

FOR SALE

601 CLIFF ROAD E

Burnsville, MN 55337

Owner-user office/warehouse with dock and drive-in loading, 16 ft 8 in clear height and a remodeled office on 1.65 acres in the south metro.



SALE PRICE

\$2,500,000

\$97 / SF

BUILDING

25,769 SF

Incl. 4,425 SF mezzanine

LAND

1.65 Acres

71,676 SF

CLEAR HEIGHT

16 ft 8 in

To main beam

Information deemed reliable but not guaranteed. Interested parties or their representatives should complete their own due diligence.

ABOUT THE PROPERTY

SALE PRICE

\$2,500,000

\$97 / SF on 25,769 SF

BUILDING SIZE

25,769 SF

Incl. 4,425 SF mezzanine

LAND

1.65 Acres

71,676 SF

YEAR BUILT

1982

Office remodeled 2020

ZONING

I-1

Industrial Park

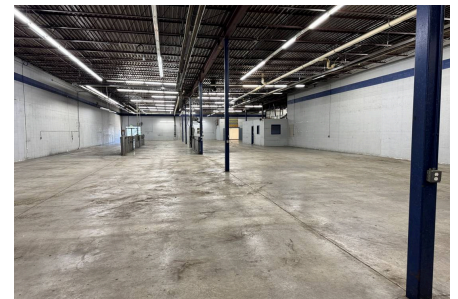
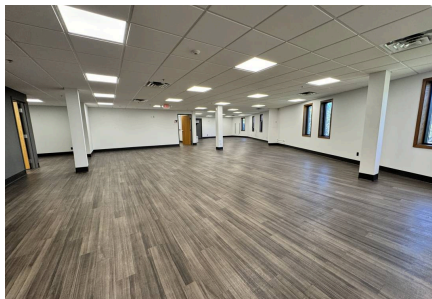
THE PROPERTY

This single-tenant office/warehouse offers a practical layout for a production, contractor or distribution user. The warehouse runs about 236 ft by 66 ft with 16 ft 8 in clear height, a dock door with leveler, a 10 x 10 drive-in door and an 85 ft truck court. The front office was remodeled in 2020 with LVP and tile flooring, and includes an open workspace, three private offices, a conference room, a break room and two ADA restrooms. A 4,425 SF mezzanine adds storage over the office. The building is vacant and available at closing.

BUILDING AND SITE

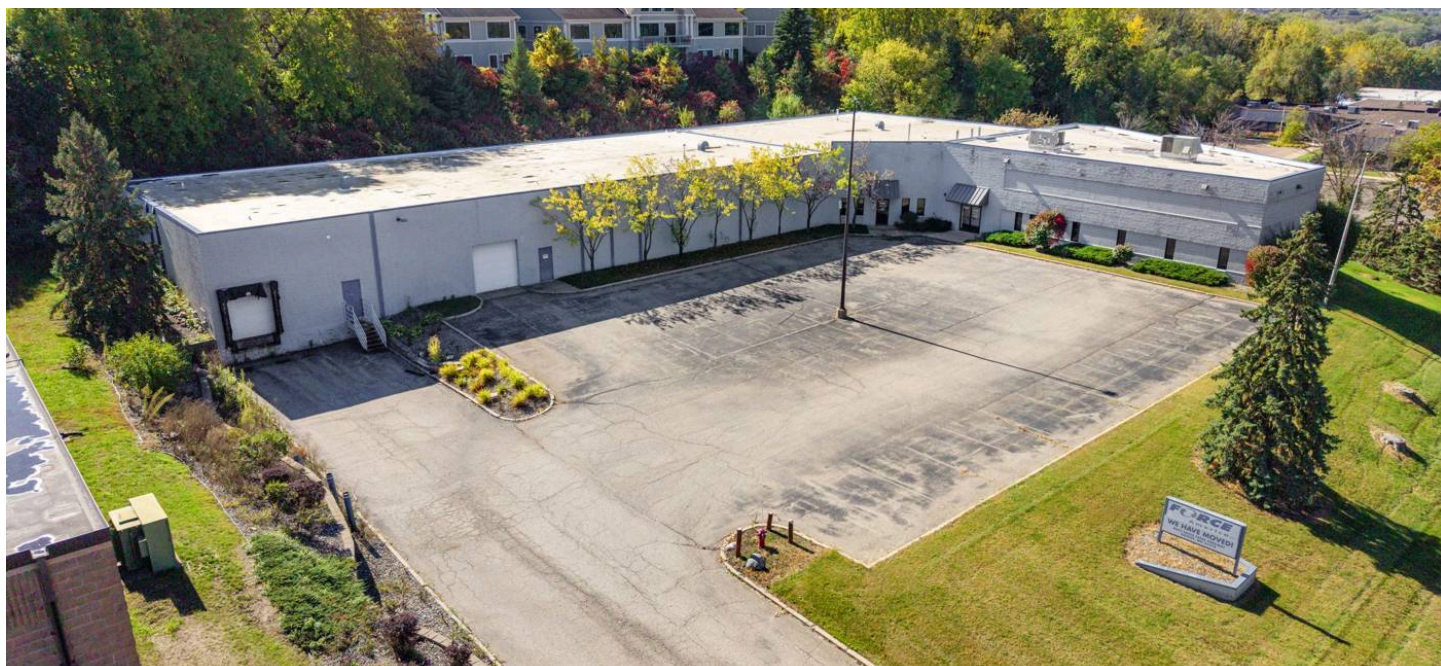
The building is fully sprinklered with a wet system in both the office and warehouse. The membrane roof was replaced in 2020/2021 and the office windows in 2020. Two Trane rooftop units heat and cool the office, and gas radiant tube heaters serve the warehouse. Power is 600 amp, 480V 3-phase. The site offers 30 surface parking stalls, I-1 Industrial Park zoning and frontage on Cliff Road East, about 1.4 miles from the I-35W interchange.

- ✓ 25,769 SF office/warehouse, including a 4,425 SF mezzanine, on 1.65 acres
- ✓ 16 ft 8 in clear height, dock door with leveler, 10 x 10 drive-in door and an 85 ft truck court
- ✓ 600 amp, 480V 3-phase power
- ✓ Remodeled 2020 office with open workspace, 3 private offices, conference room, break room and ADA restrooms
- ✓ Fully sprinklered, roof replaced 2020/2021, 30 parking stalls and I-1 Industrial Park zoning



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SITE OVERVIEW



Aerial photo, October 2026.

ADDRESS	601 Cliff Road E Burnsville, MN 55337	YEAR BUILT / RENOVATED	1982 Office 2020; roof 2020/2021
PARCEL ID	02-64304-01-041 (Dakota County)	FLOOD ZONE	Zone X
LOT SIZE	1.65 acres 71,676 SF	2026 TAXES	\$67,188 (\$2.61 / SF)
BUILDING SIZE	25,769 SF 21,344 SF first floor plus 4,425 SF mezzanine	SALE PRICE	\$2,500,000
ZONING	I-1, Industrial Park District City of Burnsville		

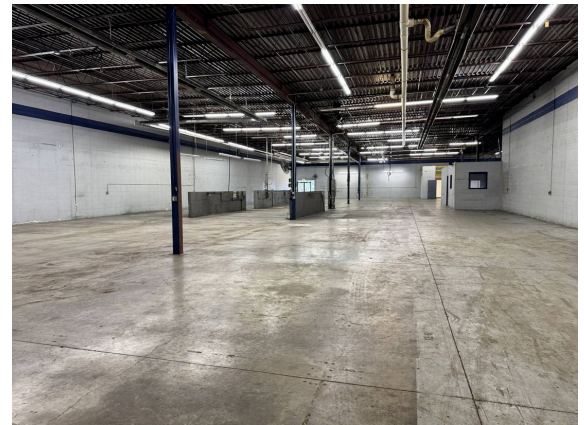
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BUILDING FEATURES

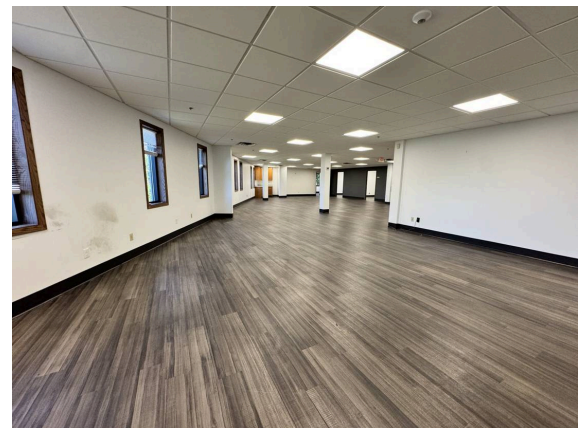
CLEAR HEIGHT	16 ft 8 in to the main beam
LOADING	1 dock door (8 ft x 9 ft 6 in) with leveler 1 drive-in door (10 ft x 10 ft)
TRUCK COURT	85 ft at the dock, plus trailer parking alongside
COLUMN SPACING	Bays about 30 ft x 32 ft
POWER	600 amp, 480V, 3-phase
CONSTRUCTION	Steel frame, steel bar joists, concrete block walls
ROOF	Flat membrane, replaced 2020/2021
FIRE PROTECTION	Fully sprinklered, wet system
OFFICE HVAC	2 Trane rooftop units (5 and 6 ton)
WAREHOUSE HEAT	Gas radiant tube heaters
OFFICE	4,233 SF, remodeled 2020; 7 ft 11 in ceilings
RESTROOMS	2 ADA office restrooms, plus 1 off the warehouse
PARKING	30 surface stalls
SIGNAGE	Lighted cabinet sign



Warehouse



Warehouse

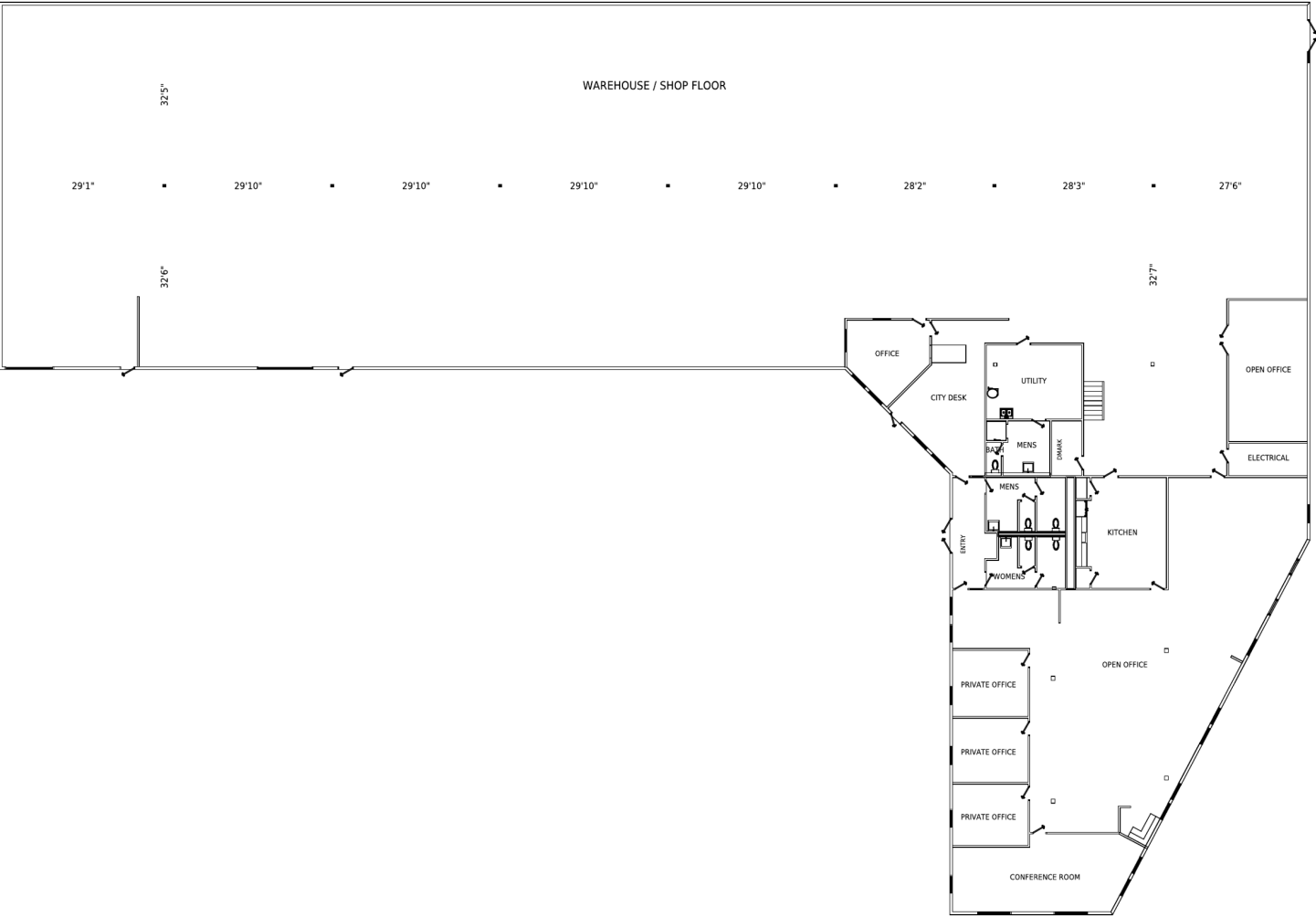


Office

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601 Cliff Road E

FLOOR PLAN



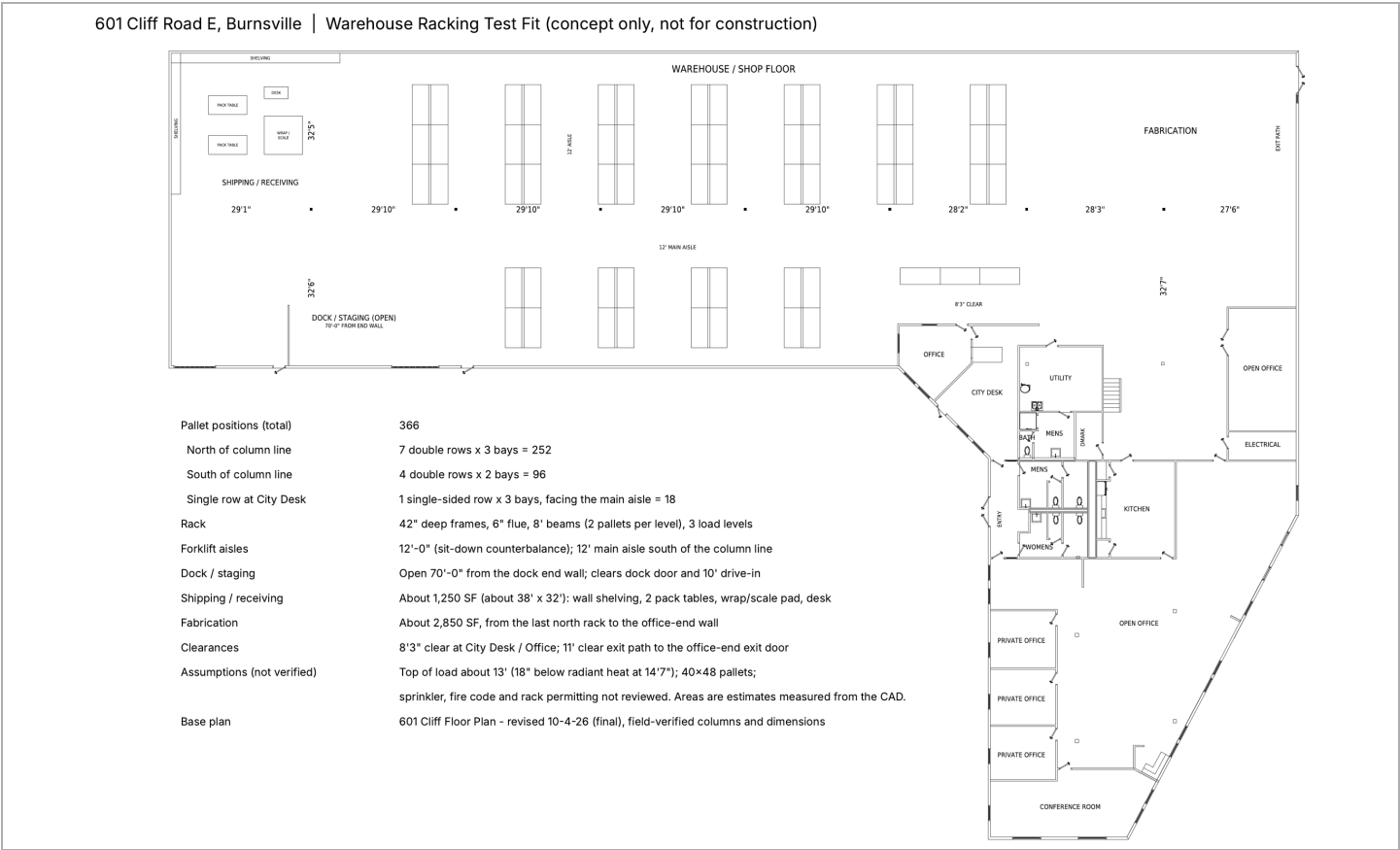
FIRST FLOOR 21,344 SF County record	OFFICE 4,233 SF Remodeled 2020	WAREHOUSE 17,111 SF 16 ft 8 in clear	MEZZANINE 4,425 SF Not shown on plan
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Floor plan from field measurements, October 2026; dimensions approximate. Building areas from Dakota County records.

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601Cliff Road E

CONCEPTUAL



Conceptual racking test fit. Not for construction; rack layout, sprinkler, fire code and permitting not reviewed.

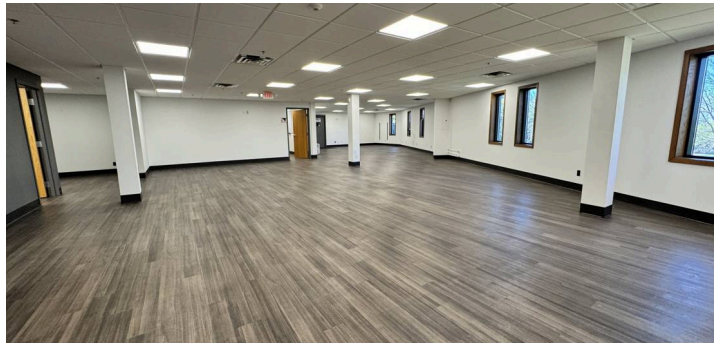
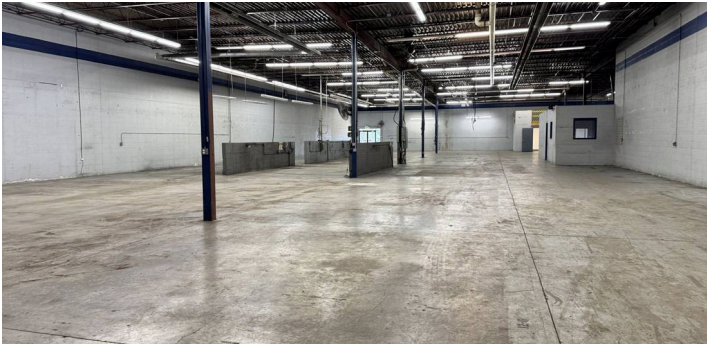


Conceptual. Signage and racking layout are shown for illustration only and are not existing conditions.

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601 Cliff Road E

INTERIOR PHOTOS



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BURNSVILLE, SOUTH METRO

The property sits on the south side of Cliff Road East in the Riverwood Industrial Park area of Burnsville, about 1.4 miles from the I-35W interchange. Highway 13 runs just to the south and Highway 77 (Cedar Avenue) is about three miles east, putting Bloomington, Eagan, MSP Airport and both downtowns within easy reach.

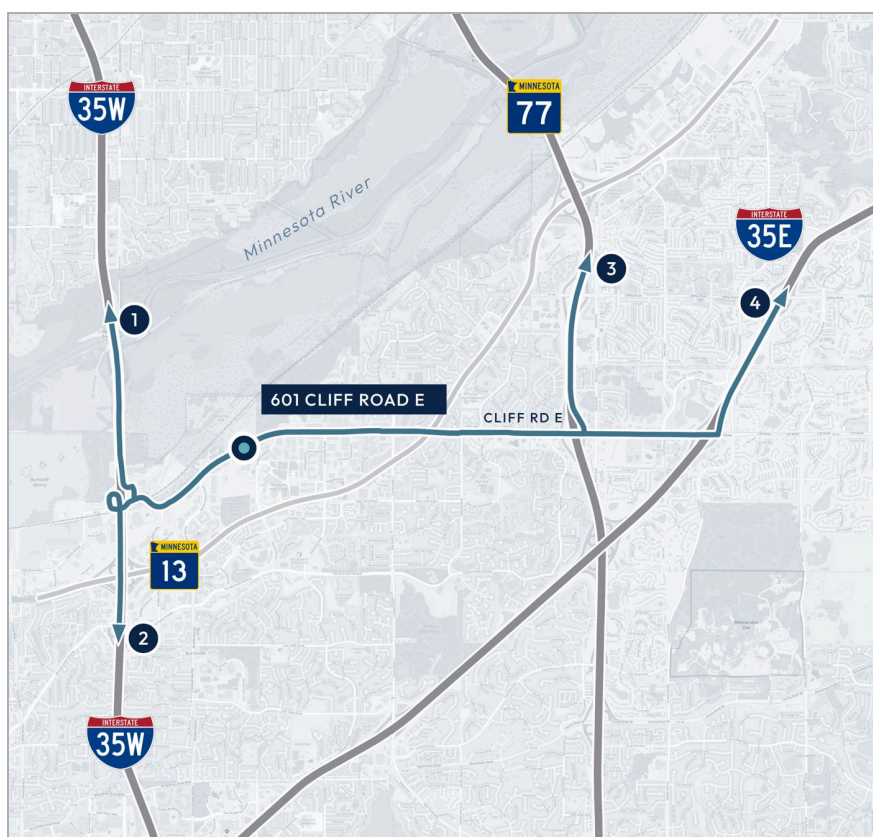
DRIVING DISTANCE

DOWNTOWN MINNEAPOLIS	15.7 mi
DOWNTOWN ST. PAUL	19.9 mi
MSP AIRPORT	11.4 mi
MALL OF AMERICA	7.4 mi

HIGHWAY ACCESS

1 I-35W NORTH	4 min 1.3 mi
2 I-35W SOUTH	4 min 1.4 mi
3 HWY 77 NORTH	7 min 2.9 mi
4 I-35E NORTH	8 min 3.8 mi

Approximate drive times and distances without traffic, OpenStreetMap routing, October 2026. Times are to the on-ramp.



Map data © OpenStreetMap contributors. Highway shields: Wikimedia Commons.

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601 Cliff Road E

EXTERIOR PHOTOS



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