

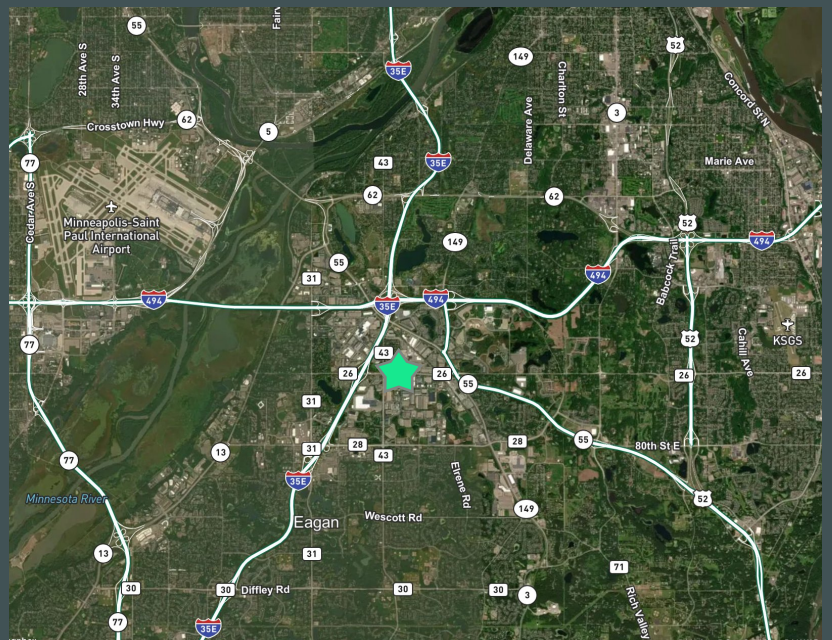
Interstate Crossings II

2995 Lone Oak Circle | Eagan, MN



Property Highlights

- + Excellent access/visibility to Lone Oak Road
- + Less than 10 minutes from Minneapolis/St. Paul International Airport
- + Two blocks East from I-35E and I-494 via Lone Oak Road



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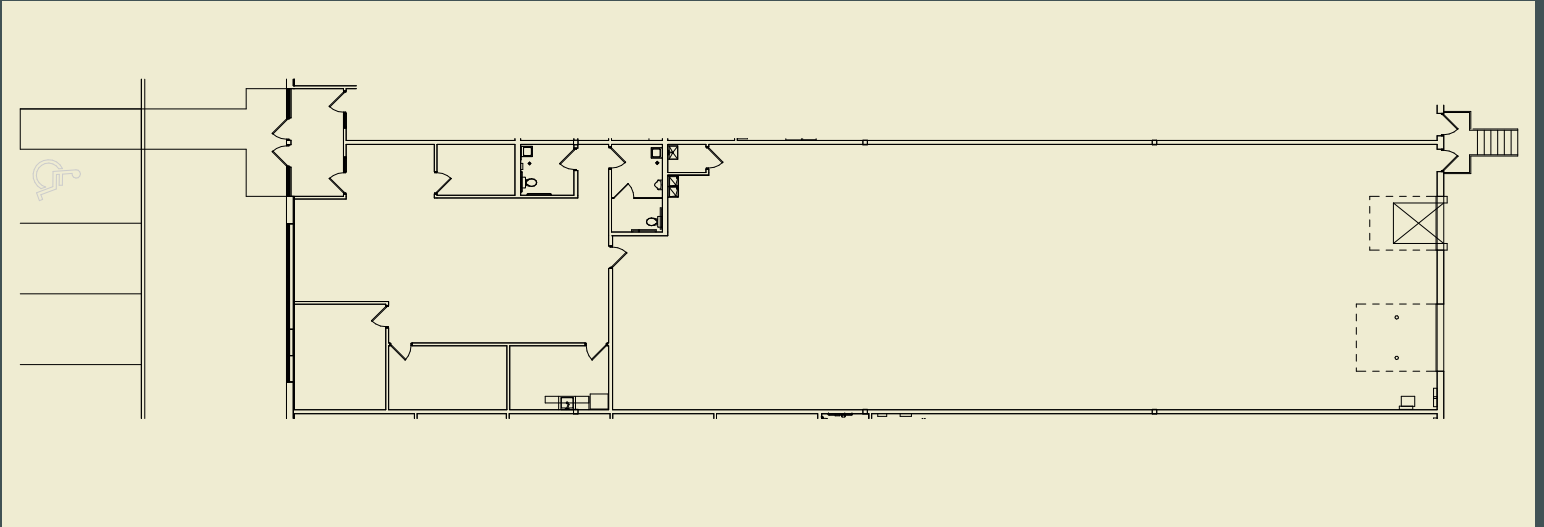
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Floorplan



Property Overview

- + Total Building SF: 109,780 SF
- + Available SF - Suite 3:
 - + Total: 6,880 SF
 - + Office: 2,258 SF
 - + Warehouse: 4,622 SF
 - + Loading: 1 Dock | 1 Drive-in
- + Column Spacing: 40' x 43'
- + Bay Depth: 170'
- + Clear Height: 24'
- + Parking: 259 surface stalls
- + Year Built: 1996
- + Lease Rates: Negotiable
- + 2024 Est. Tax/CAM: \$4.09 PSF

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