

FOR LEASE

Owned and Operated by



Eagandale Business Campus IV

1230 Eagan Industrial Road, Eagan, MN

7,802 - 15,031 SF



**LEASING INFO
& CONTACT**

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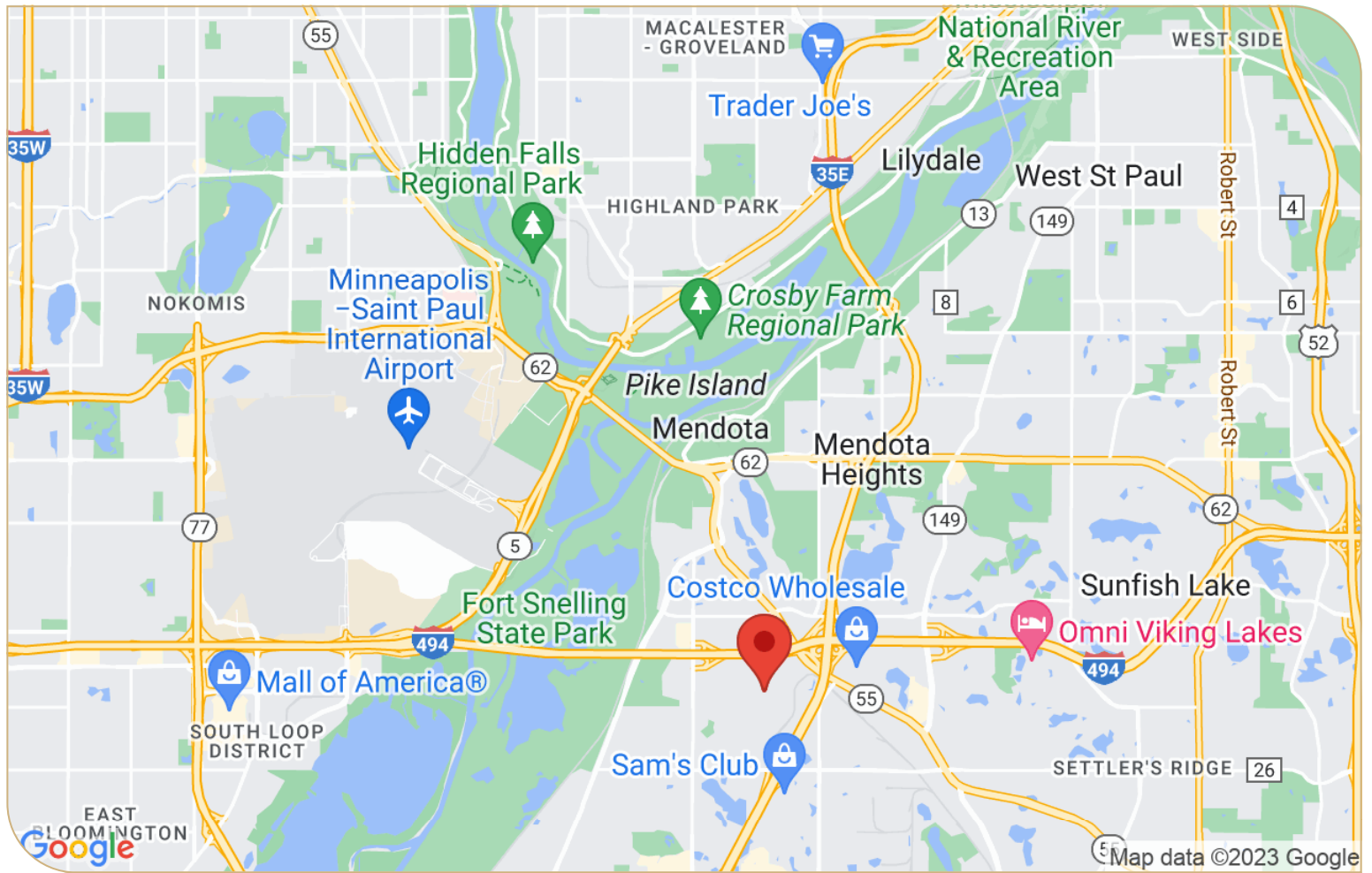
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CBRE

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



Features

Total Building : 57,767 SF

Lot Size: 5.19 acres

Year Built: 1984

Construction: Brick/Block

Parking: 3.93/1,000

Clear Height: 14'3"

Power: 480 volt, 3-phase

Dock High and Drive-in loading available

Rental Rates: Negotiable

2025 Tax/Cam: \$5.14 PSF

*** Landlord will convert office to warehouse**

Suite 103*

Total: 7,802 SF

Office: 4,909 SF

Warehouse: 2,893 SF

Loading: 1 drive-in, 1 dock
(ability to add 1 dock)

Suite 140

Total: 10,350 SF

Warehouse: 10,350 SF

Loading: 3 drive-ins, 1 dock

Suite 160

Total: 4,681 SF

Office: 2,235 SF

Warehouse: 2,446 SF

Loading: 2 drive-ins, 1 dock

Suite 140-160

Total: 15,031 SF

Office: 2,235 SF

Warehouse: 12,796 SF

Loading: 5-drive-ins, 2 docks

