

PREMIER INDUSTRIAL LEASE OPPORTUNITY

3401 Highway 55 • Eagan



**Rare Pull-Through Warehouse with Dedicated Field Office
and Large Outdoor Storage**

CONTACT BROKER FOR INFORMATION & TOUR

Ted LaFave • 612.875.3858 • tlafave@grandrea.com • www.grandrea.com

GRAND
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FOR LEASE | 4301 Highway 55 • Eagan, MN 55121

The Yard (Premier Outdoor Storage)

- **Shared Yard:** Immediate shared (approximately 50%) access to a large **45,000 SF outdoor storage area**. Reinforced asphalt to accommodate heavy loads.
- **Scarce Resource:** Rare site capability for outdoor storage, a feature currently in extremely limited supply in the SE Twin Cities metro.
- **Site Layout:** The 3.73-acre parcel provides expansive room for vehicle maneuvering and equipment staging.

The Field Office

- **Total Area:** Approximately 1,200 SF of dedicated space located immediately adjacent to the warehouse.
- **Layout:** Functional workspace featuring a private restroom, ideal for a dispatch center or administrative office

The Warehouse (South Bldg)

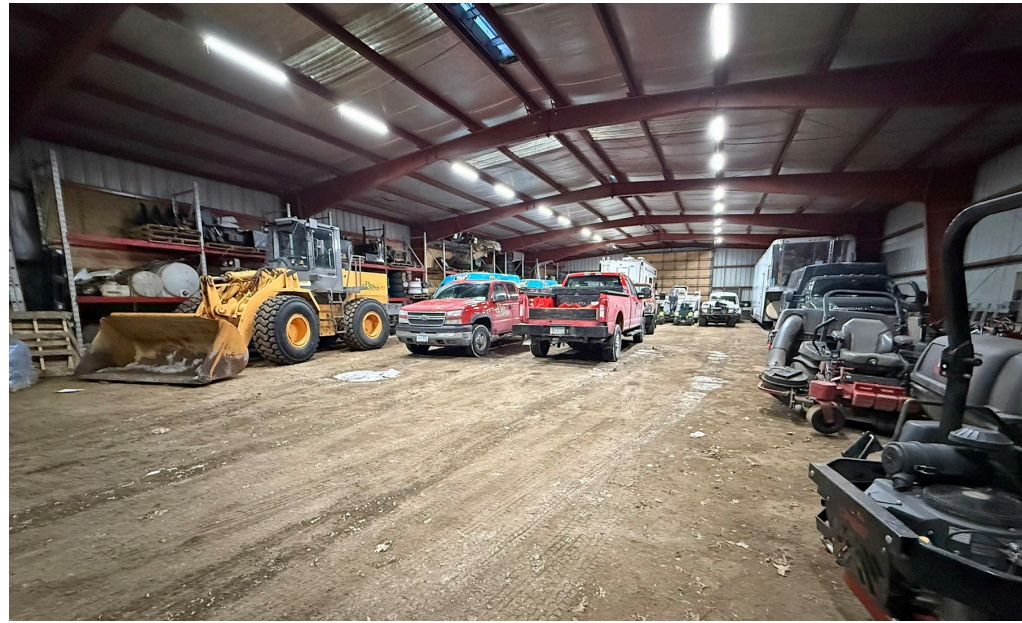
- **Total Area:** 8,000 SF (100' x 80' footprint)
- **Loading:** Exceptional "**Pull-Through**" capability with large drive-in doors (16' x 20') situated on both ends of the building.
- **Clear Height:** 16' ceilings, offering ample vertical clearance for equipment or racking
- **Flooring:** Heavy-duty **Class 5 reinforced flooring**, designed to withstand the weight of heavy machinery and high-traffic industrial use.

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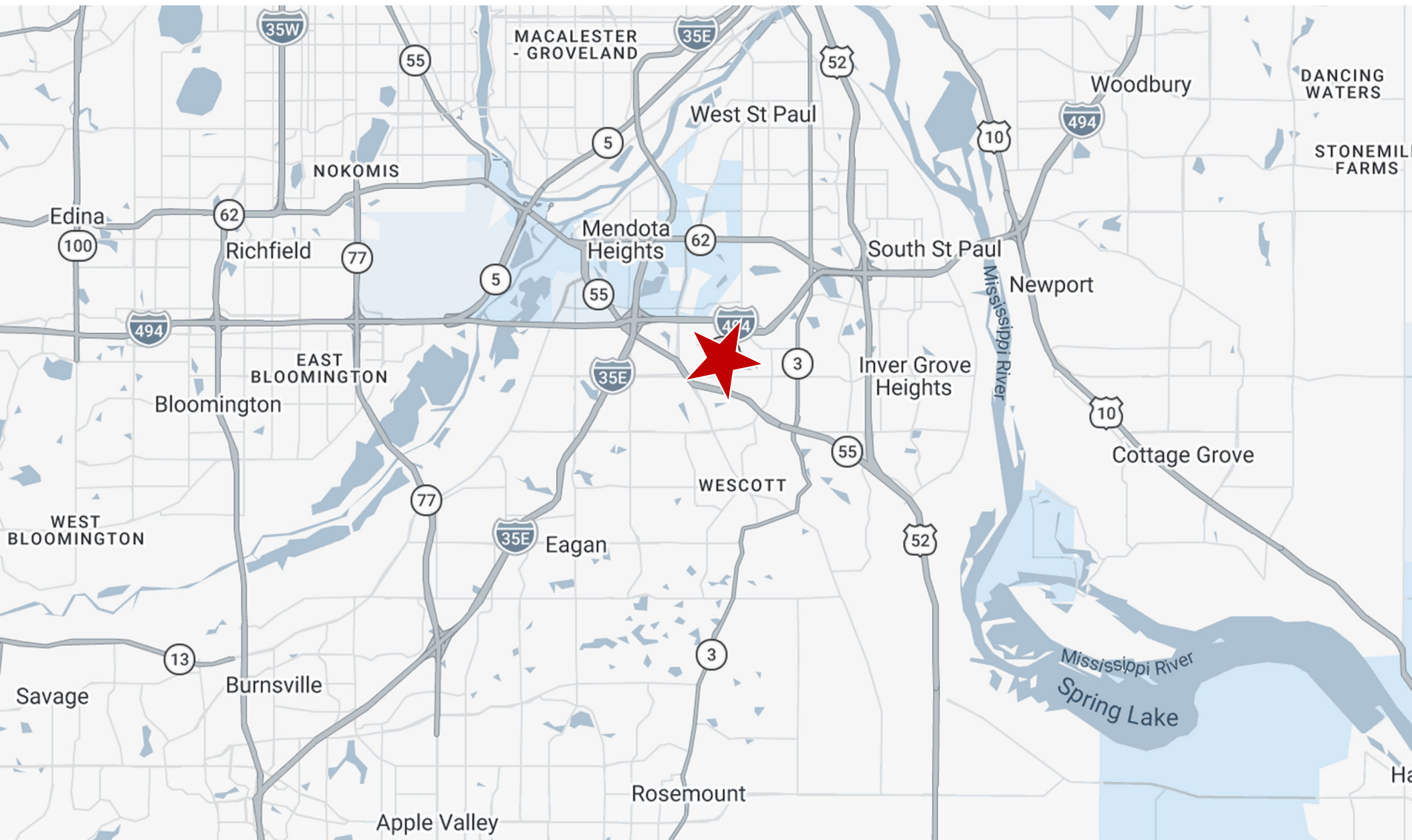
This unique offering in the heart of Southeast Eagan is perfectly suited for contractors or product distribution users requiring **high-utility indoor space** paired with **extensive outdoor storage**.

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