



OFFERING SUMMARY

Available SF: 5,556 - 35,280 SF

Lease Rate: \$5.50 - 10.50 SF/yr (NNN)

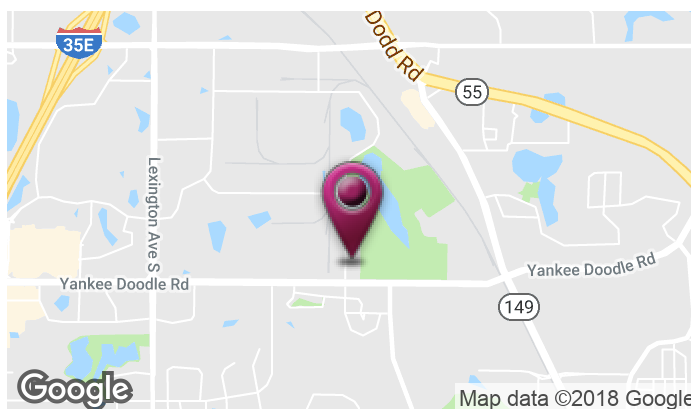
Lot Size: 2.75 Acres

Year Built: 1997

Building Size: 35,395 SF

Renovated: 2015

Zoning: I-1



- Easy access to 35E, I-494 & Hwy 55
- Close to Burnsville, IGH, Bloomington & St Paul
- 22 foot clear height (warehouse)
- 10 foot ceilings (office)
- Heavy power & backup generator
- Dock & drive-in doors

PROPERTY OVERVIEW

5,556-35,280 SF of office, lab, warehouse space.

LOCATION OVERVIEW

Office, warehouse, laboratory property with excellent access to 35E, I-494 and Hwy 55, located off Yankee Doodle Road.

This building offers office space, high-bay warehouse space, lab space, and tech space - with heavy power, backup generator, dock & drive-in doors.

The property has close proximity to: Bloomington, Burnsville, Inver Grove Heights, St Paul, and Minneapolis.

PROPERTY HIGHLIGHTS

10 foot ceilings (office)

22 foot ceilings (warehouse)

Dock & drive-in doors

Access to heavy power

Onsite backup generator

Custom build-outs available



JGM PROPERTIES

1224 W. 96 St.
Bloomington, MN 55431
612.290.1037
www.JGMproperties.com

For More Information Contact:

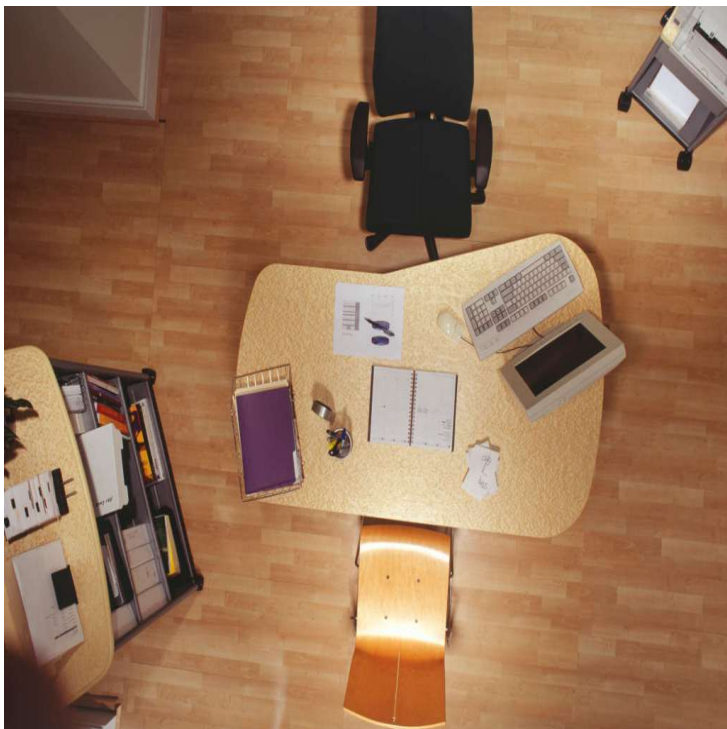
ELI RUSSELL
612.290.1037

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Eagan Office, Warehouse, Lab Space

3388 MIKE COLLINS DRIVE, EAGAN, MN 55121

FOR LEASE



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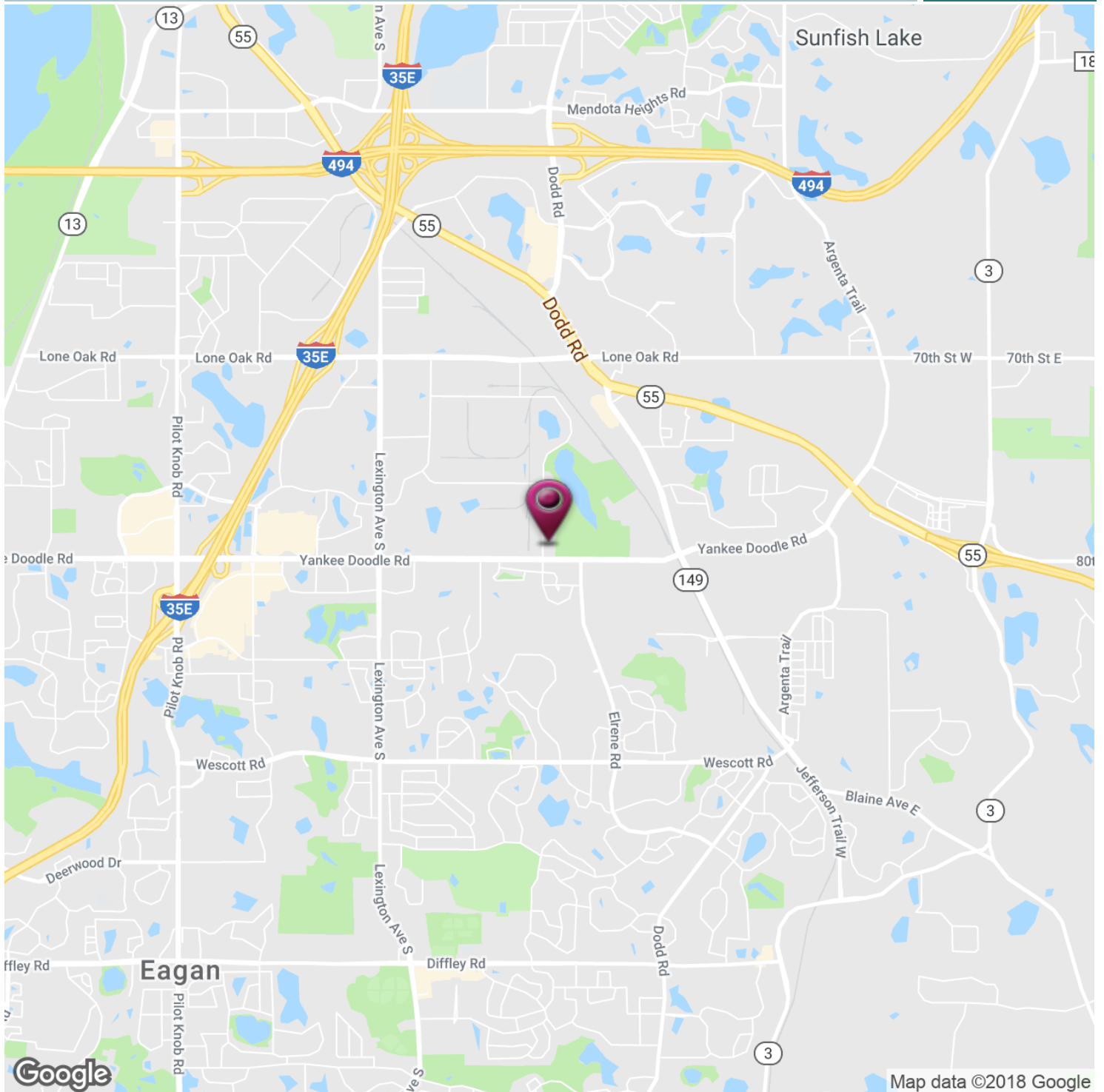
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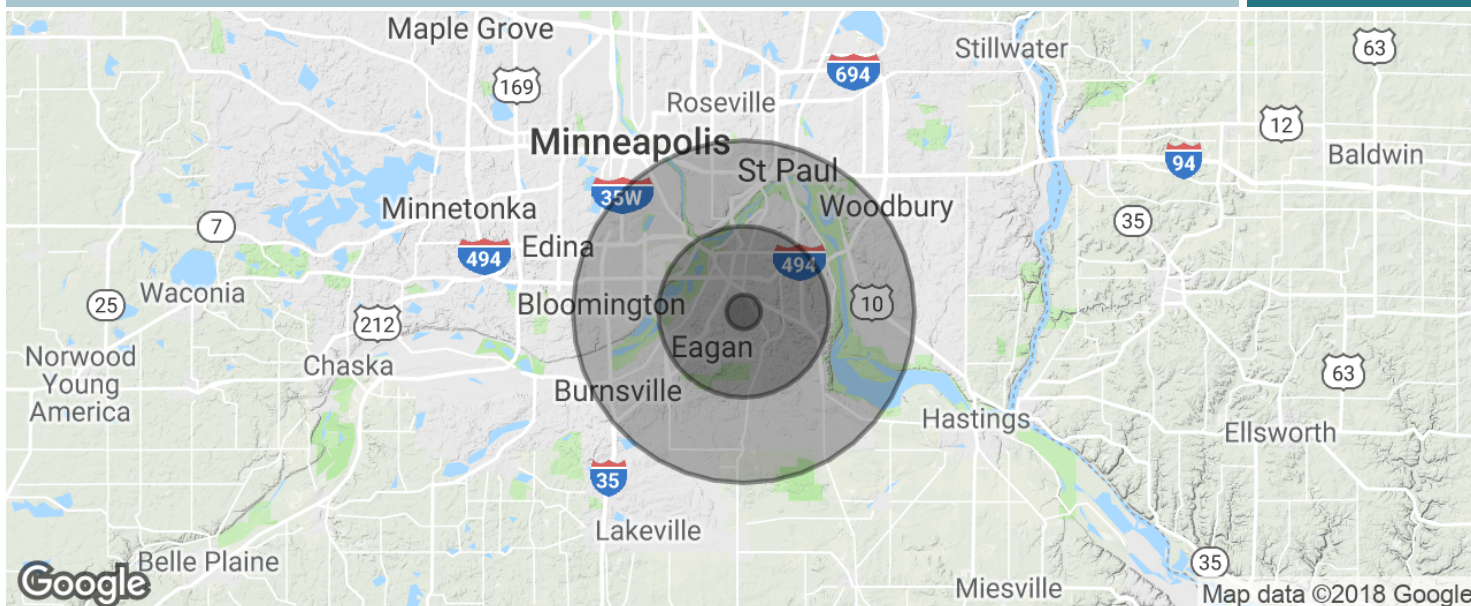
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FOR LEASE



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|--------------------------------|---------------|----------------|-----------------|
| Total population | 4,310 | 103,995 | 693,906 |
| Median age | 33.8 | 37.8 | 35.5 |
| Median age (Male) | 32.5 | 36.9 | 34.4 |
| Median age (Female) | 35.9 | 38.6 | 36.6 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 1,704 | 41,068 | 281,811 |
| # of persons per HH | 2.5 | 2.5 | 2.5 |
| Average HH income | \$110,806 | \$103,275 | \$77,049 |
| Average house value | | \$333,881 | \$271,610 |

* Demographic data derived from 2010 US Census

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