

11545 12TH AVE S

BURNSVILLE,
MINNESOTA

FOR SALE OR LEASE



NEW OWNERSHIP W/ MAJOR RENOVATIONS PLANNED!

NEW TRUCK COURT

NORTH SIDE

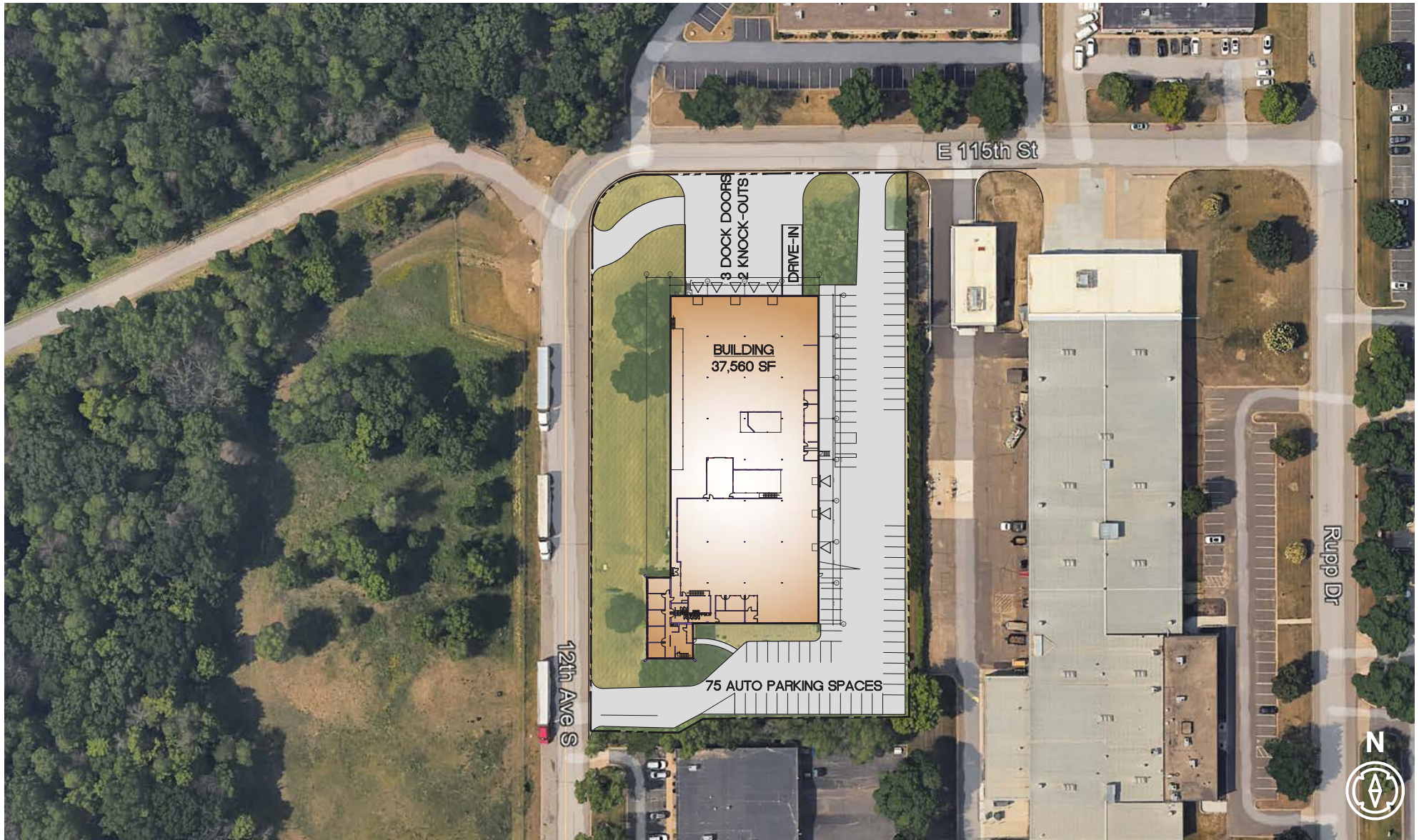
11545 12TH AVE S

TOTAL
OFFICE SF
8,467

TOTAL
MEZZANINE SF
3,127

TOTAL
WAREHOUSE SF
32,311

TOTAL
BUILDING SF
43,905



NEW OFFICE FAÇADE

11545 12TH AVE S



ROCK-SOLID INFRASTRUCTURE

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BUILT

1976

ZONING

I1: INDUSTRIAL PARK

BUILDING SIZE

MAIN LEVEL: 5,247 SF OFFICE
32,311 SF WAREHOUSE
37,558 SF TOTAL

MEZZ. LEVEL: 3,220 SF OFFICE/BREAKROOM
3,127 SF MEZZANINE
6,347 TOTAL

NEW TRUCK COURT:
NORTH SIDE: 110'
EXISTING TRUCK COURT:
EAST SIDE: 80'

LOT SIZE

2.87 AC

CLEAR HEIGHT

17'

ROOF

NEW SINGLE PLY ROOF - PLANNED FOR 2025

LOADING

DOCK DOORS:
6 TOTAL DOORS (3 EXISTING / 3 PLANNED)
8' X 9' W/ LEVELER, AUTOMATIC GARAGE DOOR, BUMPERS

DRIVE INS:
2 TOTAL DRIVE-INS (1 EXISTING / 1 PLANNED)
12' X 12' W/ AUTOMATIC GARAGE DOOR, FLOOR DRAIN, & FLAM
TRAP

PARKING

75 STALLS

ELECTRICAL CAPACITY

1,200 AMP, 208V, 3 PHASE

FIRE PROTECTION

WET SPRINKLER

HVAC + HUMIDITY CONTROL

100% A/C

LIGHTING

T-8 FLUORESCENT, VARIOUS AREAS WITH LED TASK LIGHTING

ENVIRONMENTAL

PHASE I & II COMPLETED BY GZA - 2025

2025 PROPERTY TAXES

\$94,168

FOR SALE

NEGOTIABLE

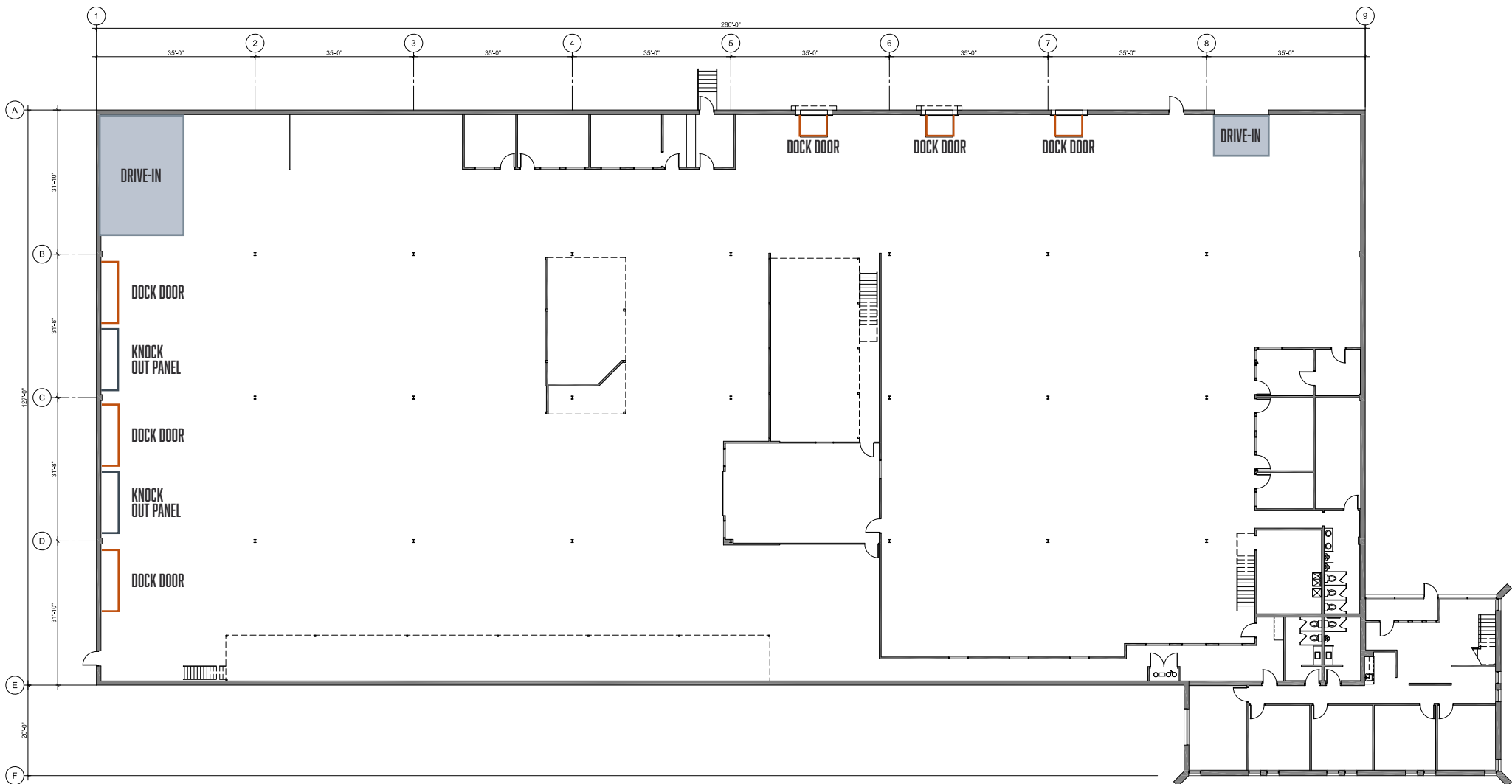
FOR LEASE

NEGOTIABLE

A ROBUST SPACE FOR ROBUST IDEAS

11545 12TH AVE S

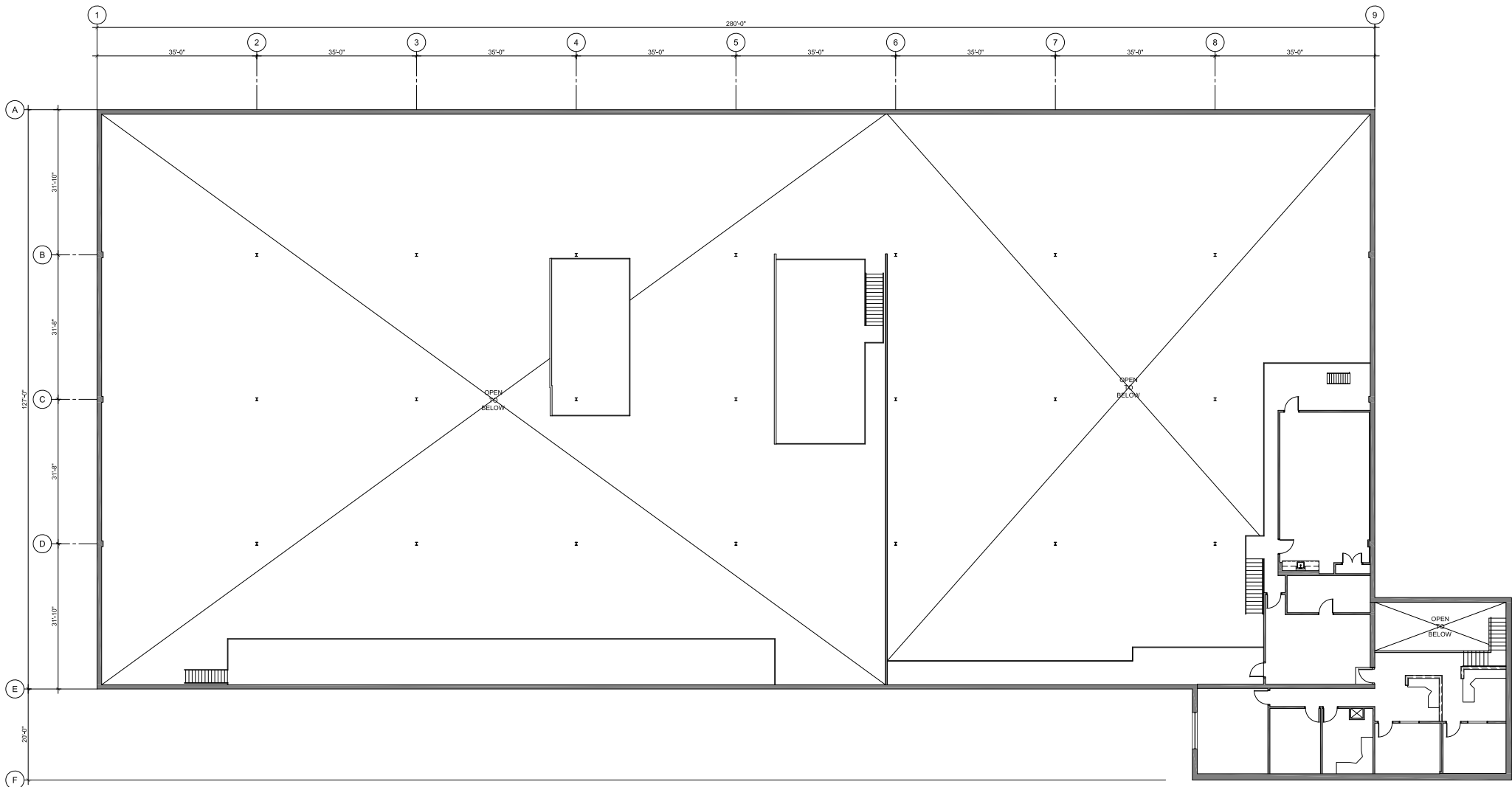
MAIN LEVEL



A ROBUST SPACE FOR ROBUST IDEAS

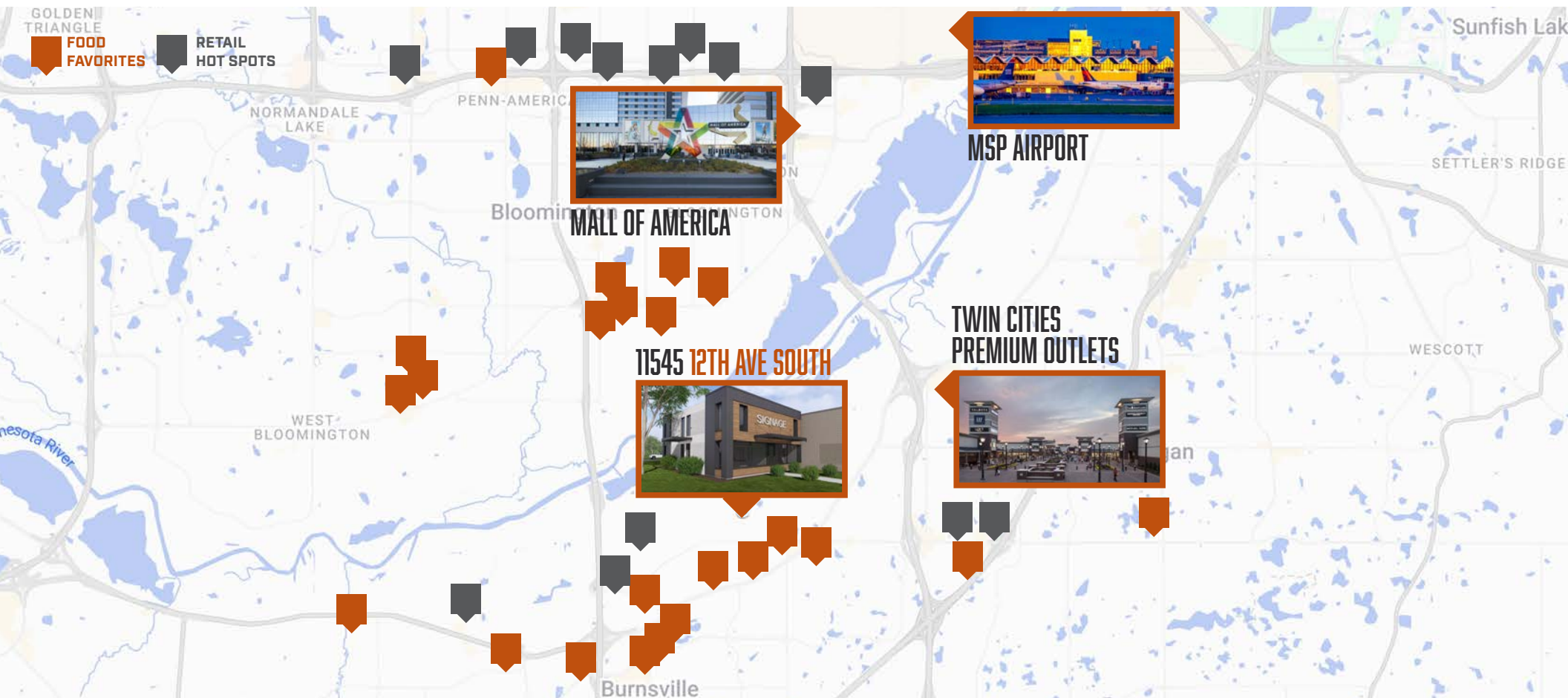
11545 12TH AVE S

MEZZ. LEVEL



AMENITIES

11545 12TH AVE S



WITHIN 5 MILES:

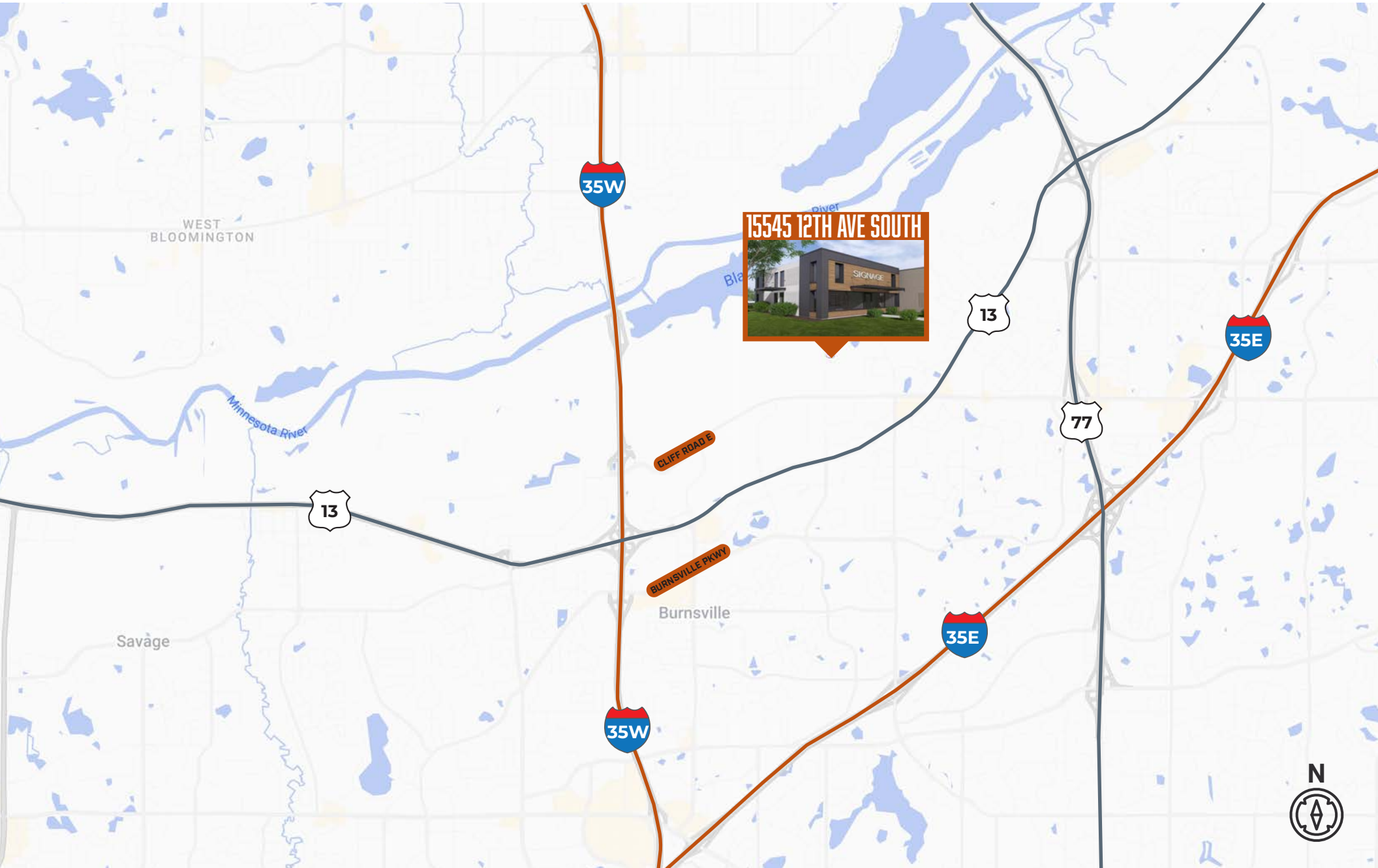
480 UNFORGETTABLE
RESTAURANTS

37 CAFFEINE PACKED
COFFEE SHOPS

1,013 CONVENIENT RETAIL
SHOPS

HIGHWAY ACCESS

11545 12TH AVE S



A STRONG ECONOMY

Minnesota ranks as the #1 best state for small business owners [knuffman.org] with Minneapolis-St. Paul ranking 3rd for business startups [business.org]. Minnesota is considered in the Top 10 states with the brightest economic future (Fast Company) and the tech sector accounts for an estimated \$28 billion of the overall Minnesota economy [CompTIA Cyberstates]. Overall, Minnesota, and even more specifically, the Twin Cities, are a fantastic place to plant roots for a business, big or small.



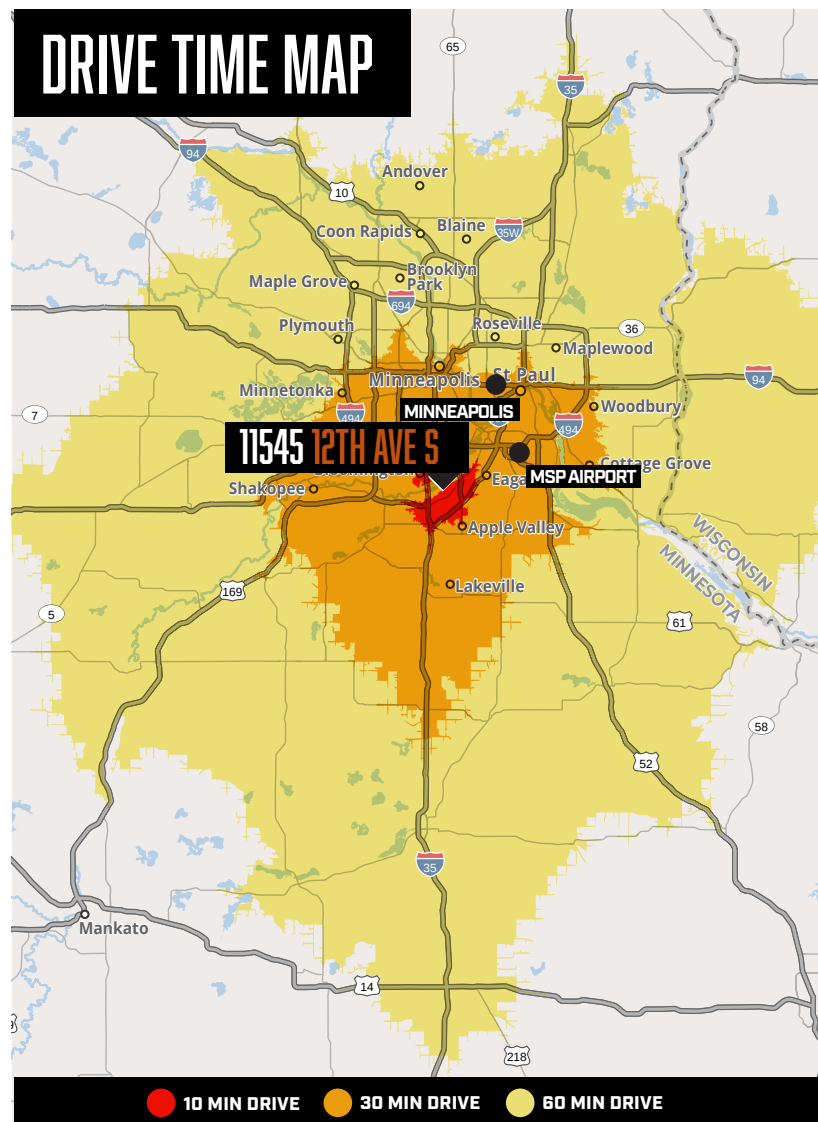
COMPARABLE MARKETS

	MINNEAPOLIS/ ST. PAUL	CHICAGO	COLUMBUS	DETROIT	ST. LOUIS	DENVER
UNEMPLOYMENT RATE	3.3%	5.2%	2.5%	4.4%	3.7%	2.5%
MEDIAN HOUSEHOLD INCOME	\$96,864	\$87,746	\$79,635	\$76,092	\$79,002	\$104,506
AVERAGE HOME VALUE	\$462,759	\$389,379	\$354,931	\$315,056	\$316,257	\$697,692
BACHELOR'S DEGREE OR HIGHER	46%	43%	42%	35%	39%	51%
MEAN WORK COMMUTE	24.8	31.0	23.9	26.5	25.3	27.5
EMPLOYMENT BY INDUSTRY (Industrial Employment)	18.2%	15.9%	13.3%	18.0%	14.9%	11.5%

STRONG LABOR POOL

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DRIVE TIME MAP



MARKET PROFILE


68,500
BURNSVILLE
POPULATION


2.2%
BURNSVILLE
PROJECTED POPULATION
GROWTH (23-28)


8%
GROWTH IN RESIDENT
WORKERS - SOUTHEAST


74,712
RESIDENT WORKERS IN
THE SOUTHEAST

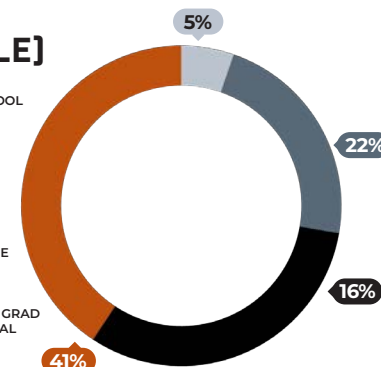
EDUCATION (BURNSVILLE)

5% NO HIGH SCHOOL
DIPLOMA

22% HIGH SCHOOL
GRADUATE

32% SOME COLLEGE

41% BACHELOR'S / GRAD
/ PROFESSIONAL
DEGREE



INDUSTRIAL WORK FORCE

MANUFACTURING/WAREHOUSE

LOGISTICS

OTHER

90%

8%

2%

2.5%
UNEMPLOYMENT
RATE

INCOME

 **\$84,951** MEDIAN
HOUSEHOLD INCOME

 **\$46,261** PER CAPITA
INCOME

BURNSVILLE HOUSING PROFILE




10,792
MULTI-FAMILY
UNITS


113
TOTAL UNITS MULTI-
FAMILY UNITS UNDER
CONSTRUCTION 2023


2.4
AVERAGE
HOUSEHOLD
SIZE



NATE ERICKSON

612.359.1657 NATE.ERICKSON@TRANSWESTERN.COM

BEN YODS

612.702.4293 BEN.YODS@TRANSWESTERN.COM