

FOR LEASE

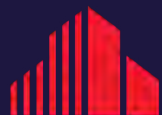
6,240 SF

Fenced and Paved Outdoor Storage Available



3185 TERMINAL DR

EAGAN, MN 55121



**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

- Easy access to Hwy 13, I-494, & I-35E
- Fenced outdoor storage (in red)
- Many local amenities in the area
- Stand-alone lease opportunity

BUILDING INFORMATION

Building Size:	2,080 SF Office
	<u>4,160 SF Warehouse</u>
	6,240 SF Total
Lease Rates:	\$14.00 PSF Office
	\$8.00 PSF Warehouse
	\$1.75 PSF Outdoor Storage
Loading	2 Drive-Ins
Acres	1.57 Acres
Clear Height:	18'
Year Built:	2008
Sprinklered:	100%
Roof:	Original
Zoning	I-1, Limited Industrial
2025 OPEX	\$2.86 PSF TAX
	<u>\$1.50 PSF Est. CAM</u>
	\$4.36 PSF TOTAL



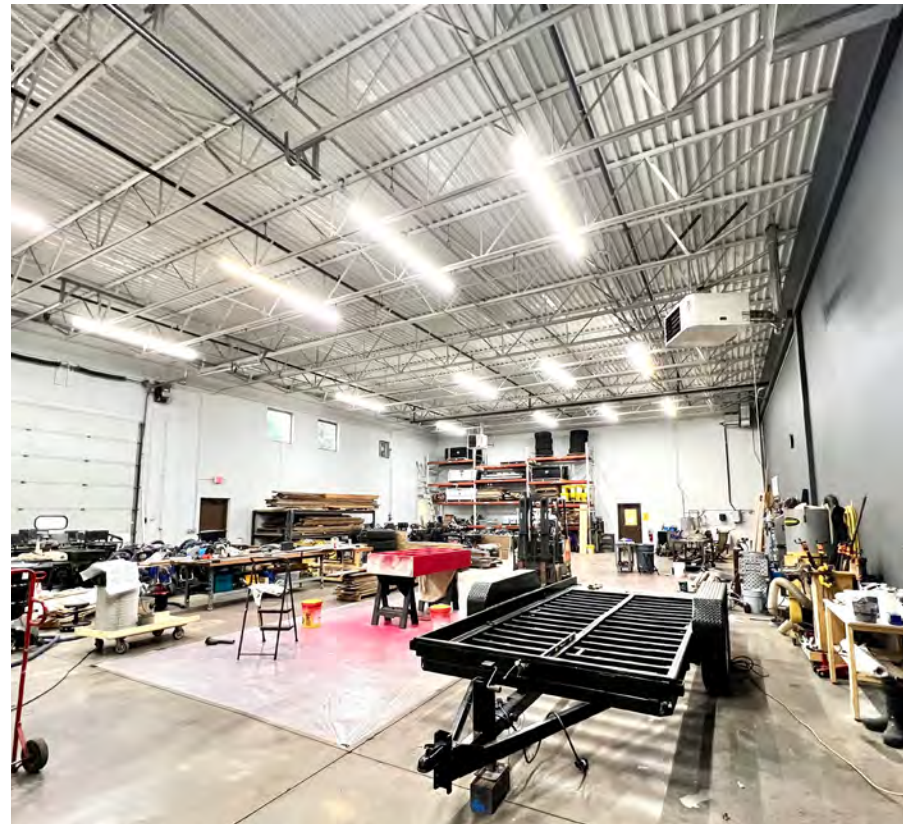
3185 Terminal Dr

OFFICE SPACE	2,080 SF
WAREHOUSE SPACE	4,160 SF
TOTAL	6,240 SF



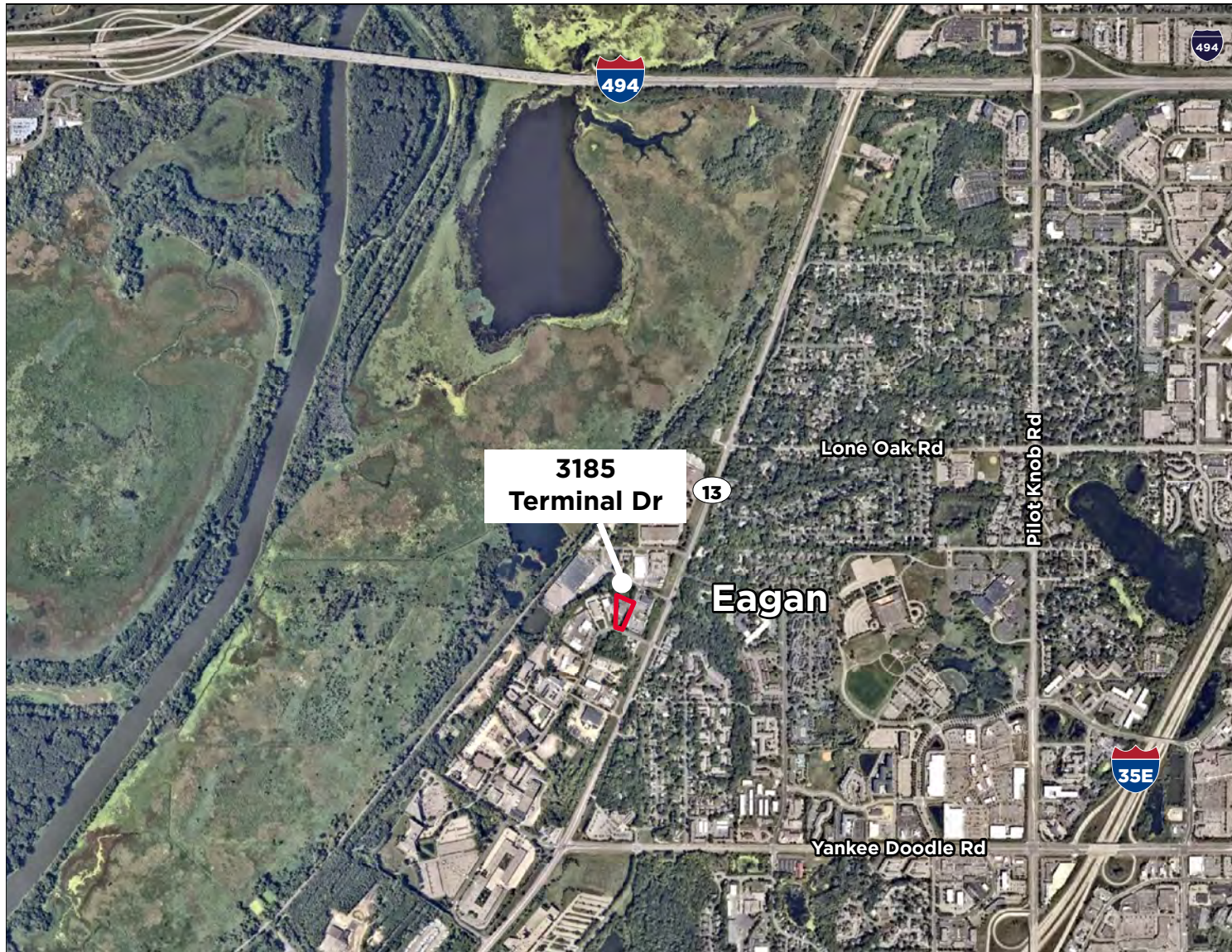
FLOOR PLAN
6,240 SF

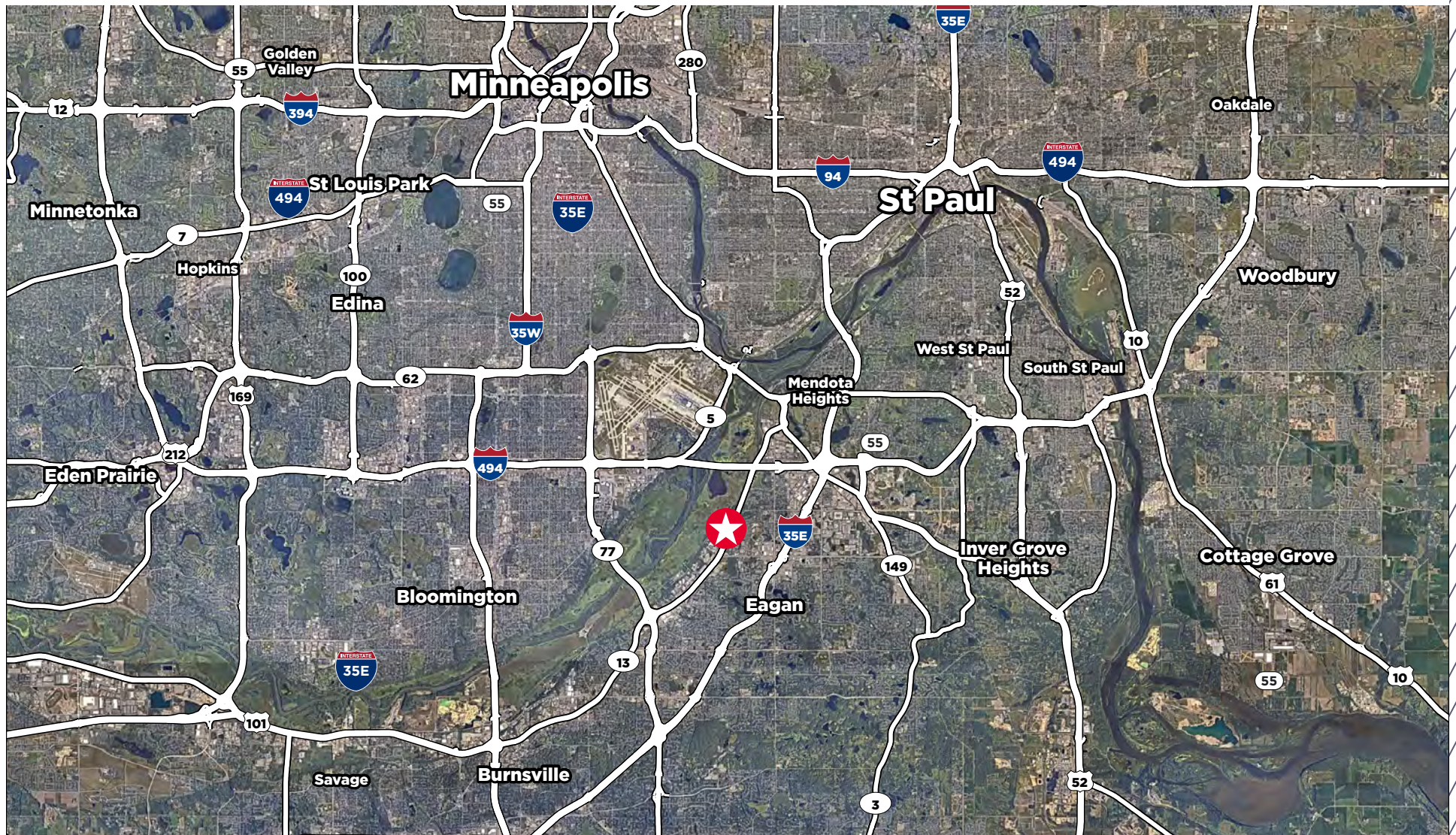
PROPERTY PHOTOS



3185 TERMINAL DR | EAGAN, MN 55121

AERIAL VIEW





HWY 13
< 1 MINUTE



I-35E
5 Minutes



I-494
6 Minutes



HWY 55
5 Minutes

DRIVE TIME
MAP

CONTACT INFORMATION

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