



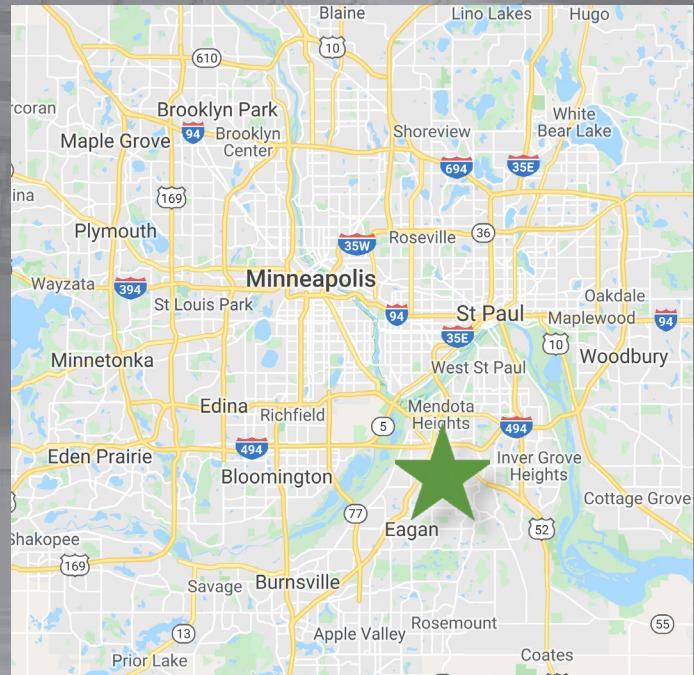
Aldrin Distribution Center I

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 Eagandale 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

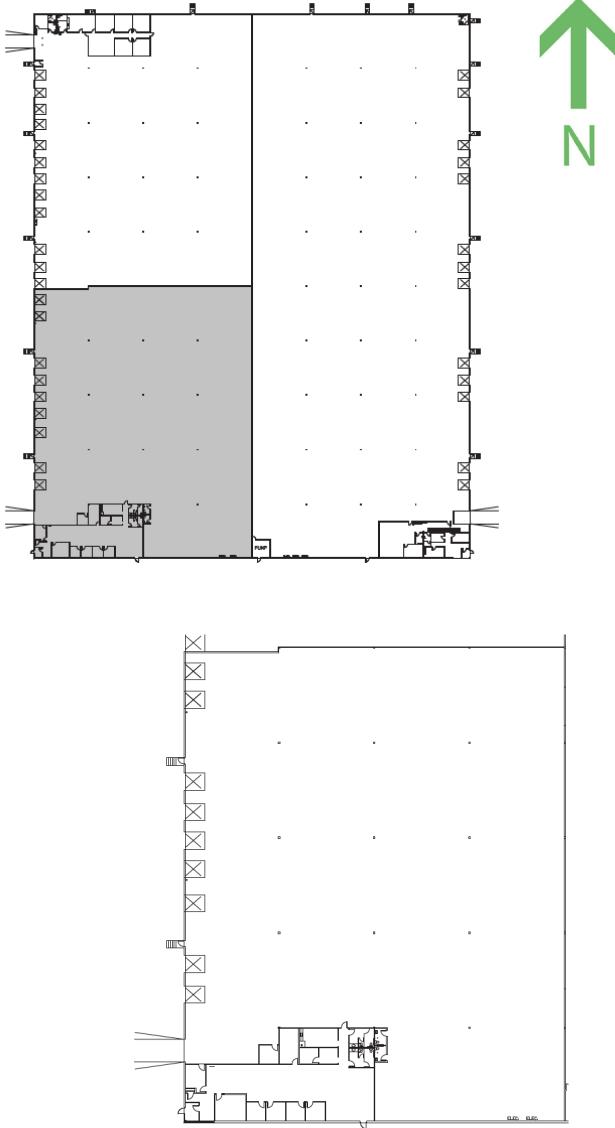
Available Space:	44,776 SF warehouse 4,269 SF office 49,045 SF total
Site size:	13.12 acres
Ceiling Height:	30' Clear
Sprinkler System:	ESFR
Loading:	8 Exterior Docks 1 Drive-in Door
Column Spacing	50x50
Bay Depth:	200'
Year Built:	1998
Lease Rates:	\$11.25 - \$5.50
2020 Tax/CAM:	\$2.34



Aldrin Distribution Center I

935 Aldrin Avenue | Eagan, MN

Floor Plan



Aldrin Drive

Broker Contact:

Bryan Van Hoof
Senior Vice President
Direct: (952) 924-4624
bryan.vanhoof@cbre.com

Jeff Przytarski
First Vice President
Direct: (952) 924-4895
jeff.przytarski@cbre.com

CBRE

www.cbre.com

Owner Contact:

Jim Schlundt
Regional Manager
10140 West 76th Street
Eden Prairie, MN 55344
Direct: +1 952 852 7171
jschlundt@firstindustrial.com

FIRST
INDUSTRIAL
REALTY • TRUST

www.firstindustrial.com