

EAGANDALE BUSINESS CAMPUS IV

MINNEAPOLIS - ST. PAUL

1230 Eagan Industrial Road
Eagan, MN 55121



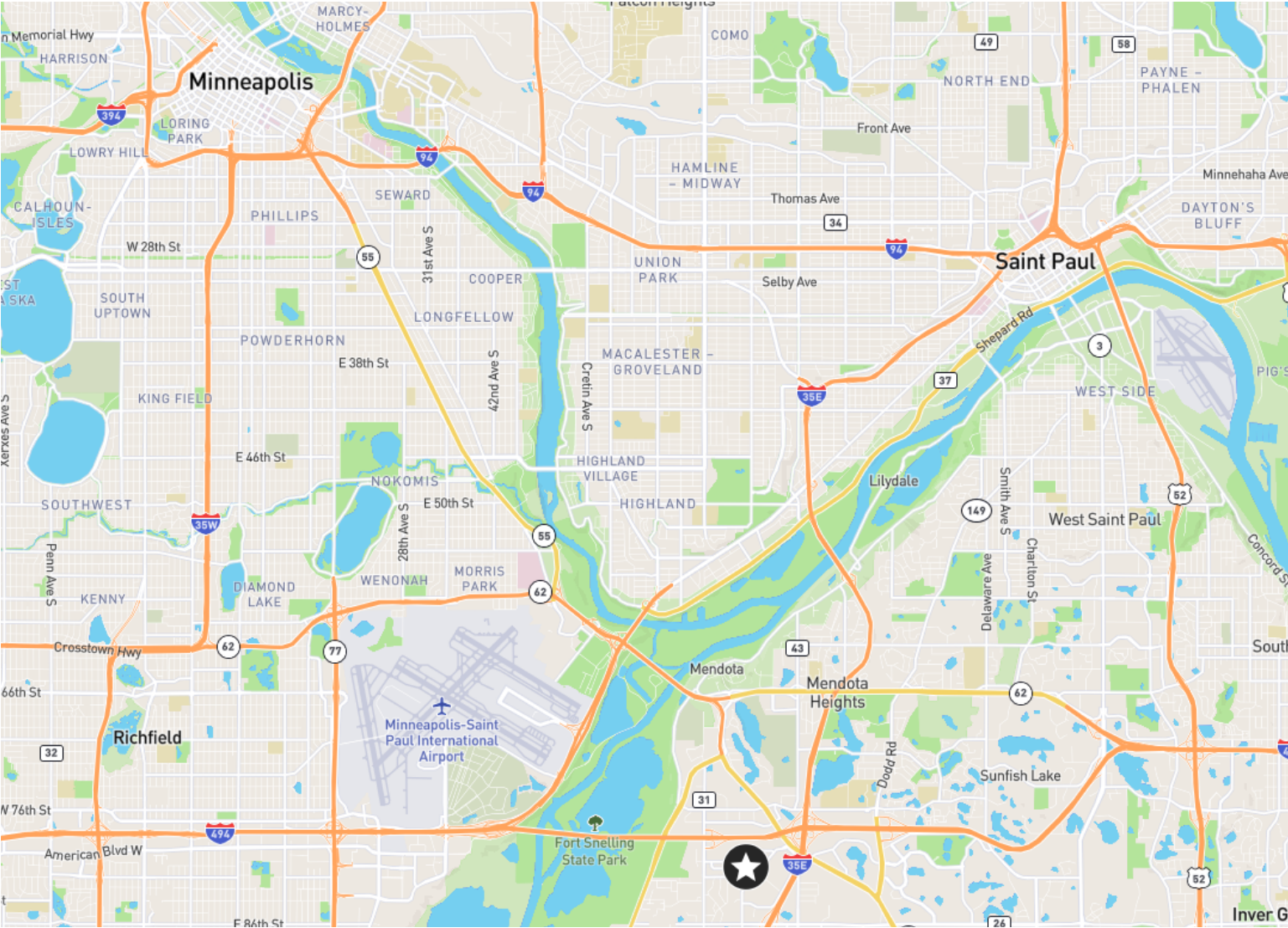
FOR LEASE

10,350 SF
Warehouse



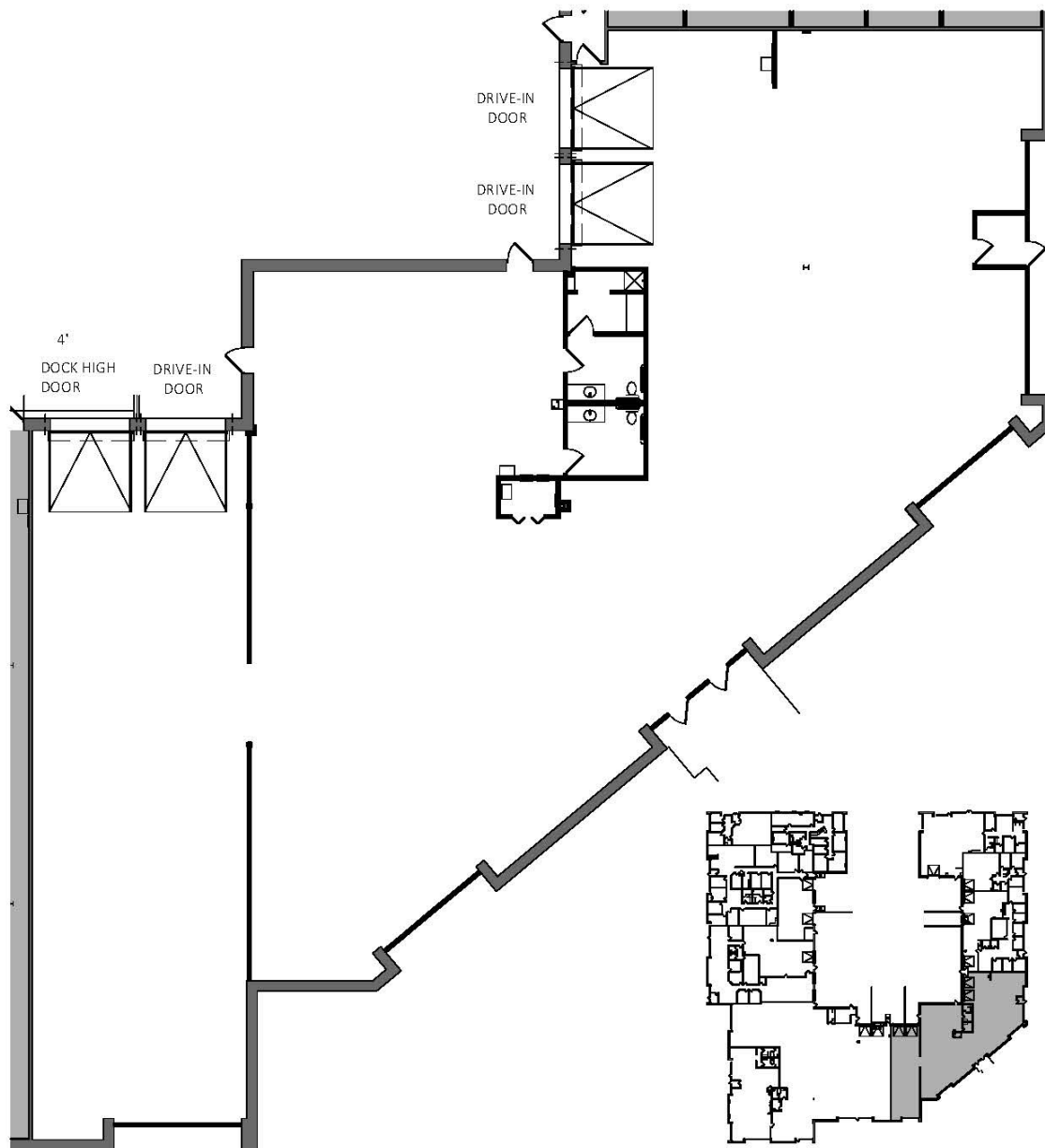
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FEATURES

Freeway Access	I-35E and I-494, HWY 55	Power	200 Amps / 480 V / 3 Phase
Total Building	57,767 SF	Loading	(1) Dock High and (3) Drive-in Available
Warehouse SF	10,350	Clear Height	14'3"
Lot Size	5.19 Acres	Parking	4.24 / 1,000
Year Built	1984	2026 Tax / CAM	\$4.80 PSF
Construction	Brick/Block	Rental Rates:	Negotiable



Suite 140



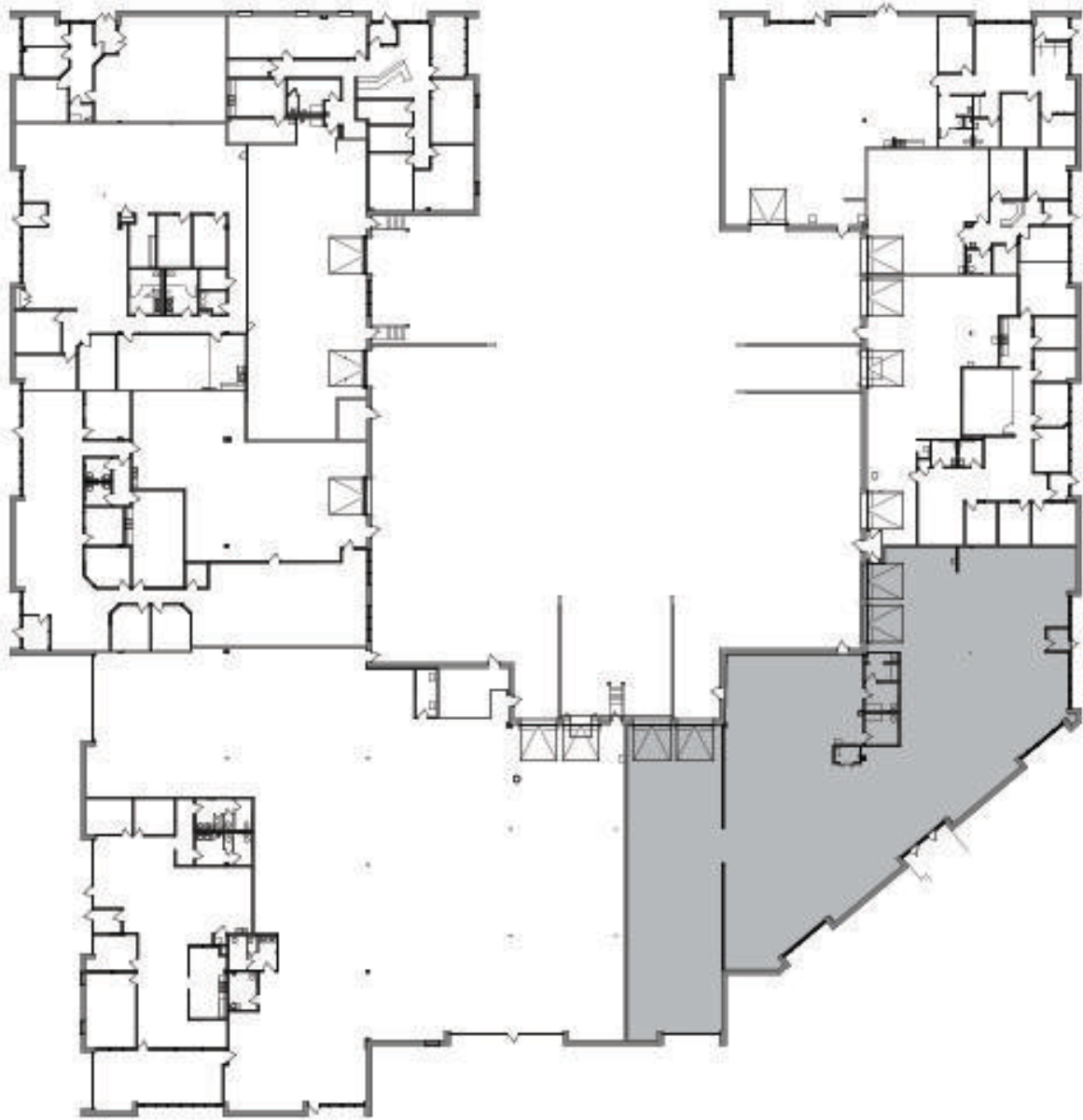
Total: 10,350 SF

Warehouse: 10,350

Loading: 3 Drive-ins, 1 Dock

100% Warehouse Space, full A/C

(2) Unisex Restrooms & Shower



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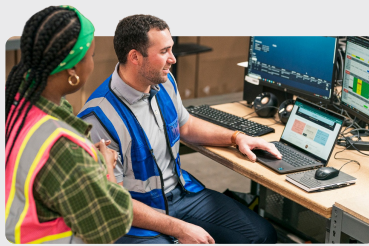




Committed to Driving Value for Our Customers

Properties with a Competitive Edge

Our scale, proprietary data and local relationships allow our 1,200+ skilled team members to help customers stay ahead of market trends.

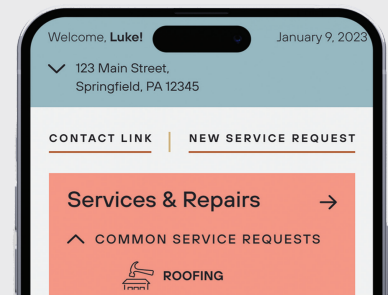


Best-in-Class Customer Service

Our on-the-ground regional teams provide you with local expertise, leveraging data-driven insights to find the right solutions for your business.

Link+

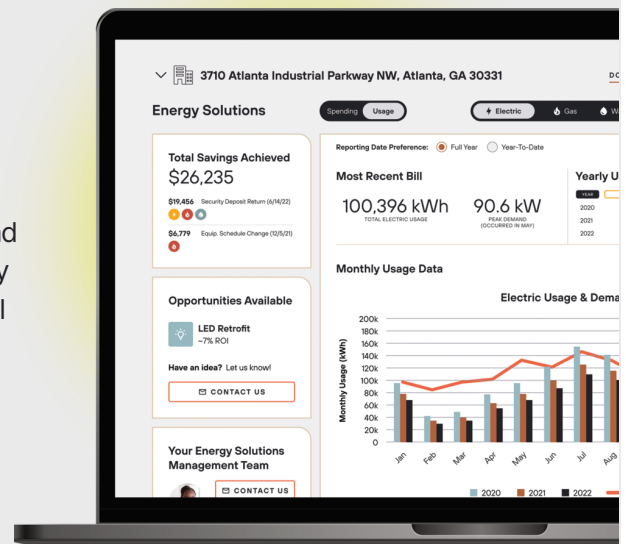
Our digital customer experience platform provides easy access to your property management teams, lease documents, billing and service requests. Sign up today!



500 Million
Square Foot
Portfolio

Energy Solutions

Link Logistics' award-winning utility management program helps customers save time and money while unlocking energy efficiency opportunities. Enroll today through Link+.



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