



49,045 SF Distribution Facility

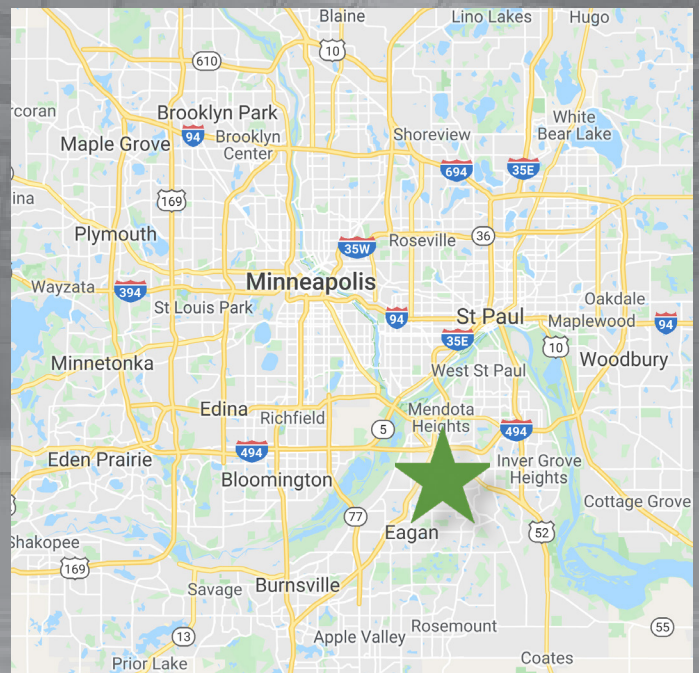
Aldrin Distribution Center I

935 Aldrin Avenue | Eagan, MN

Aldrin Distribution Center I is a state-of-the-art distribution facility in the Southeast submarket of the Greater Twin Cities. The site is ideally located in Eagan Corporate Center Industrial Park at Lexington Avenue and Yankee Doodle Road, near Eagan's premier retail center. The property is less than a five-minute drive to I-494 and I-35E. The 50,000+ SF vacancy offers trailer parking, 1 drive-in door, and 8 dock doors with full dock equipment standard.

Highlights

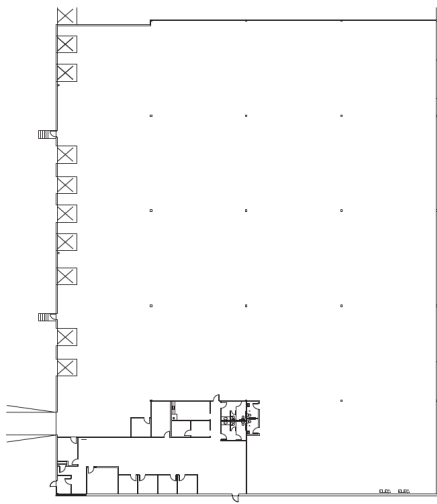
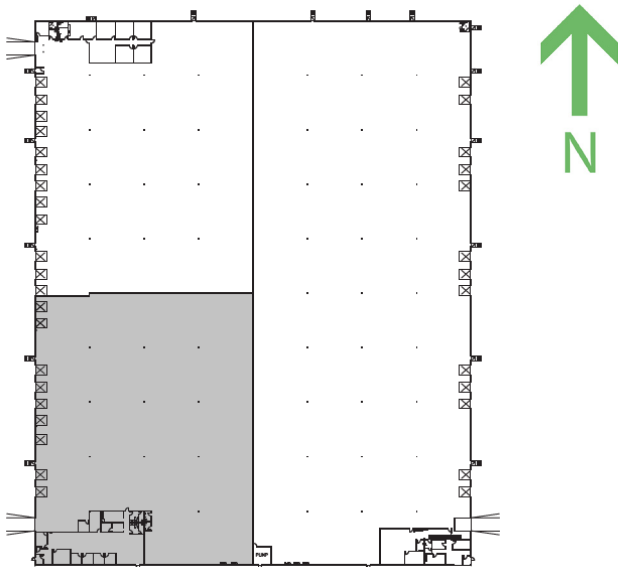
Available Space:	44,776 SF warehouse 4,269 SF office 49,045 SF total
Site size:	13.12 acres
Ceiling Height:	30' Clear
Sprinkler System:	ESFR
Loading:	8 Exterior Docks 1 Drive-in Door
Column Spacing	50x50
Bay Depth:	200'
Year Built:	1998
Lease Rates:	\$11.25 - \$5.50
2020 Tax/CAM:	\$2.34



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Floor Plan



Aldrin Drive

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