

FOR LEASE
90,240 SF



TRAPP ROAD COMMERCE CENTER II
1245 TRAPP ROAD, EAGAN MINNESOTA

PROPERTY HIGHLIGHTS

Industrial end cap space available with 24' clear height. Building offers ESFR sprinkler system. Great location with immediate access to I-494, I-35E, Hwy 13 and Hwy 55 and close proximity to Minneapolis/St. Paul International Airport.

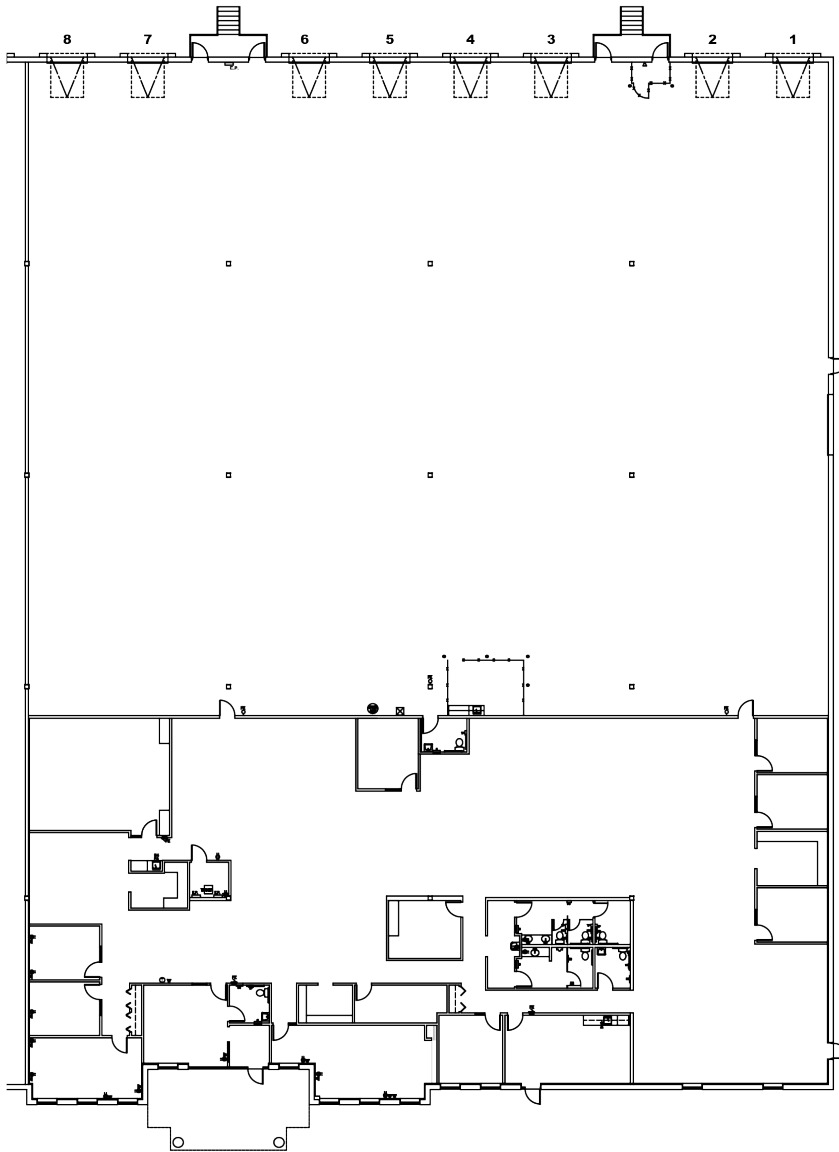
Building Size:	180,480 SF		
Space Available:	<u>Suite 100</u>	<u>Suite 130</u>	<u>Suite 100 & 130</u>
	11,838 sf - Office	11,396 sf - Office	23,234 sf - Office
	<u>21,058 sf - Whse</u>	<u>45,948 sf - Whse</u>	<u>67,006 sf - Whse</u>
	32,896 sf - Total	57,344 sf - Total	90,240 sf - Total
Available:	Now		
Year Built:	1997		
Clear Height:	24'		
Loading:	Suite 100: 8 Docks, 1 Drive-In Suite 130: 13 Docks (10 w/levelers)		
Column Spacing:	40' x 40'		
Fire Protection:	ESFR		
Building Depth:	205'		
Electrical:	<u>Suite 100</u>		
	• 480-volt 200-amp 3-phase service		
	• 75KVA transformer feeding two 208-volt 200-amp, 3-phase panels		
	<u>Suite 130</u>		
	TBD		
Net Lease Rates:	\$11.50 psf Office		
	\$5.50 psf Warehouse		
Estimated Tax & CAM:	\$1.52 psf CAM		
	<u>\$1.59 psf Taxes</u>		
	\$3.11 psf Total		



END CAP SPACE

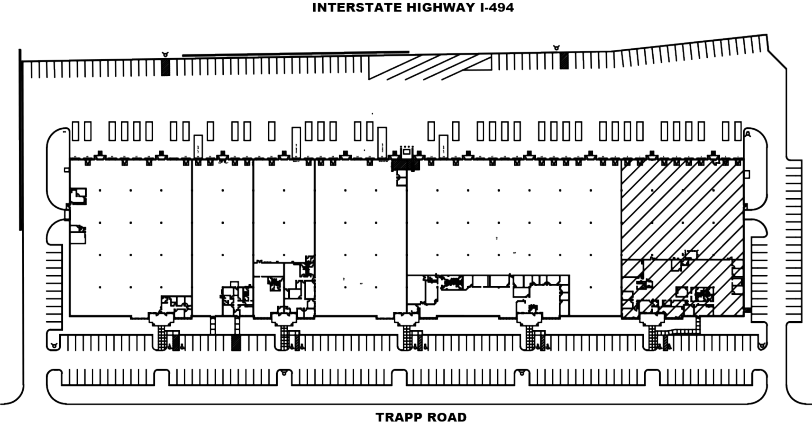


LOADING



SUITE 100
11,838 SF - OFFICE
21,058 SF - WAREHOUSE
32,896 SF - TOTAL

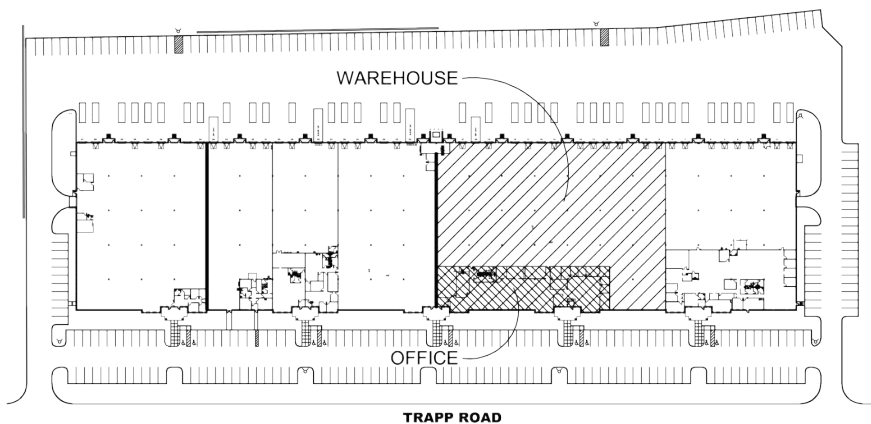
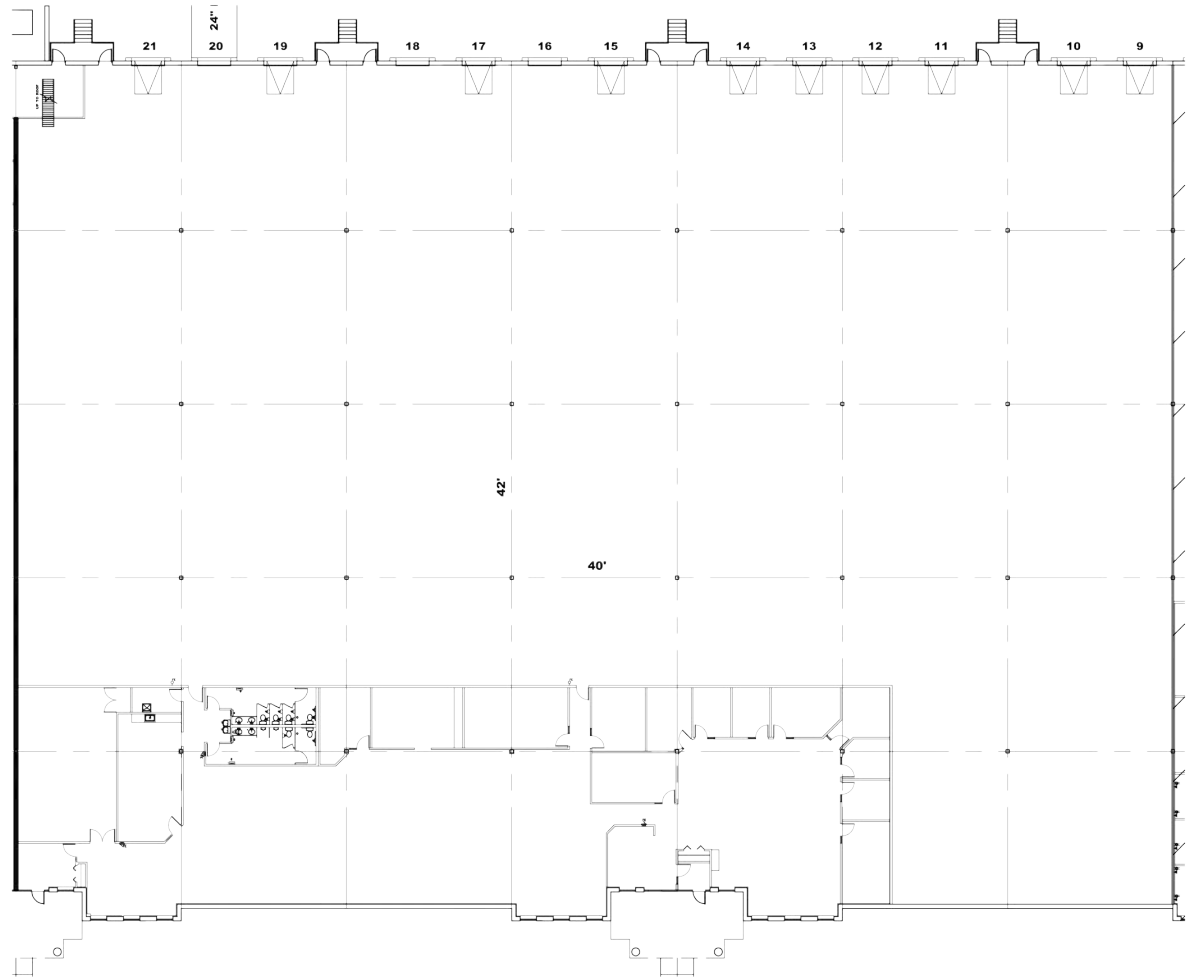
8 DOCK DOORS
1 DRIVE-IN DOOR



SITE PLAN
32,896 SF

SUITE 130
11,396 SF - OFFICE
45,948 SF - WAREHOUSE
57,344 SF - TOTAL

13 DOCK DOORS
(10 W/LEVELERS)



SITE PLAN
57,344 SF



159,432
POPULATION
Within 5 Miles



\$110,058
AVG. INCOME
Within 5 Miles



\$287,876
AVG. HOME VALUE
Within 5 Miles



39.6
AVG. AGE
Within 5 Miles

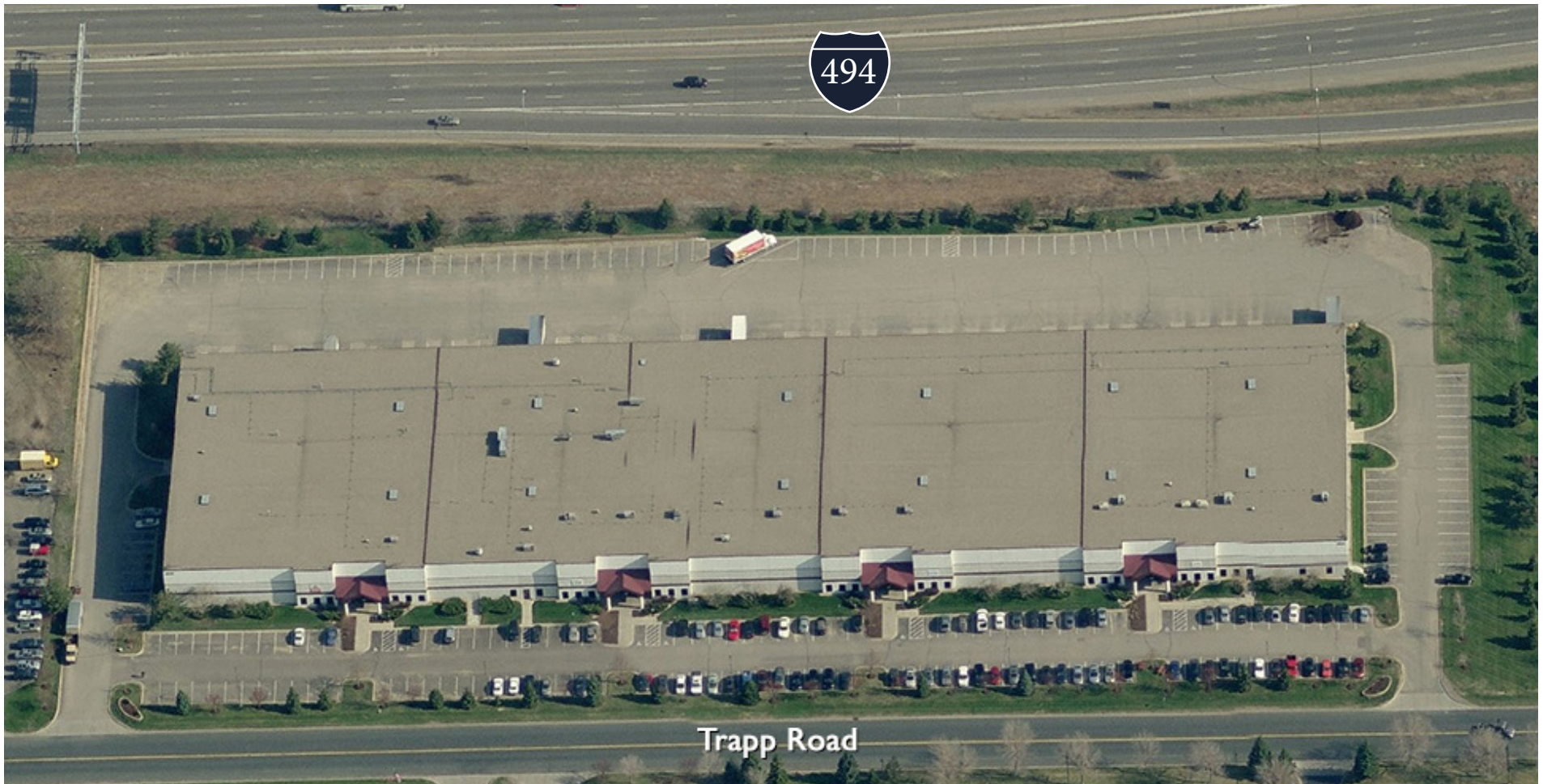
1,039,969
POPULATION
Within 10 Miles

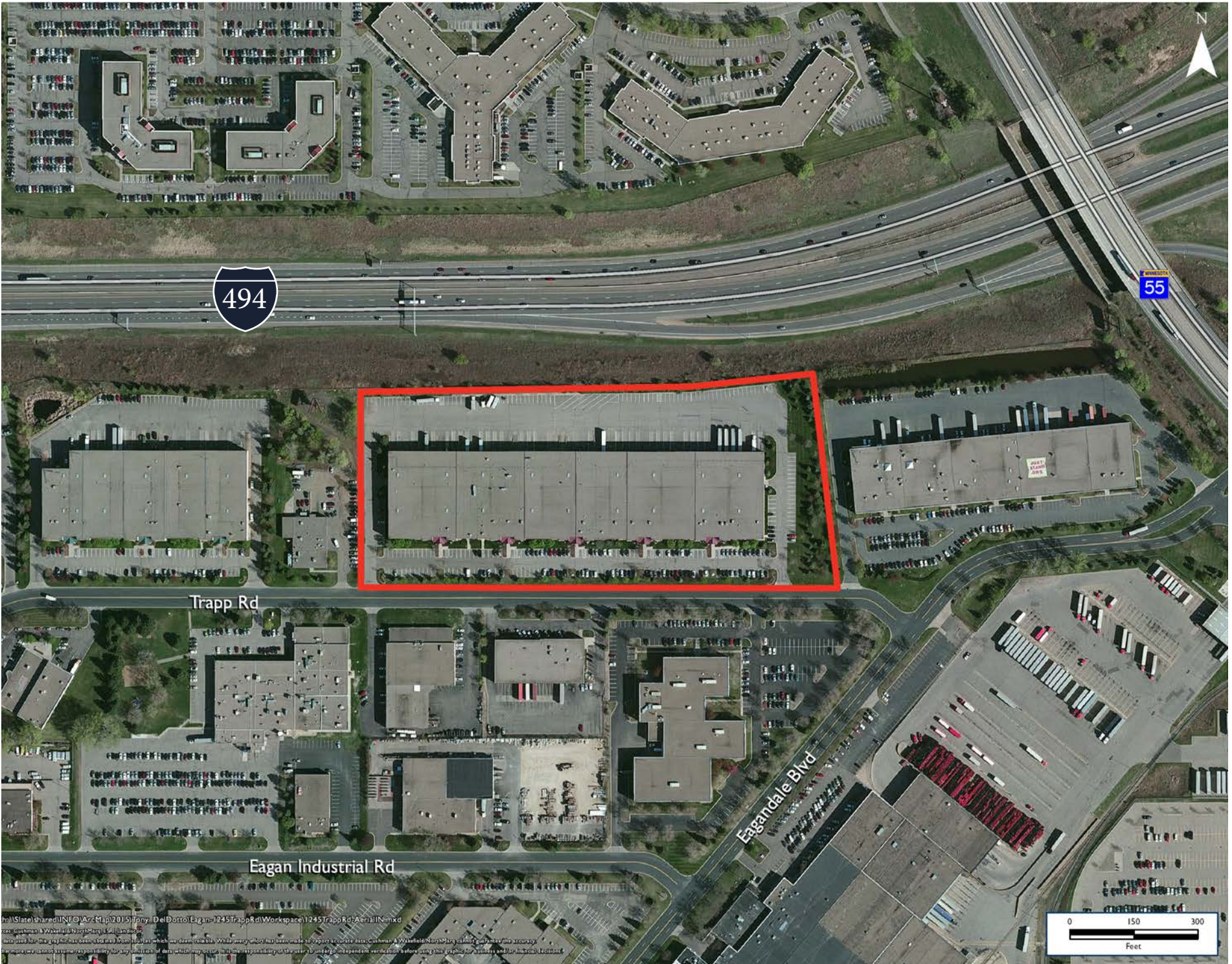
\$96,444
AVG. INCOME
Within 10 Miles

\$64,762
AVG. HOME VALUE
Within 10 Miles

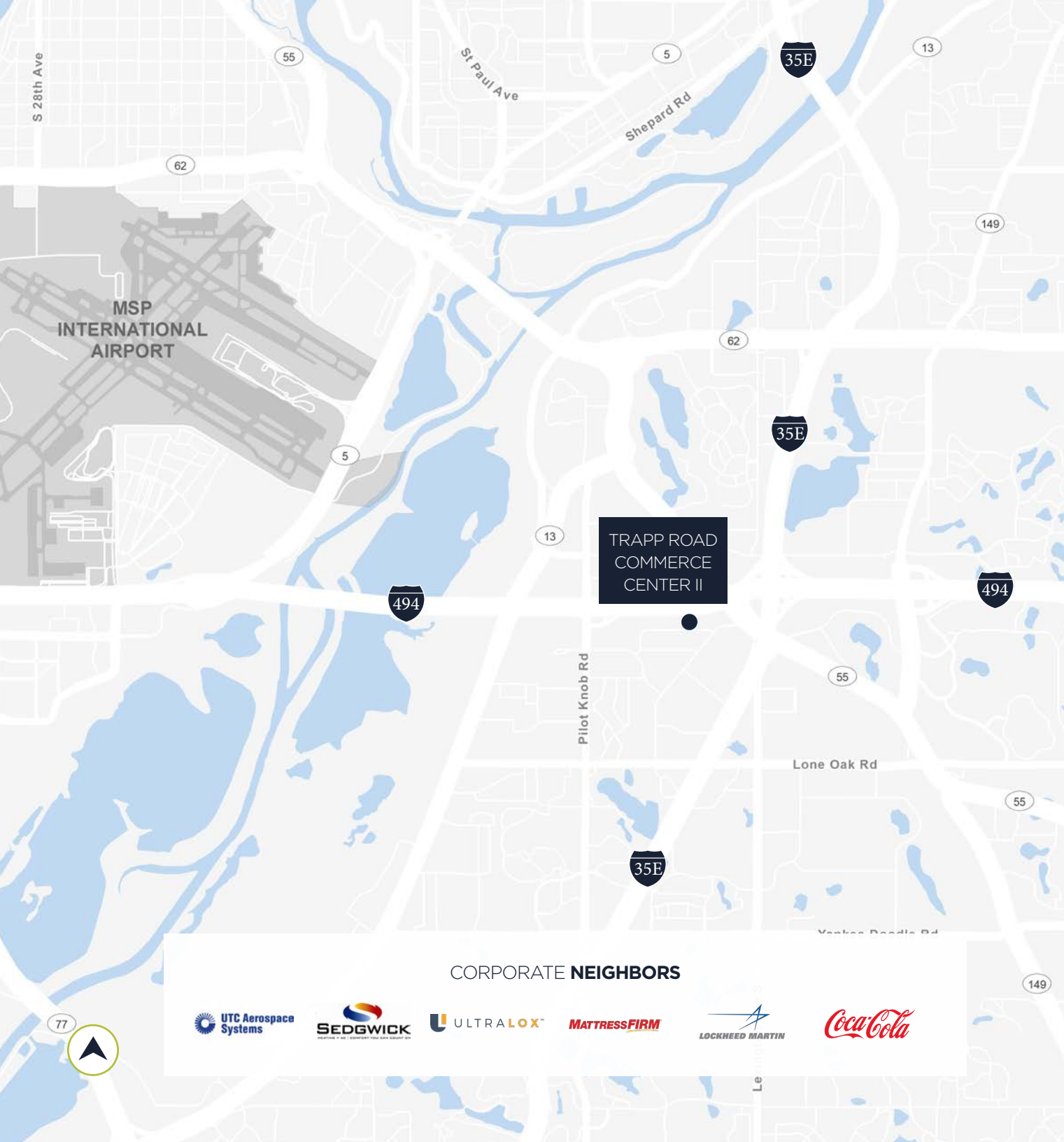
35.7
AVG. AGE
Within 10 Miles

A DRIVING **WORKFORCE**





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TRAPP ROAD
COMMERCE
CENTER II

1 MILES
TO INTERSTATE 494

2 MILES
TO INTERSTATE I-35E

0.5 MILES
TO HIGHWAY 55

10 MILES
TO ST. PAUL CBD

14 MILES
TO MINNEAPOLIS CBD

5 MILES
TO AIRPORT

CORPORATE NEIGHBORS



CONTACT INFORMATION

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