



Colliers

Interstate 35W
1.75 miles

Southcross Blvd.

County Rd. 42

37,000 vpd

Corporate Center Dr.

Southcross Commerce Center II

3201 W County Rd. 42

Burnsville, MN

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Southcross Commerce Center II



Property Profile

Office/Warehouse Building For Lease

- Building and monument signage available
- Excellent presence along County Road 42
- Great access to I-35W & I-35E
- Close proximity to Burnsville Mall and abundance of restaurants & retail
- Locally owned and professionally managed

Property Details

Building Size	35,885 SF
Availability	Suite 104: 7,077 SF Total <i>(available immediately)</i> • 3,544 SF office & 3,533 SF warehouse • One (1) dedicated dock door • One (1) shared dock door
	Suite 110: 9,535 SF Total <i>(available June 1, 2027)</i> • 4,070 SF office/showroom & 5,465 SF warehouse • One (1) dedicated drive-in door • One (1) shared dock door
	Suite 104 & 110 Combined: 16,612 SF Total <i>(available June 1, 2027)</i> • 7,614 SF office/showroom & 8,998 SF warehouse • Two (2) dock doors • One (1) drive-in door
Year Built	2001
Net Lease Rates	Negotiable
2026 CAM/Tax	\$6.01 PSF
Clear Height	16'
Parking	72 spaces
Zoning	I-3 Office & Industrial Park
HVAC	Rooftop mounted HVAC units Gas-fired unit heaters
Electrical	120/208 3 phase



Demographics

	1	3	5
Radius	Mile	Miles	Miles
Population	10,183	65,818	150,289
Median HH Income	\$80,740	\$81,809	\$92,293
Average HH Income	\$100,931	\$101,384	\$116,069

Traffic Counts

Road	Vehicles per day
County Rd. 42	37,000 VPD
Burnsville Pkwy.	9,000 VPD

Southcross Commerce Center II

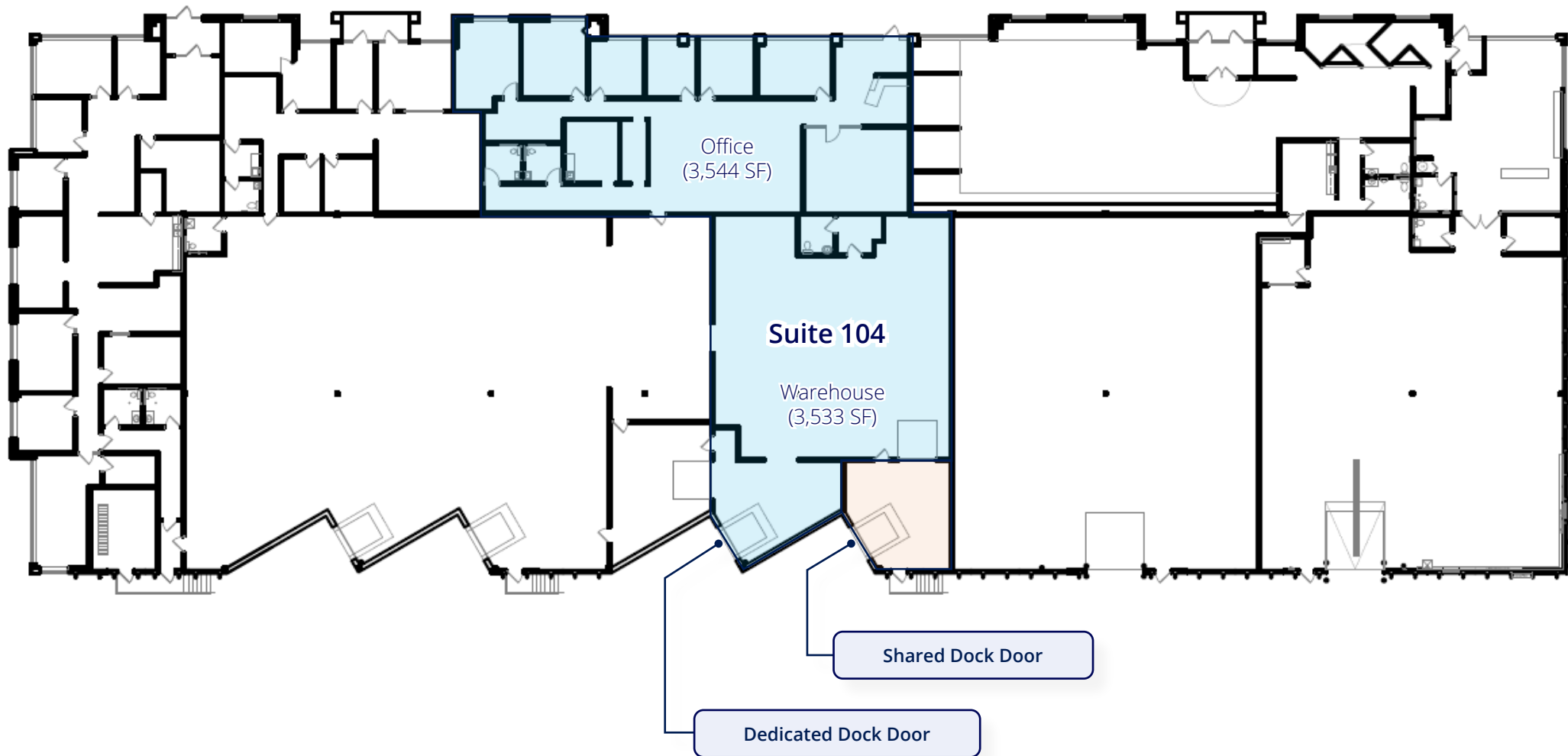
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Floor Plan | Suite 104

Suite 104: 7,077 SF Total *(available immediately)*

- 3,544 SF office & 3,533 SF warehouse
- One (1) dedicated dock door
- One (1) shared dock door



Southcross Commerce Center II

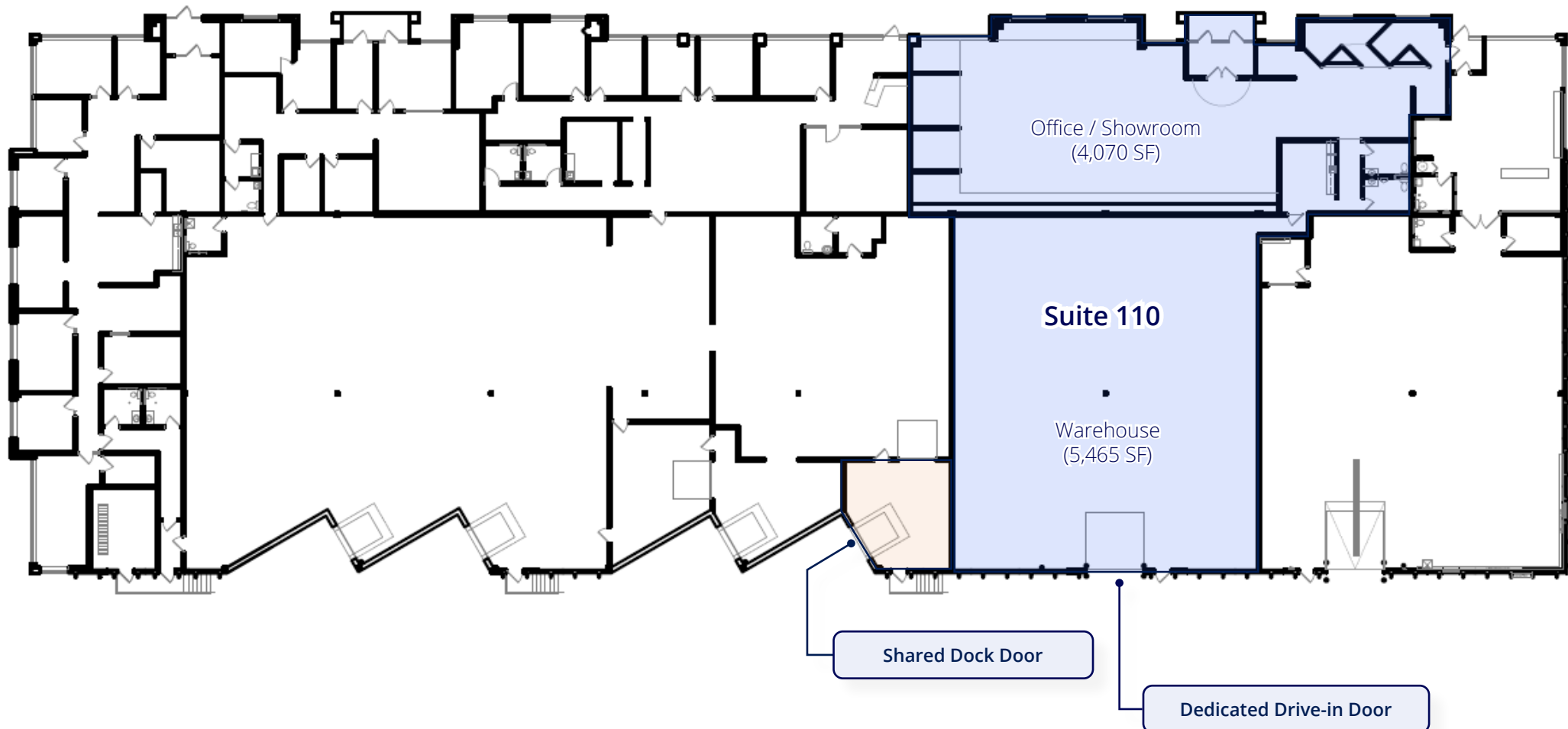
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Floor Plan | Suite 110

Suite 110: 9,535 SF Total *(available June 1, 2027)*

- 4,070 SF office/showroom & 5,465 SF warehouse
- One (1) dedicated drive-in door
- One (1) shared dock door



Southcross Commerce Center II

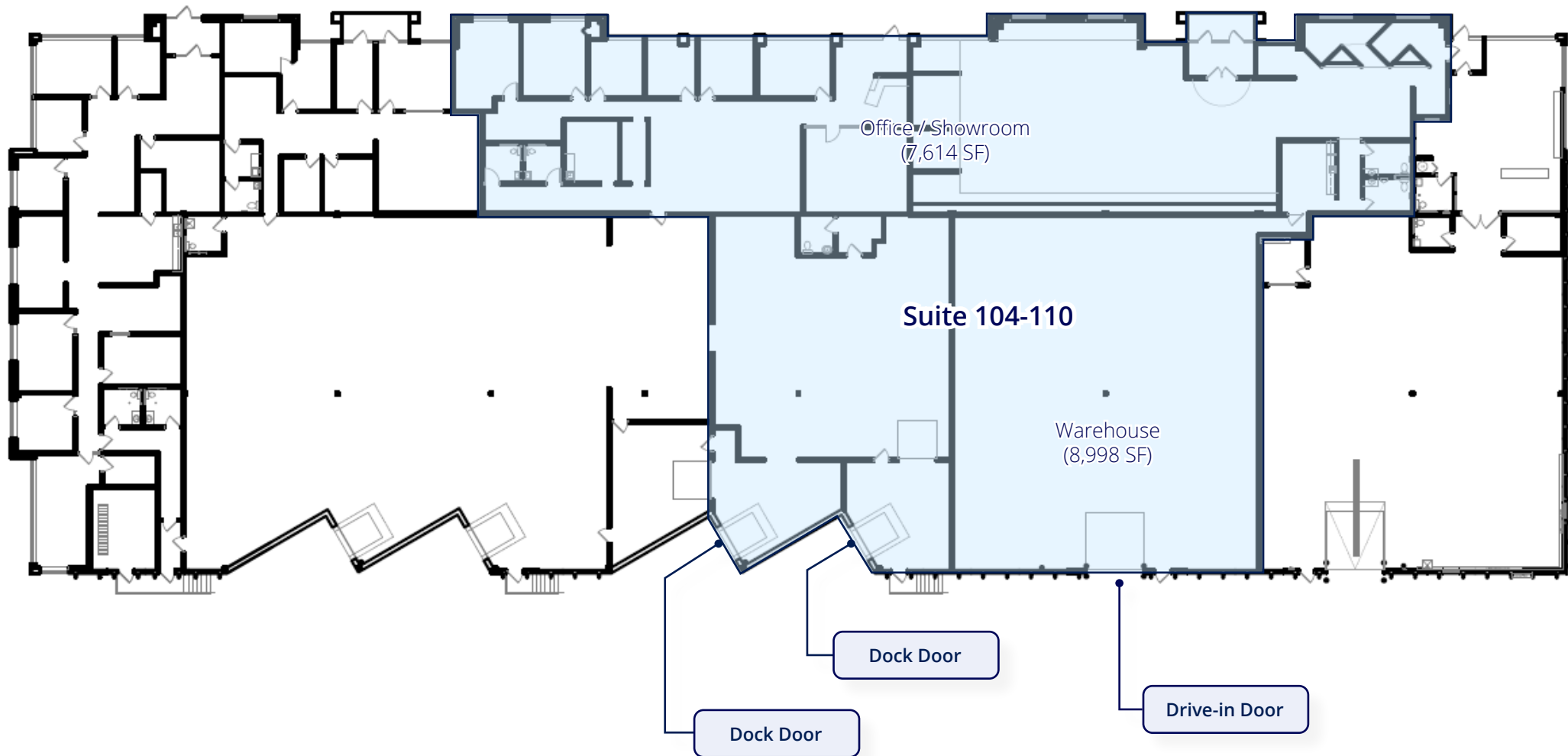
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Floor Plan | Suite 104 & 110

Suite 104 & 110 Combined: 16,612 SF Total *(available June 1, 2027)*

- 7,614 SF office/showroom & 8,998 SF warehouse
- Two (2) dock doors
- One (1) drive-in door



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Warehouse Photos | **Suite 104**



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Office Photos | Suite 104





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