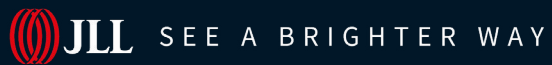




Industrial Building



For sale

1720 Alexander Road, Eagan, MN 55121

210,468 SF Available

Building specifications

Building Size	139,070 SF Original building 71,398 SF Addition 210,468 SF Total
Total SF Breakdown	8,200 SF Office 202,268 SF Warehouse
Year Built	1977 (Original building) 1993 (71,398 SF Addition)
PID	10-80220-01-010 10-39900-02-010
Lot Area	13.15 acres
Clear Height	22'6" original building 32' addition 9' office
Dock Doors	Thirty (30) dock doors with levelers
Drive-in Doors	Three (3) drive-in doors
Column Spacing	41' x 37'
Auto Parking	107 auto stalls
Roof	2020 (Original building) 1993 (71,398 SF Addition)
Lighting	LED lights
Sprinkler	Wet system (Original building) ESFR (71,398 SF building)
Power	1400 amps, 277/480-volt, 3-phase
Sale Price	\$15,469,398 (\$73.50 PSF)
RE Taxes	\$294,168.00 (\$1.40 PSF)

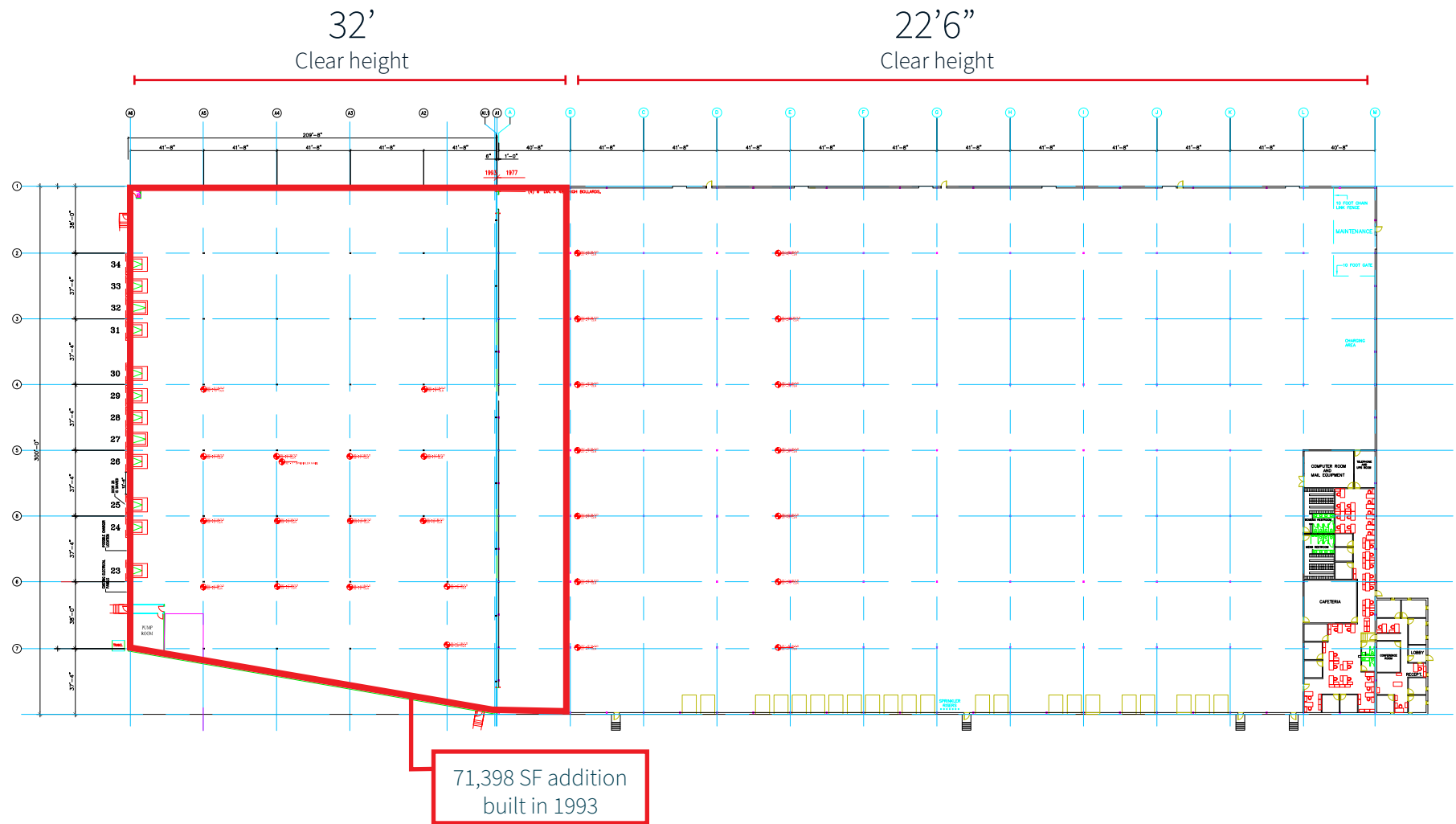


Strategically located in the city of Eagan in the southeast Twin Cities metro area.

Easy access to I-35E, I-494, Highway 77, and MSP International Airport.

Functional and well-maintained warehouse facility offered for sale.

Floor plan

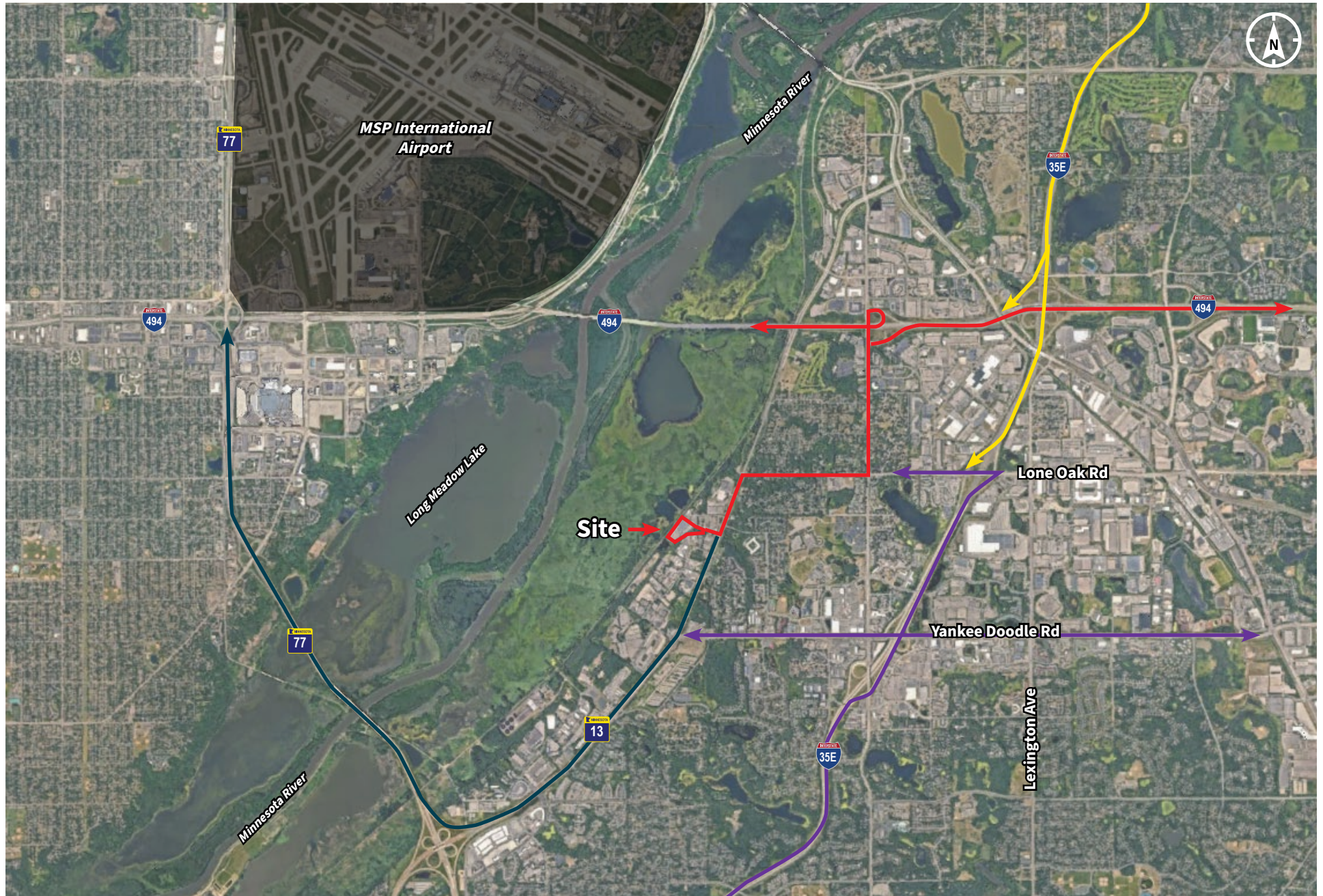


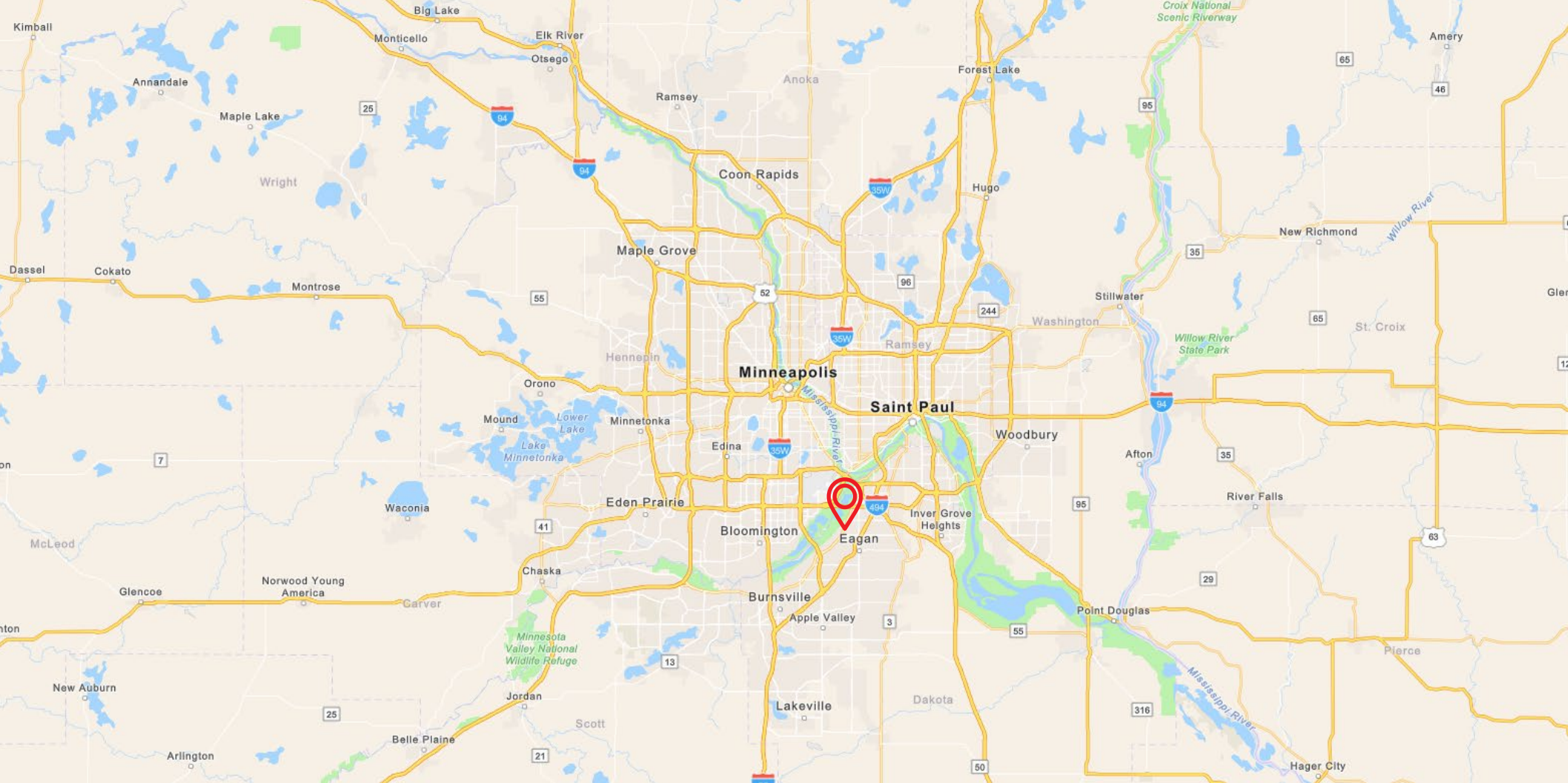
210,468 SF
Available For Sale

30
Dock Doors

Three
Drive-in doors

Site access





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