

EAGANDALE BUSINESS CAMPUS IV

MINNEAPOLIS - ST. PAUL

1230 Eagan Industrial Road
Eagan, MN 55121



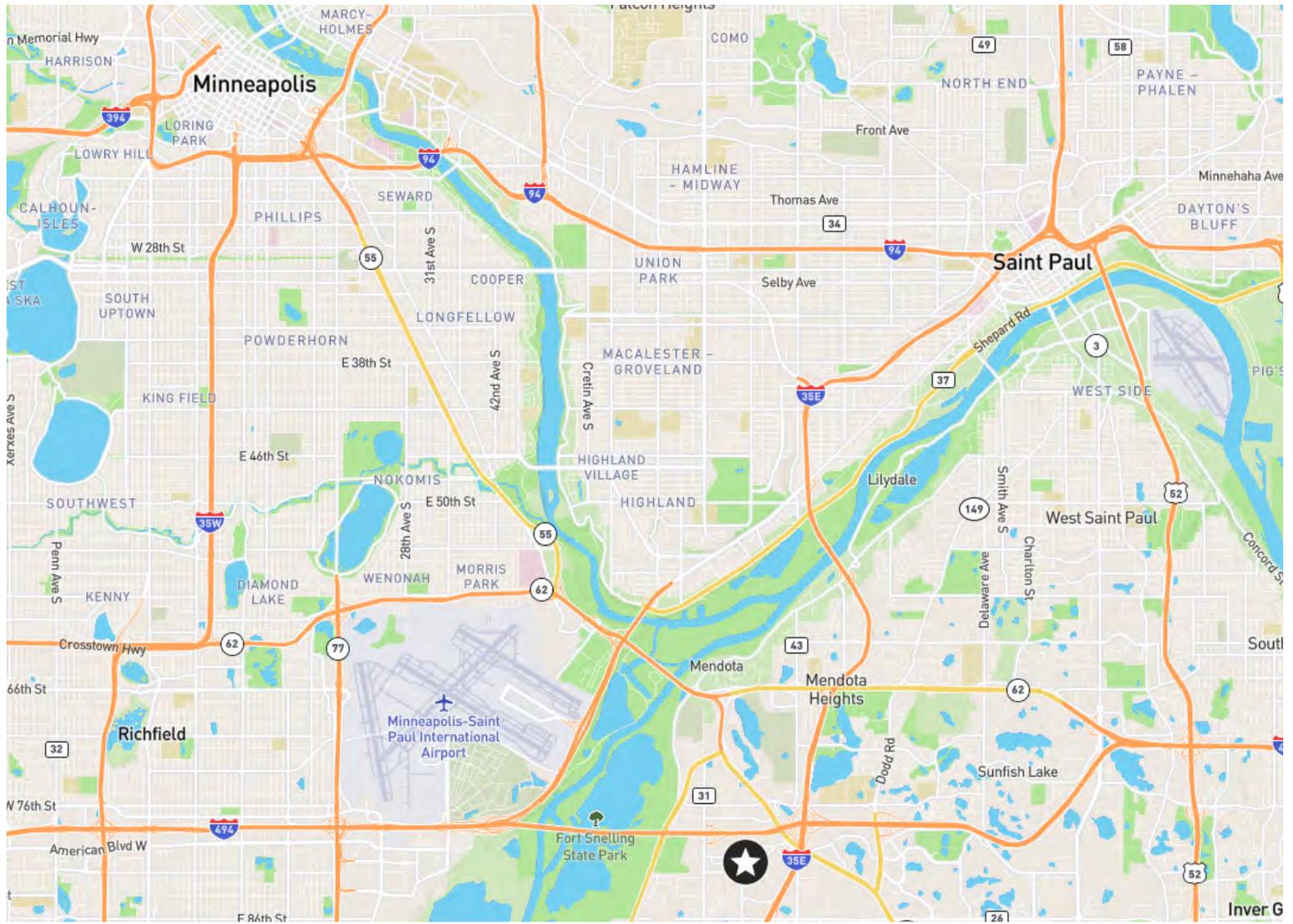
FOR LEASE

2,052 - 16,764 SF



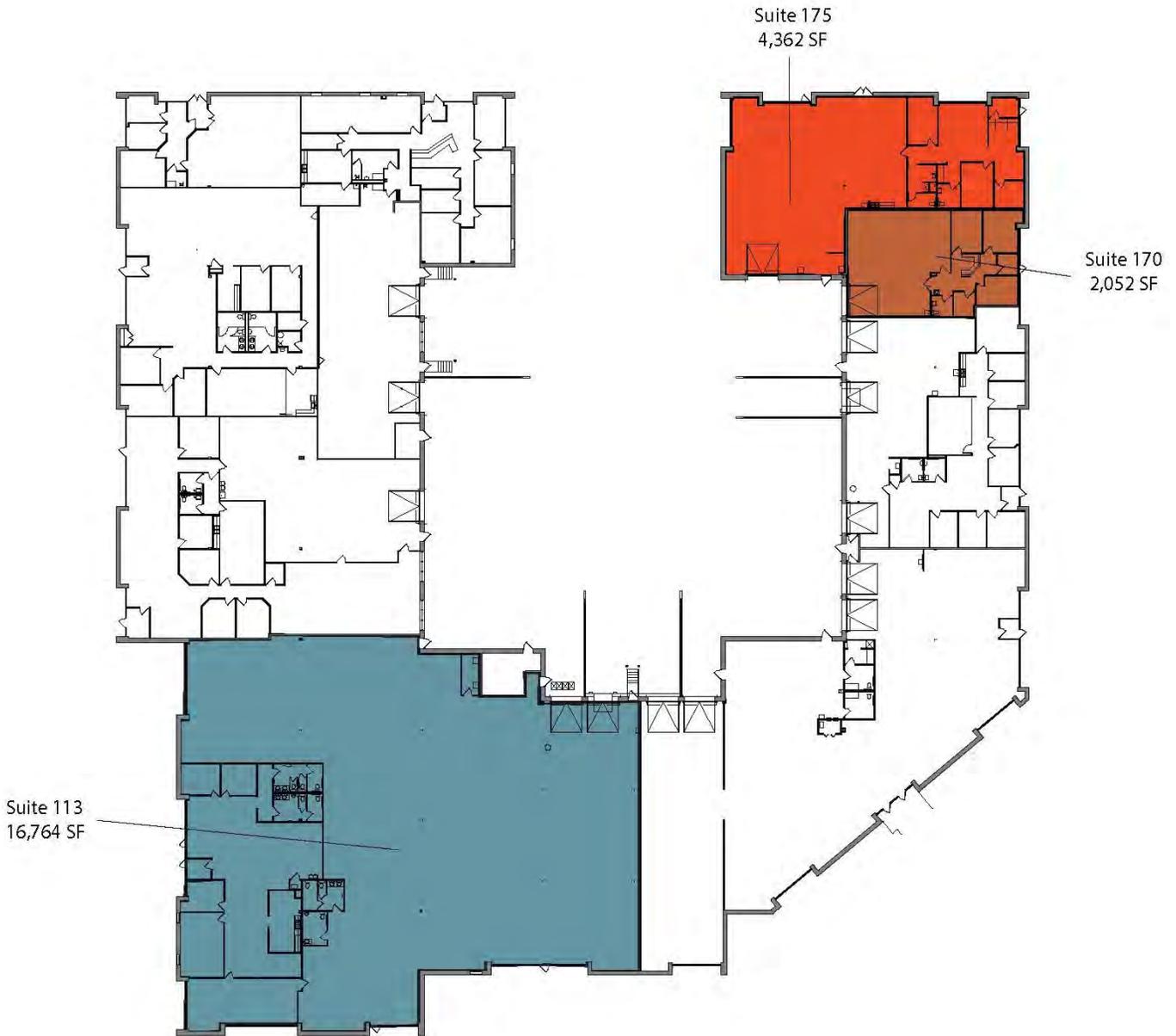
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FEATURES

Freeway Access	I-35E and I-494, HWY 55	Power	480 V / 3 Phase
Total Building	57,767 SF	Loading	Dock High and Drive-in Available
Available SF	2,052 - 16,764 SF	Clear Height	14'3"
Lot Size	5.19 Acres	Parking	4.24 / 1,000
Year Built	1984	2026 Tax / CAM	\$4.80 PSF
Construction	Brick/Block	Rates	Negotiable



Suite 175

- ➔ Total: 4,362 SF
- Office: 1,458
- Warehouse: 2,904
- Loading: 1 drive-in
- Available 5/1/26

Suite 170

- ➔ Total: 2,052 SF
- Office: 887 SF
- Warehouse: 1,165 SF
- Loading: 1 drive-in
- Available 5/1/26

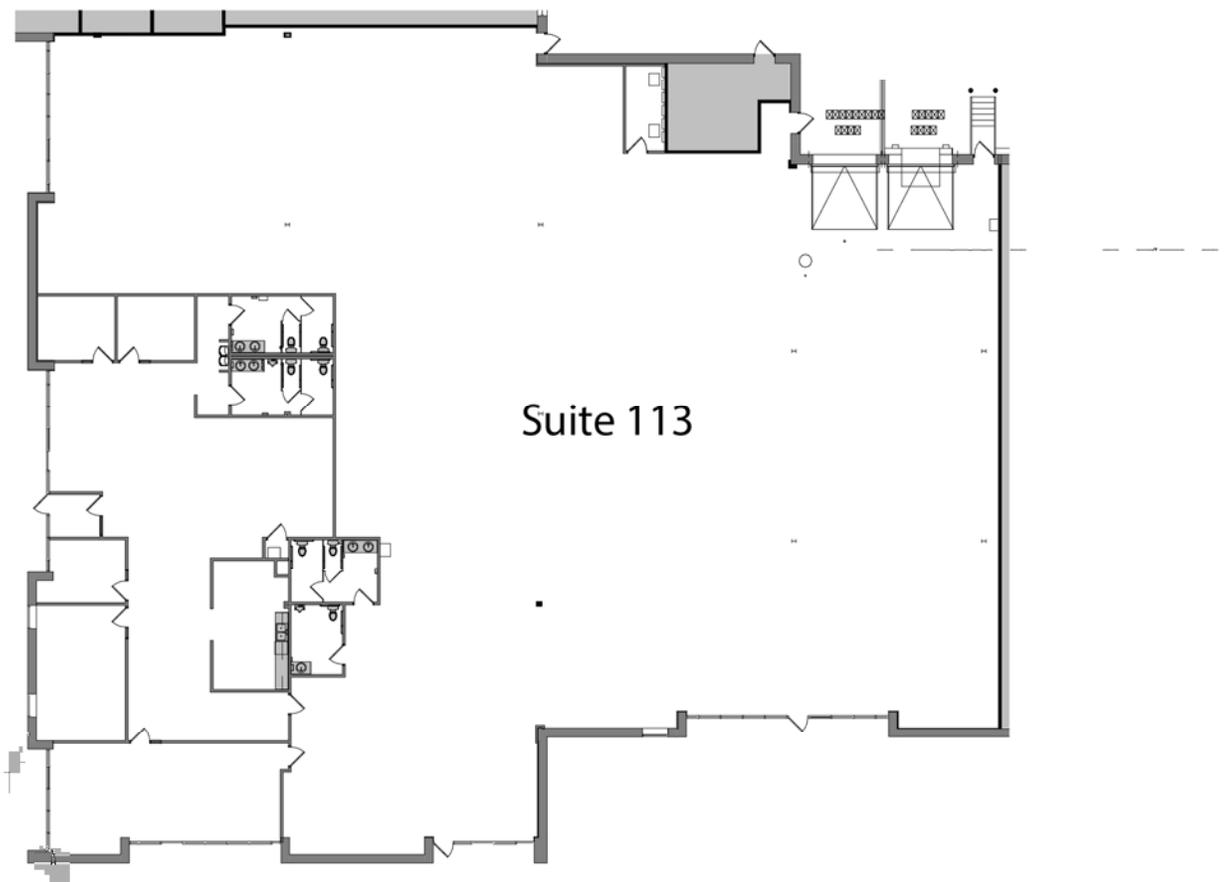
Suite 113

- ➔ Total: 16,764 SF
- Office: 3,988
- Warehouse: 12,776
- Loading: 1 Drive-in, 1 Dock
- *Full HVAC in Warehouse

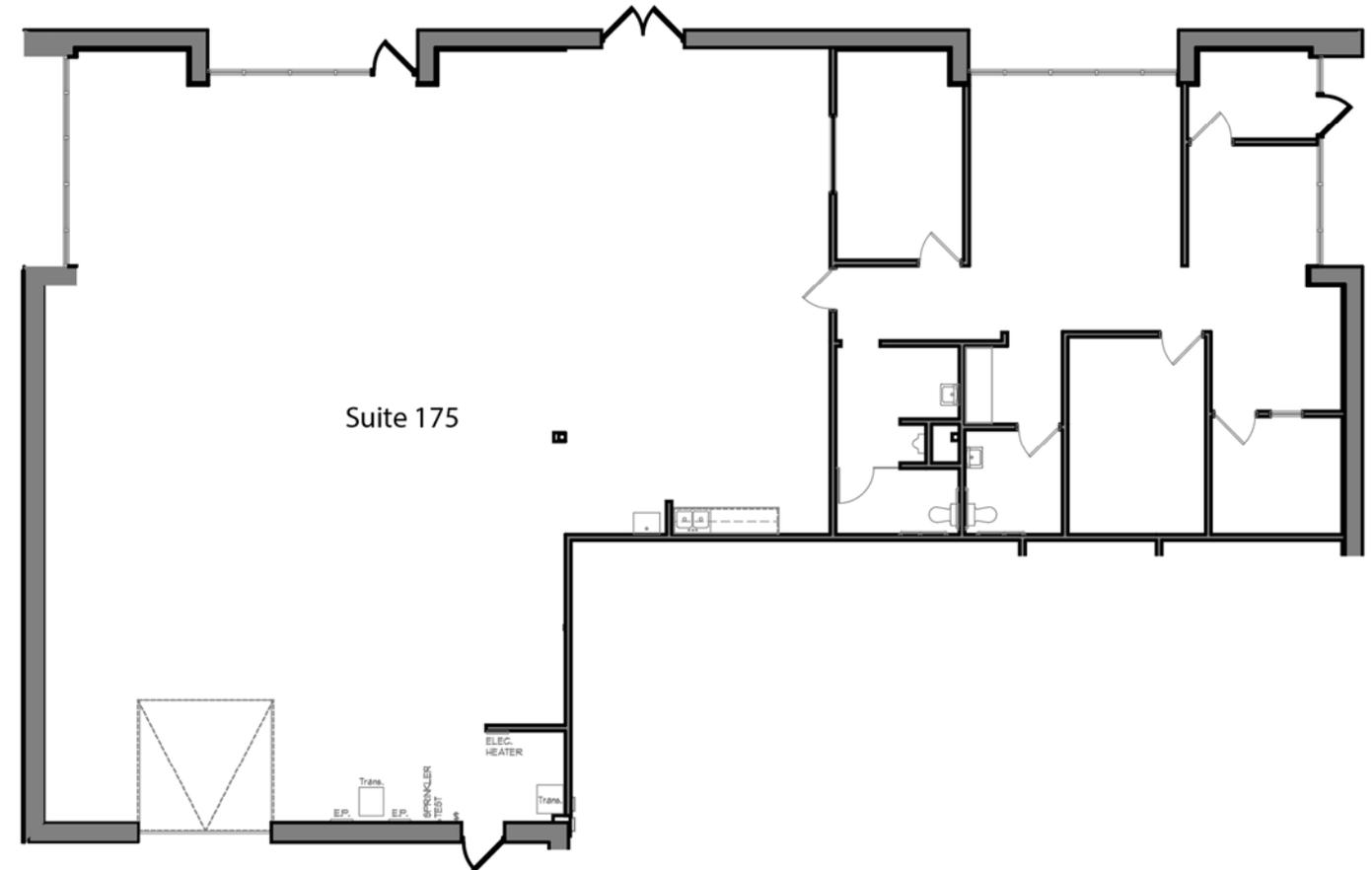
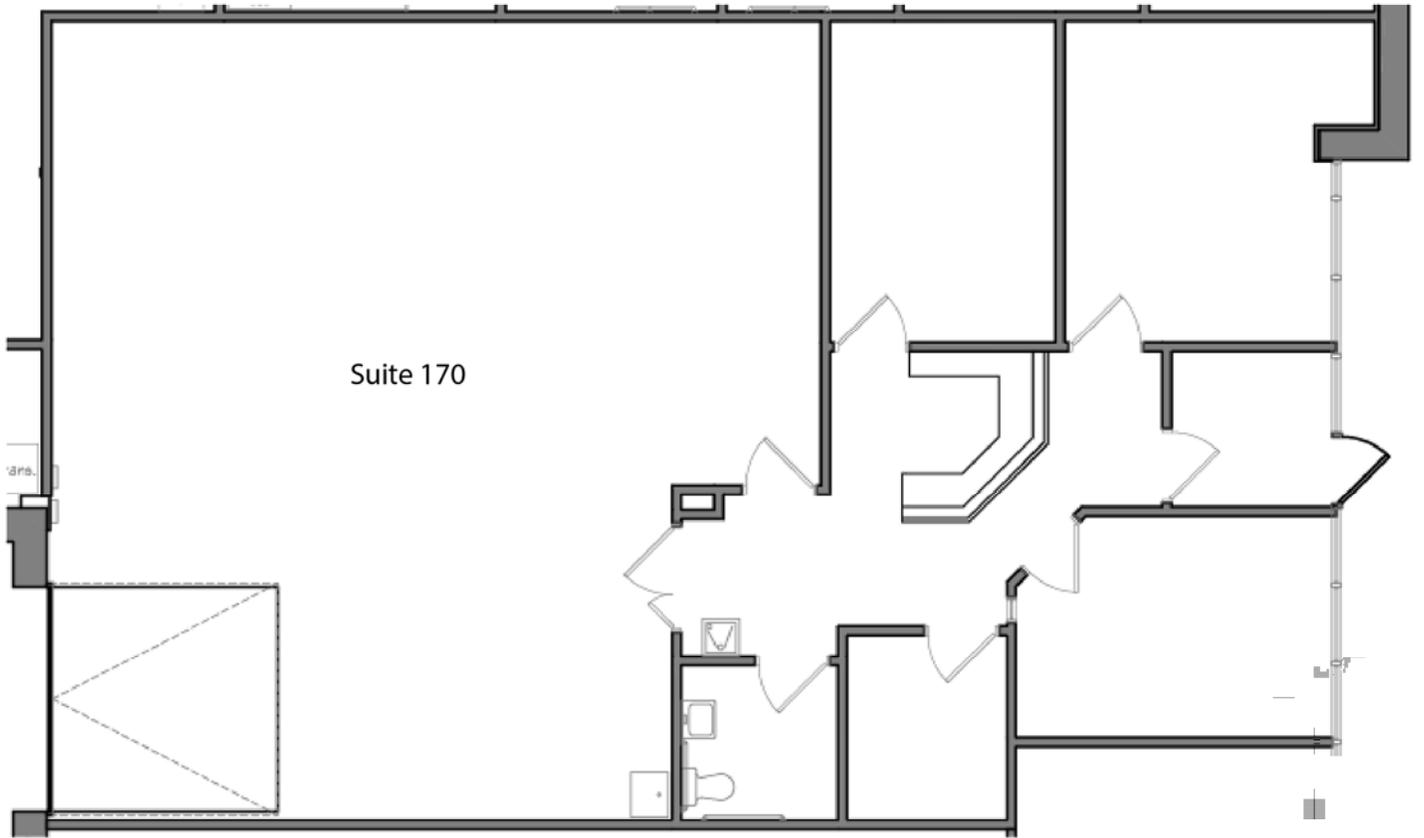
Suites 170-175

- ➔ Total: 6,414 SF
- Office: 2,345 SF
- Warehouse: 4,069 SF
- Loading: 2 drive-ins
- Available 5/1/26





Suite 113



Committed to Driving Value for Our Customers

Properties with a Competitive Edge

Our scale, proprietary data and local relationships allow our 1,200+ skilled team members to help customers stay ahead of market trends.

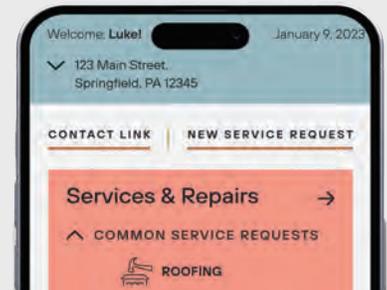


Best-in-Class Customer Service

Our on-the-ground regional teams provide you with local expertise, leveraging data-driven insights to find the right solutions for your business.

Link+

Our digital customer experience platform provides easy access to your property management teams, lease documents, billing and service requests. Sign up today!



500 Million Square Foot Portfolio

Energy Solutions

Link Logistics' award-winning utility management program helps customers save time and money while unlocking energy efficiency opportunities. Enroll today through Link+.



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