

25,580 SF Industrial Service Facility For Lease

- > Premier warehouse and service facility available for lease
- > Fenced and paved concrete outside storage
- > 11 oversized Drive-in Doors with two drive-through bays supporting semi-trailer load

# 21435 Humboldt Court

#### Lakeville, MN



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## 25,580 SF Industrial service facility for lease

21435 Humboldt is located within the Airlake Industrial Park, Minnesota's second largest industrial park that covers over 1,500 acres of land. The building is minutes away from I-35 and is ideal for truck or equipment servicing, trailer or fleet parking as well as warehouse and distribution uses.

#### **Building information**



**Building Size:** 25,580 SF Total



Date Available: August 1, 2023



Renovated in 2008 and 2019



Approximately 16,000 SF, Fenced and concrete paved



**Loading:** One (1) dock door - 16'w x 14'h with leveler Eleven (11) oversized grade level drive-in doors - 16'w x 14'h Two (2) drive-through bays



**Clear Height:** 22'



Lease Rate: \$12.00 PSF Net



**2023 Est. Taxes:** \$56,304



#### **Building amenities**

- > 25,580 SF building area
- > Fenced and paved concrete outdoor storage area
- > Located directly across from the FedEx Freight distribution center
- > Two miles northwest of the Airlake Airport
- > Ideal for truck, equipment, or vehicle service center
- > Drive-through bays with grade level loading, plus dock access
- > Plumbing in warehouse space
- > Motion activated LED lighting (2019)
- > Building fully sprinklered (2019)







25,580 SF

#### Industrial service facility for lease





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#### Airlake Industrial Park 1,500 Acres

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McGuire Middle School

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