

For Lease

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21480 Heath Ave
Lakeville, MN 55044

Industrial Manufacturing/Distribution Center
41,872 SF Available for Lease October 1, 2025

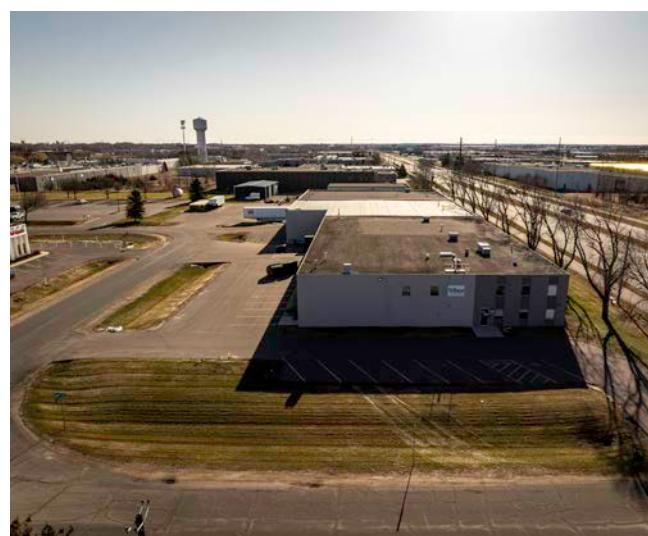
- Fully sprinklered
- Secure, fenced outdoor storage
- Prime Lakeville Industrial Park location with easy access to I-35
- Robust power with multiple 3-phase electrical panels
- Ample loading: 5 dock doors and 2 drive-in doors

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Property Highlights

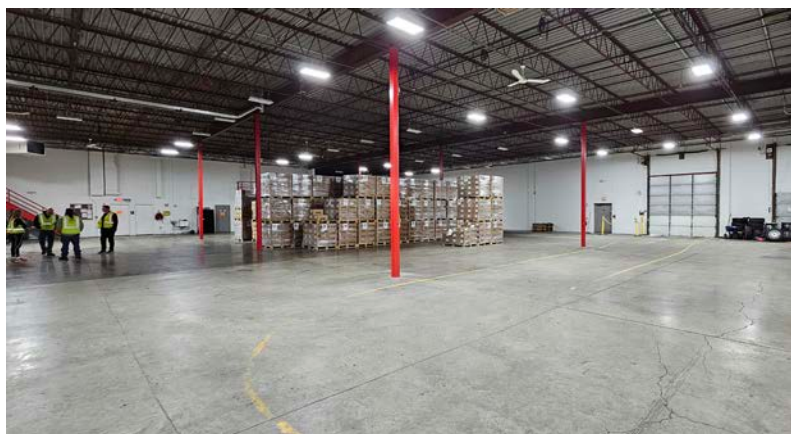
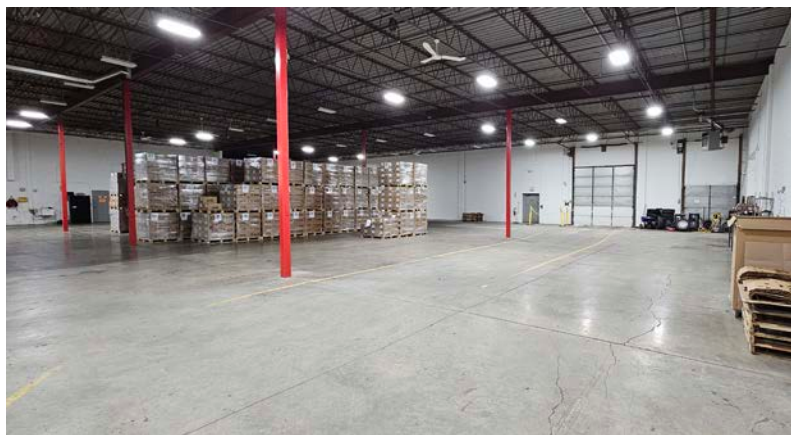
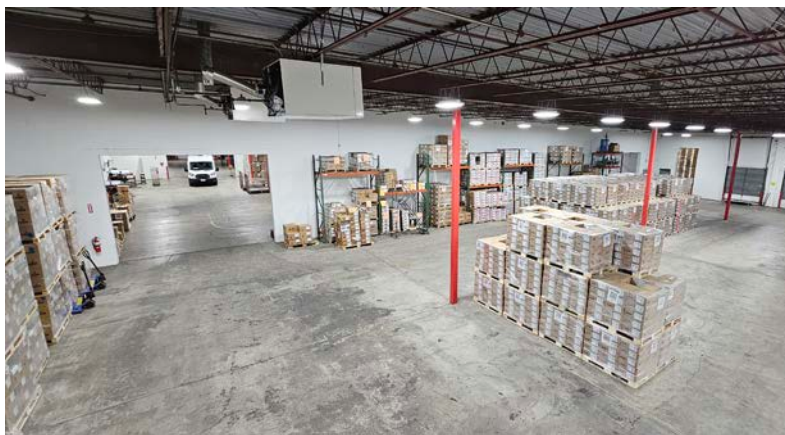
Address:	21480 Heath Ave, Lakeville, MN 55044
PID:	22-11101-01-021
Building SF:	41,872 SF
Office SF:	±1,500 SF
Site Size:	2.48 acres
Zoning:	I-2, General Industrial
Year Built:	1979
Loading:	5 dock doors 2 grade level drive-in doors Additional doors can be added
Sprinkler:	Wet System throughout
HVAC:	Hanging gas units throughout warehouse, office heat/AC
Lighting:	LED throughout
Clear Height:	18' - 20'
Power:	Multiple 3phase panels, 2500 AMP Service
Construction:	Masonry Block
Parking:	55 surface spaces
Taxes (2024):	\$65,174
Lease Rate:	\$5.95/SF NNN



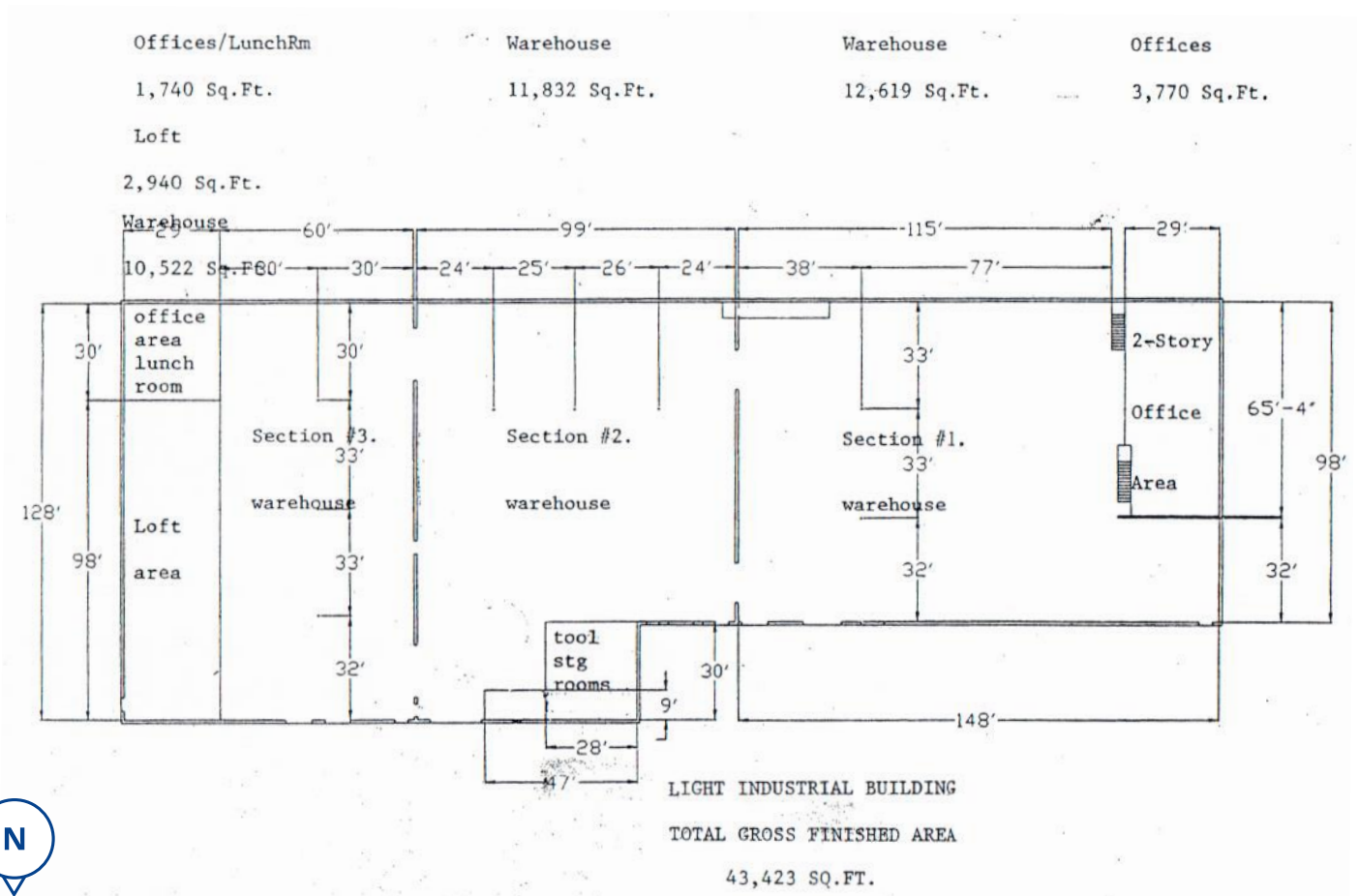
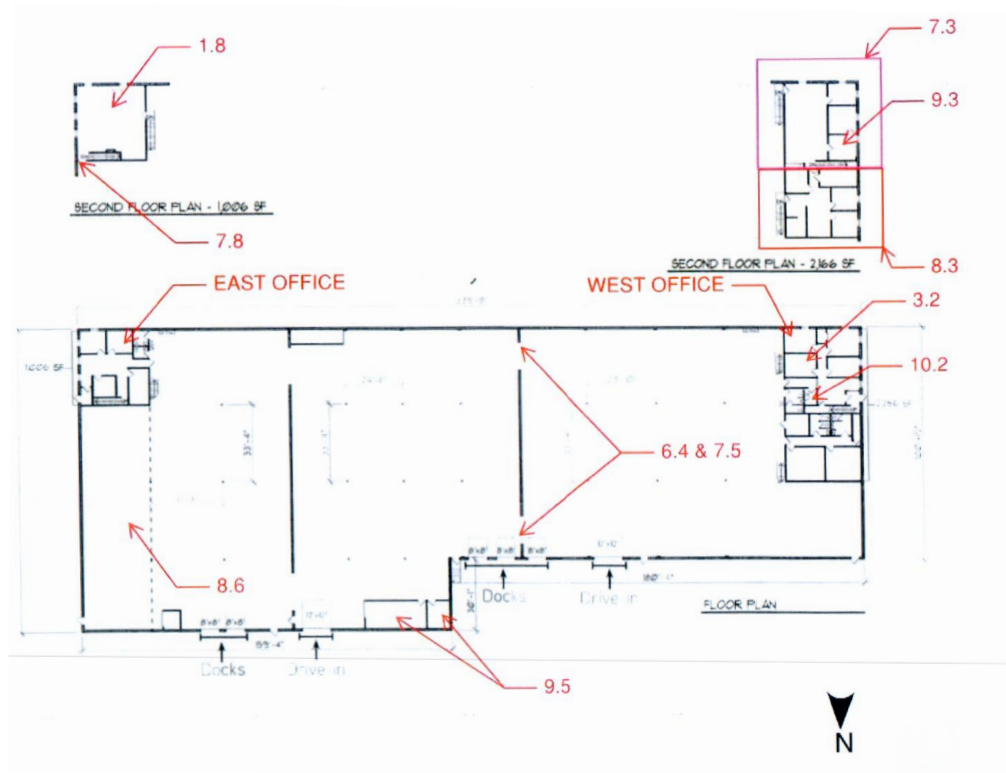
Property Photos



Interior Photos



Floor Plans



Location Overview

Dakota County



Population

453,908 (2024)



Workforce

67% of population
between ages 19-75



Median
Household
Income

\$102,310 (2024)



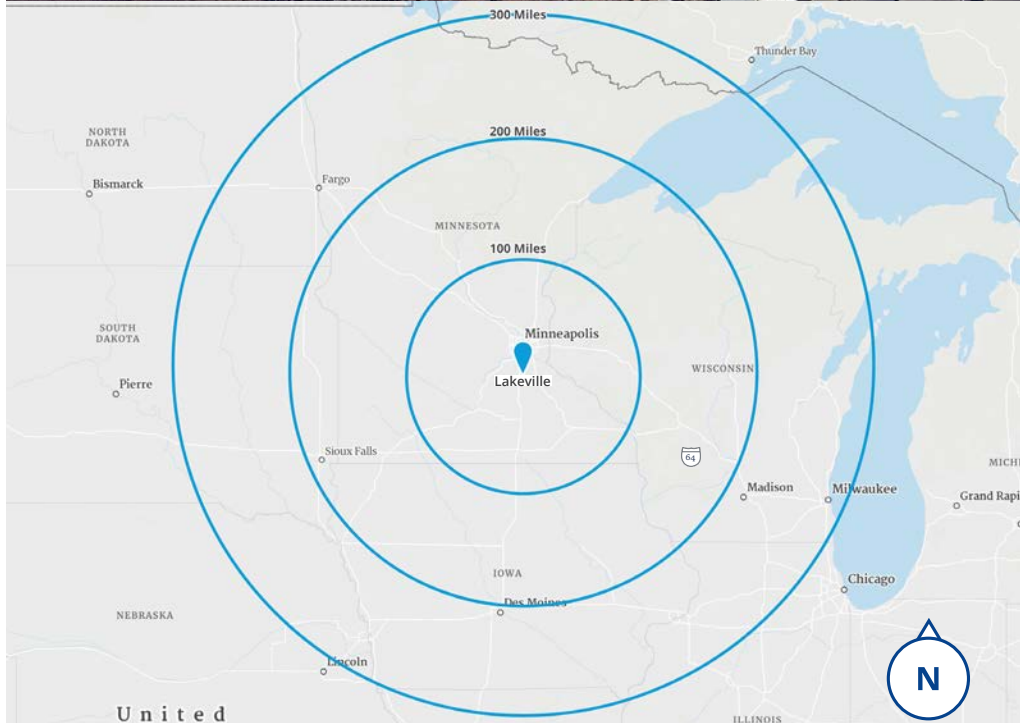
Businesses

13,241 (2024)

Web Links

<https://lakevillemn.gov/>

<https://www.co.dakota.mn.us/>



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