial District
- 14' clear height
- Drive-in loading
- Sprinklered
- Outside fenced storage available
- Highway 13 visibility
- Convenient access to I-35W via Highway 13



4771 Bald Eagle Avenue | 101
White Bear Lake | MN 55110
www.TITUScre.com



Mike Morrone | 952-836-6309
mikem@TITUScre.com

Burnsville | MN 55337
2601-2615 Highway 13 West



For Lease

AVAILABLE FOR LEASE

SUITE 2601:

4,400 total square feet
1,021 SF of office
3,379 SF of warehouse

OUTSIDE STORAGE FOR LEASE

12,636 total square feet
\$1.50 PSF
\$1,560 / Month

TRIPLE NET LEASING RATES

\$10.00 PSF for Office
\$7.00 PSF for Warehouse

2023 ESTIMATED TAX AND CAM

\$2.01 PSF for Tax
\$2.40 PSF for CAM
\$4.41 TOTAL PSF



ESTIMATED MONTHLY RENT

Suite	Total SF	Office SF	WHS SF	Net Office PSF	Net WHS PSF	Total Net/ Month	CAM PSF	EST Tax & Cam/ Month	Total/Month
2601	4,440	1,021	3,419	\$10.00	\$7.00	\$2,845	\$4.41	\$1,632	\$4,477

4771 Bald Eagle Avenue | 101
White Bear Lake | MN 55110
www.TITUScre.com

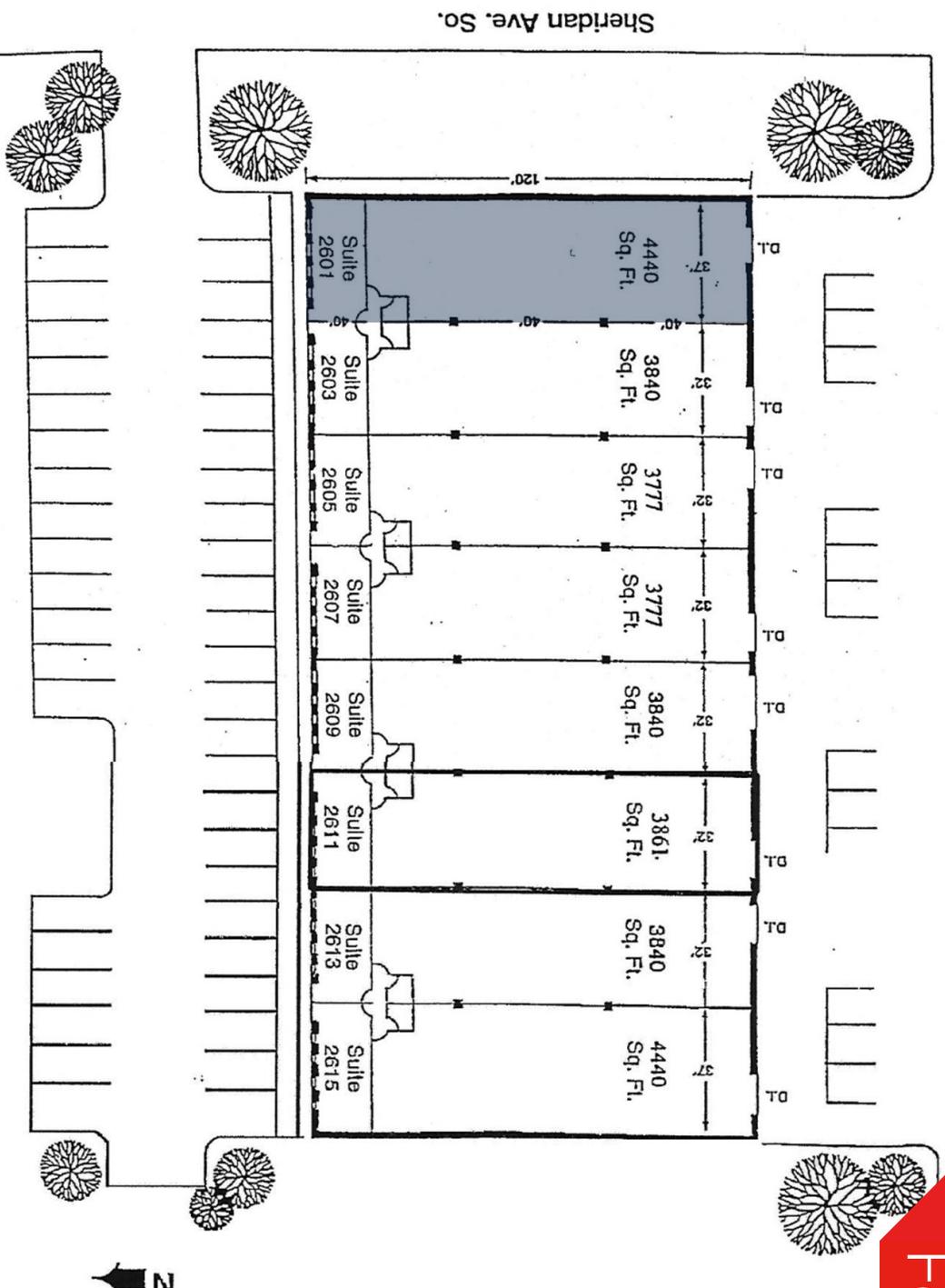


Mike Morrone | 952-836-6309
mikem@TITUScre.com

Burnsville | MN 55337
2601-2615 Highway 13 West



For Lease



4771 Bald Eagle Avenue | 101
White Bear Lake | MN 55110
www.TITUScre.com

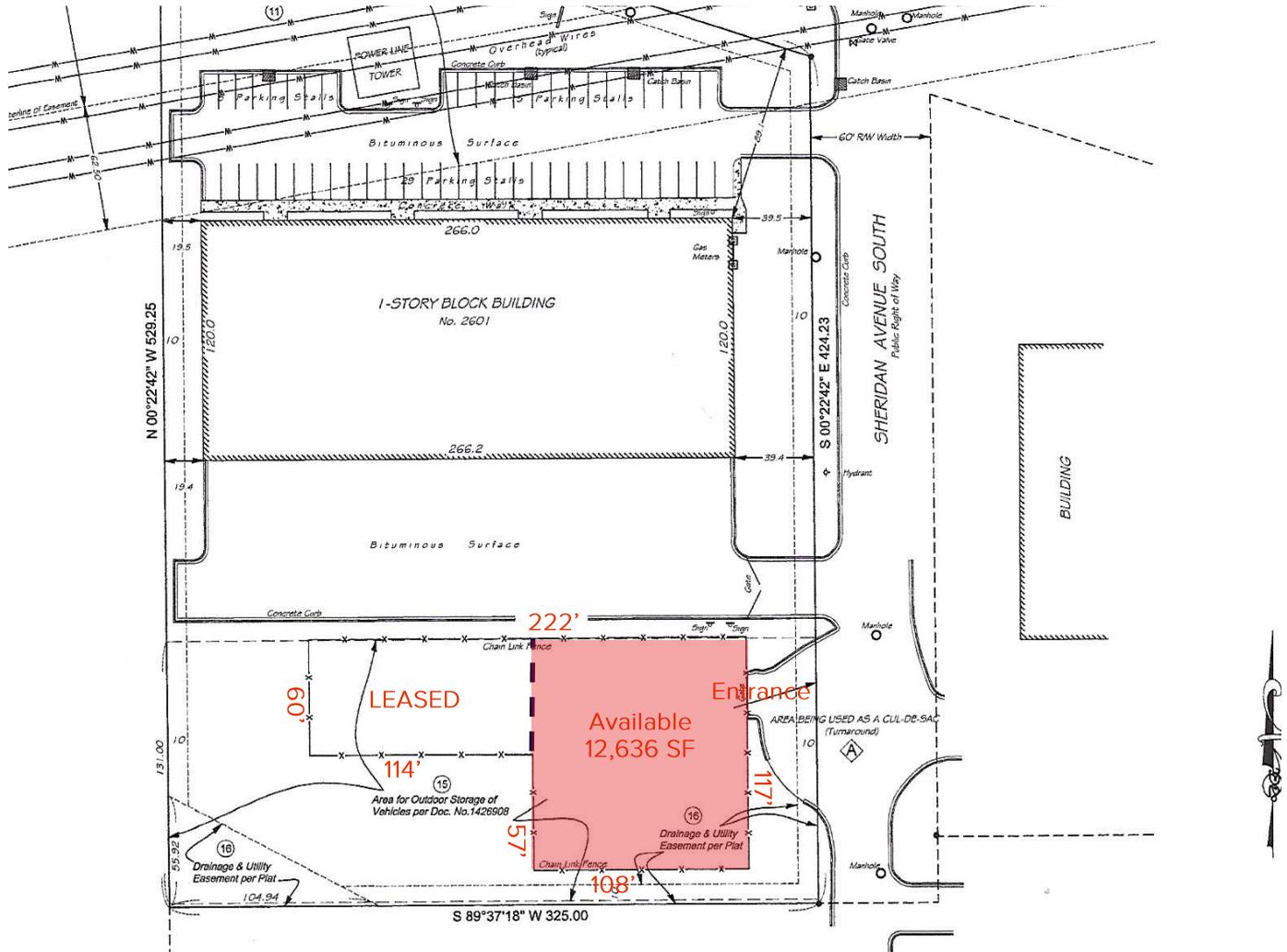


Mike Morrone | 952-836-6309
mikem@TITUScre.com

Burnsville | MN 55337
2601-2615 Highway 13 West



For Lease



4771 Bald Eagle Avenue | 101
White Bear Lake | MN 55110
www.TITUScre.com

Mike Morrone | 952-836-6309
mikem@TITUScre.com