



EST. 3.5 ACRES  
FOR LEASE

3303  
TERMINAL  
DRIVE

Eagan | MN

CBRE



EST. 3.5 ACRES

# IOS OPPORTUNITY

*3303 Terminal Drive  
Eagan / Minnesota*

**CBRE**



## PROPERTY HIGHLIGHTS

Power plug ins bordering half the space

Secured lot with electronic gate access

Gravel lot coverage with concrete trailer pads

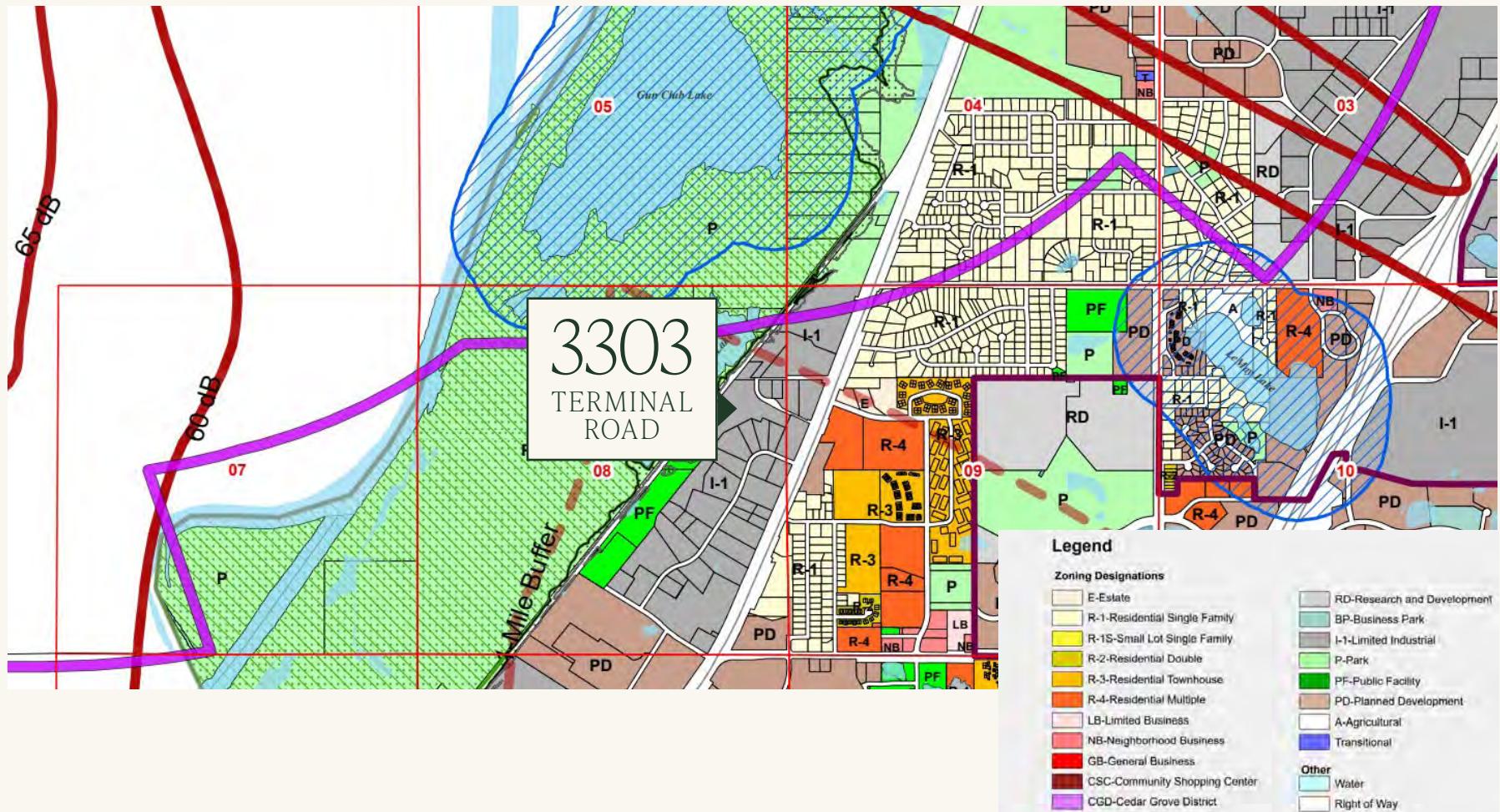


# ZONING

## I-1 LIMITED INDUSTRIAL

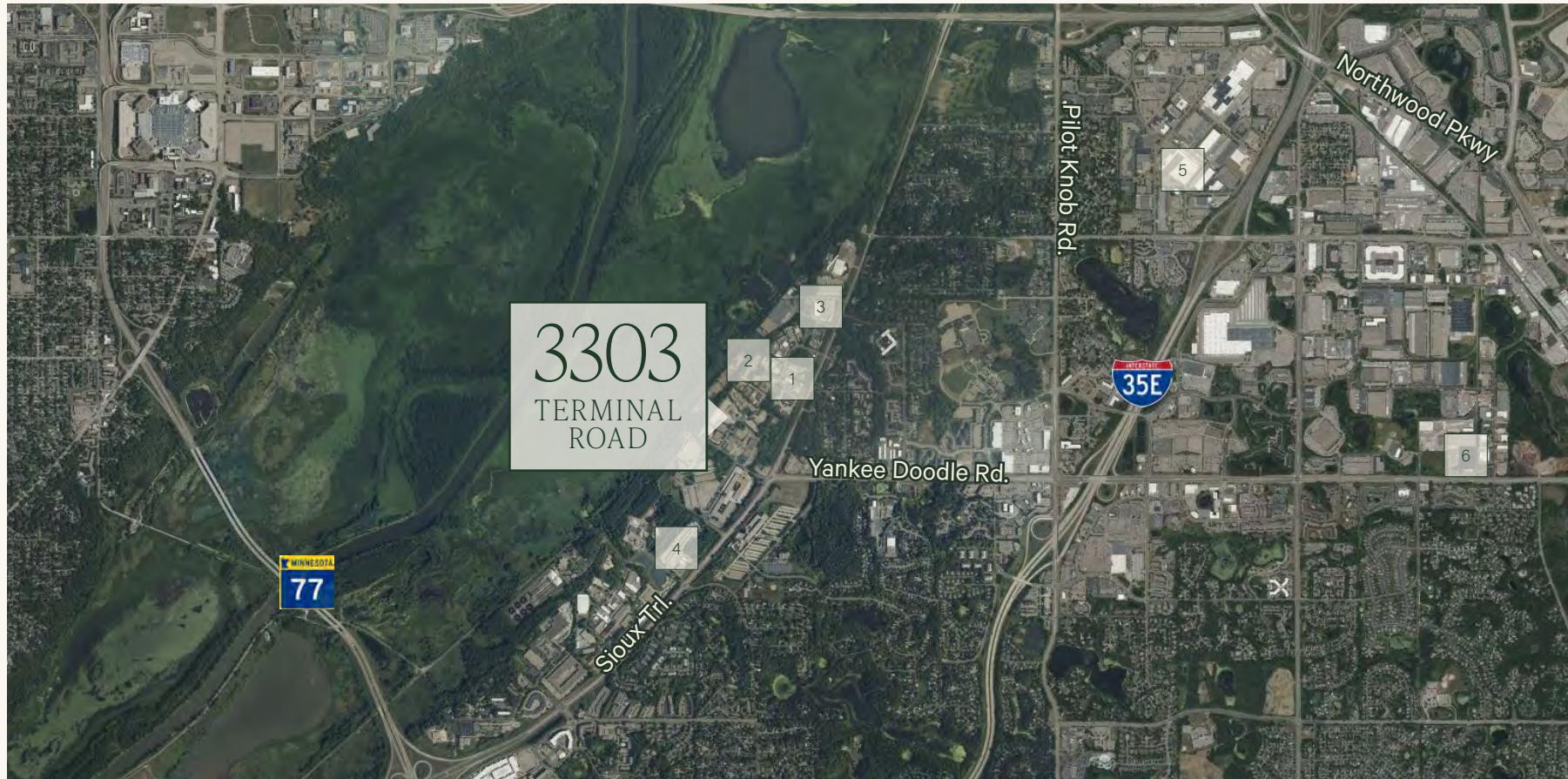
Industrial use means the use of land or buildings for the production, manufacture, warehousing, storage, or transfer of goods, products, commodities, or other wholesale items.

Outdoor storage means to stock, keep, sell or trade outside a commercial or industrial building any items of merchandise, supplies, materials, finished goods, inventory or other movable property or motor vehicles. For purposes of this definition and the regulation of outdoor storage, an outdoor event—seasonal and temporary shall not constitute outdoor storage. For additional information, select this [link](#).



# AREA MAP

## INDUSTRIAL BUSINESSES



MAP#	TENANT NAME	INDUSTRY	MAP#	TENANT NAME	INDUSTRY
1	Schmidt Service Company	Truck repair	4	Citi-Cargo & Storage	Trucking
2	D G Welding & Mfg Inc.	Manufacturer	5	Americold Logistics Eagan	Cold storage
3	Tempco Mfg	Manufacturer	6	Murphy Logistics Solutions	Distribution Ctr



WETLANDS

3303  
TERMINAL  
ROAD

# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	4,899	47,432	166,476
2029 Population - Five Year Projection	4,779	48,617	167,251
2020 Population - Census	4,988	46,509	164,655
2010 Population - Census	4,260	41,352	152,955
2020-2024 Annual Population Growth Rate	-0.42%	0.46%	0.26%
2024-2029 Annual Population Growth Rate	-0.49%	0.49%	0.09%

47,432  
Population



## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024 Households - Current Year Estimate	2,186	21,448	68,522
2029 Households - Five Year Projection	2,147	22,380	69,569
2020 Households - Census	2,219	20,548	66,938
2010 Households - Census	1,876	18,162	62,149
2020-2024 Compound Annual Household Growth Rate	-0.35%	1.01%	0.55%
2024-2029 Annual Household Growth Rate	-0.36%	0.85%	0.30%
2024 Average Household Size	2.23	2.19	2.40

21,448  
Households



## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2024 Average Household Income	\$104,732	\$114,481	\$122,583
2029 Average Household Income	\$117,529	\$130,713	\$139,815
2024 Median Household Income	\$78,835	\$83,316	\$90,161
2029 Median Household Income	\$86,455	\$93,672	\$102,712
2024 Per Capita Income	\$48,939	\$51,691	\$50,516
2029 Per Capita Income	\$55,354	\$60,077	\$58,235

\$114,481  
Household income



## HOUSING UNITS

	1 MILE	3 MILES	5 MILES
2024 Housing Units	2,303	22,312	71,139
2024 Vacant Housing Units	117 5.1%	864 3.9%	2,617 3.7%
2024 Occupied Housing Units	2,186 94.9%	21,448 96.1%	68,522 96.3%
2024 Owner Occupied Housing Units	1,085 47.1%	11,467 51.4%	42,264 59.4%
2024 Renter Occupied Housing Units	1,101 47.8%	9,981 44.7%	26,258 36.9%

52,051  
Employees



## EDUCATION

	1 MILE	3 MILES	5 MILES
2024 Population 25 and Over	3,560	34,532	118,079
HS and Associates Degrees	1,818 51.1%	17,057 49.4%	55,152 46.7%
Bachelor's Degree or Higher	1,526 42.9%	16,079 46.6%	55,587 47.1%

2,819  
Businesses



## PLACE OF WORK

	1 MILE	3 MILES	5 MILES
2024 Businesses	188	2,819	6,761
2024 Employees	2,365	52,651	117,624

EST. 3.5 ACRES  
FOR LEASE



# IOS OUTDOOR STORAGE

3303 Terminal Drive | Eagan | Minnesota

MYLES HARNDEN

Vice President

+1 952 924 4632

[myles.harnden@cbre.com](mailto:myles.harnden@cbre.com)

HUNTER WEIR

Associate

+1 843 422 0660

[hunter.weir@cbre.com](mailto:hunter.weir@cbre.com)

**CBRE**