

NEW DEVELOPMENT

FOR LEASE

21,000 - 89,039 SF

BREAKING GROUND MAY 2024 - Q4 2024 COMPLETION



COLUMBIA BUSINESS CENTER

YANKEE DOODLE RD &
COLUMBIA DR

EAGAN, MN



DEVELOPED BY:





COLUMBIA BUSINESS CENTER

A unique industrial/outdoor storage development opportunity in the sought after Eagan market with Endeavor Development.

- Excellent proximity to area retail
- Great access to I-35E, I-494, and Hwy 55
- Dock and drive-in capabilities
- Zoning allows for trailer parking and outside storage
- Construction starting May 2024

OFFICE-WAREHOUSE PROPERTY FEATURES

Site Area: 6.90 acres

Building Size: 89,039 SF

Space Available: 21,000 - 89,039 SF

Office Area: Build-to-Suit

Clear Height: 28'

Outdoor Storage: Available

Loading: 5 Docks & 2 Drive-ins

Column Spacing: 50' x 50' with 60' speed bay

2024 Estimated Tax/CAM: \$1.50/SF

Lease Rate: Negotiable

Available: Q4 2024

SITE PLAN

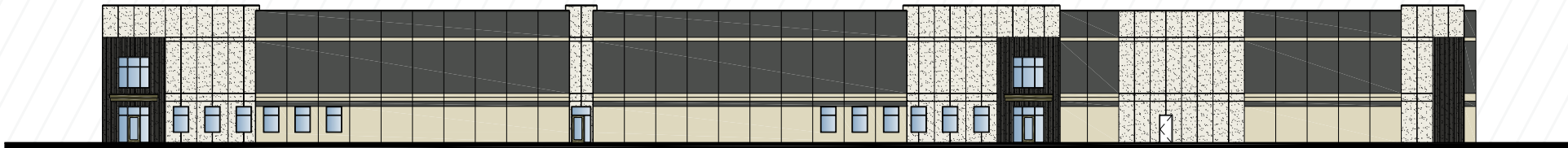


SHELL BUILDING SPECS

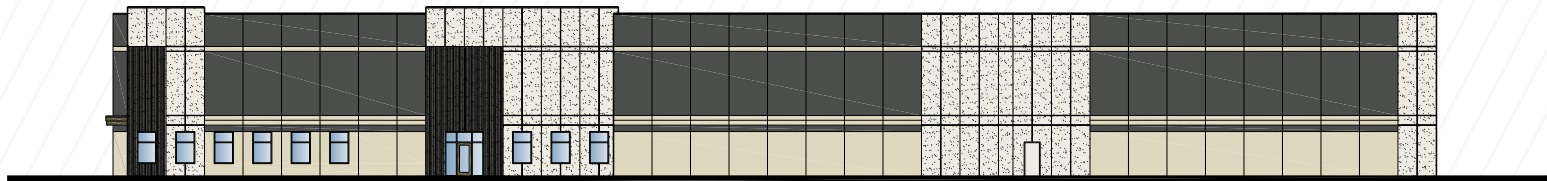
Address:	Yankee Doodle Rd & Columbia Dr, Eagan, MN
Site Size:	+/- 6.90 acres
Building Size:	89,039 square feet
Space Available:	21,000 - 89,039 square feet
Building Dimensions:	470' x 210'
Column Spacing:	50' x 50' with a 60' speed bay
Clear Height:	28' clear to bottom of structure at first interior column
Light Duty Pavement:	6" aggregate base + 1.5" bituminous base + 1.5" bit wear layer
Heavy Duty Pavement:	8" aggregate + 2" bit base + 2" bit wear
Concrete Pavement:	6" aggregate base + 6" concrete pavement
Truck Court:	118' deep asphalt truck court with a 10' concrete dolly strip
Car Parking:	133 car parking stalls
Foundations:	Shallow spread footings
Slab on Grade:	6" thick unreinforced concrete
Exterior Walls:	Brick inlaid precast concrete structural wall panels insulated per code
Structural Steel:	Tube steel columns, white roof deck, gray joists and girders
Structural Roof:	Sloped ¼" per foot from single ridge to low point at perimeter walls
Roofing:	Ballasted 45 mil EPDM roof system insulated for total R-30
Floor Sealer:	One (1) coat of Ashford Formula or equivalent
Fire Protection:	ESFR
Glass and Glazing:	Two (2) main entrances with storefront 5'x 6' first floor punched opening windows
Doors and Equipment:	Two (2) store front entrances Five (5) 9' x 10' manual overhead dock doors w/ vision windows Five (5) mechanical 7' x 8' dock levelers Five (5) rubber dock bumpers Five (5) foam dock seals Two (2) 12' x 14' automatic drive-in doors with vision windows
Roof Drain System:	Internally piped roof drains located along perimeter walls
Plumbing:	Sanitary sewer and water mains located along the south wall with extensions to the north wall at the center and ends of the building
HVAC:	Gas-fired unit heaters to maintain 50 degrees Fahrenheit Each unit heater controlled by individual thermostat Ventilation per code
Electrical Service:	1000 amp, 480 volt, 3 phase
Interior Lighting:	Motion-sensored LED highbay lights
Exterior Lighting:	LED wall packs to provide lighting over paved surfaces per code



ENLARGED ELEVATION



WEST ELEVATION



SOUTH ELEVATION

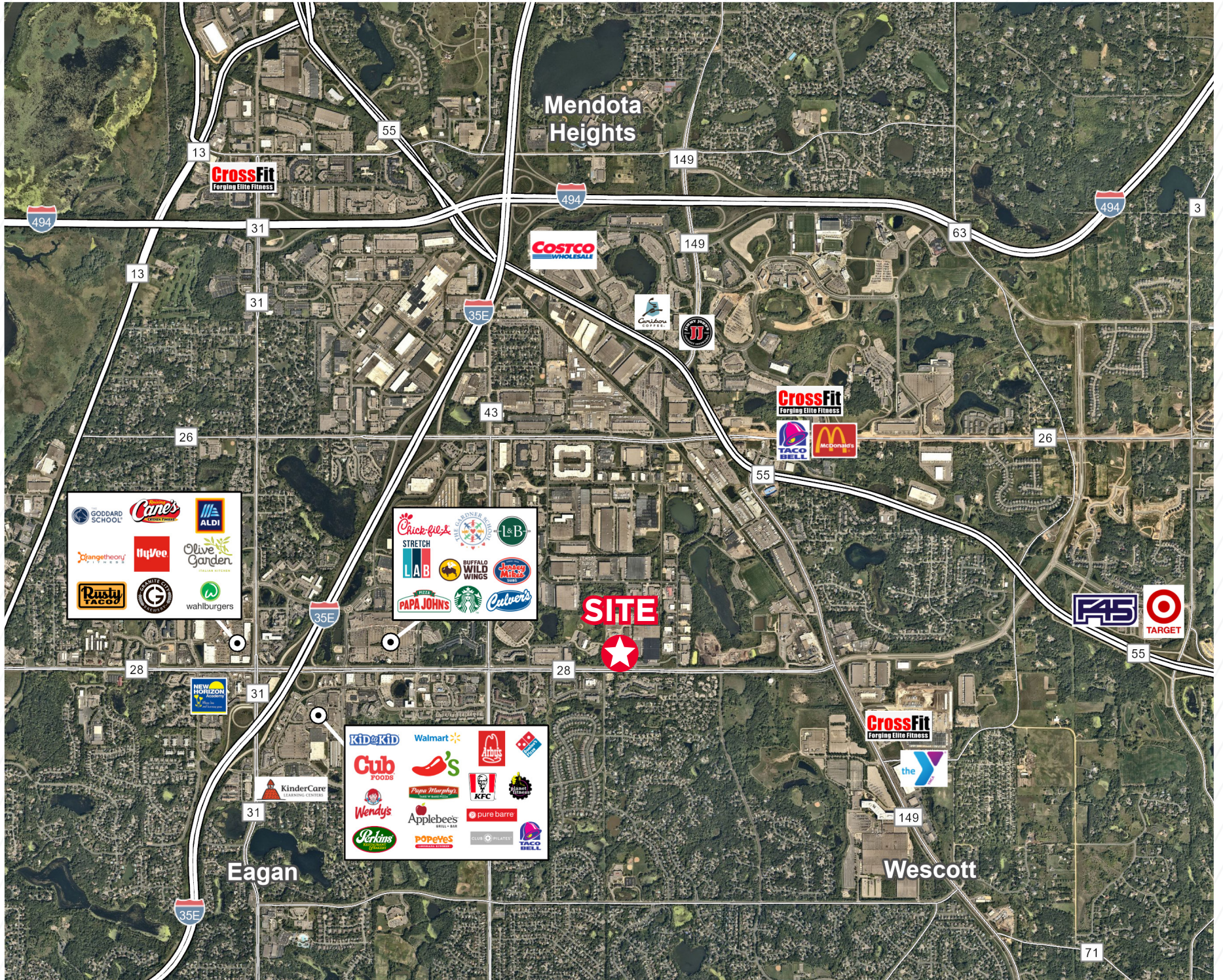
RENDERING



DRIVE-TIME AERIAL



AREA AMENITIES



ABOUT ENDEAVOR DEVELOPMENT

The need for industrial real estate has greatly accelerated. It's a specialized market Endeavor knows well. We develop, acquire and manage industrial real estate assets using our thorough understanding of the current climate and landscape. Drawing on our results in the Minneapolis- St. Paul metro area, we have successfully brought our proven approach to new markets. The Endeavor business model provides our clients unmatched industry knowledge and allows our team the flexibility and entrepreneurial spirit to get creative with solutions. We can adapt to your needs when others often can't. Offering unique solutions and opportunities to clients is where Endeavor shines.



Minnesota

- Arbor Lakes Buildings 3 - 8, *Maple Grove*
- Highview 610 Business Center, *Brooklyn Park*
- I-94 Logistics Center, *Rogers*
- Nathan Lane Business Center, *Plymouth*
- Pilot Knob Business Center, *Mendota Heights*
- Blu Dot Global Distribution Center, *Otsego*
- Yankee Doodle Business Center, *Eagan*
- Zachary Distribution Center, *Maple Grove*

Iowa

- I-35 Distribution Center, *Ankeny*
- I-80 Distribution Center, *Altoona*

Wisconsin

- I-94 Business Center, *Mt. Pleasant*

ENTREPRENEURIAL SPIRIT

INSTITUTIONAL EXPERIENCE

2021

Top Three Industrial Developer
in Minneapolis-St. Paul
by Square Footage

2022

Top Three Industrial Developer
in Minneapolis-St. Paul
by Square Footage

Nimble and Adaptable Approach

Endeavor has the flexibility and expertise to deliver state-of-the-art projects for clients. We deliver build-to-suit for lease, build-to-suit for sale, and speculative building projects to fit a variety of needs.

FOR MORE INFORMATION, PLEASE CONTACT:

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