



3321 Mike Collins Drive

IOS For Lease

PROPERTY INFORMATION



Est 2.34 ACRES
PROPERTY SIZE

Est 12,034 SQ FT
TOTAL BUILDING SIZE



Est 7,502 SQ FT
TOTAL SHOP SIZE

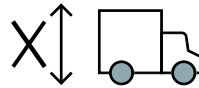
Est 4,532 FT
TOTAL OFFICE SIZE



Building Details



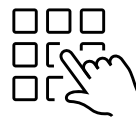
1 – Overhead door 16Ft W x 16Ft H
2 – Overhead doors 12Ft W x 14Ft H



18 ft Clear Height



Shop Equipped with Inground Service
Pit and Truck/Tire Alignment Machine



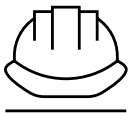
Electronic Key Pad and
Fob Entry Doors



Oil/Water Separators
Floor Drains



All LED Lighting
throughout the property



Office was Recently Improved
and Renovated



Paved Lot Coverage

SHOP PHOTOS



OFFICE PHOTOS





Area Overview

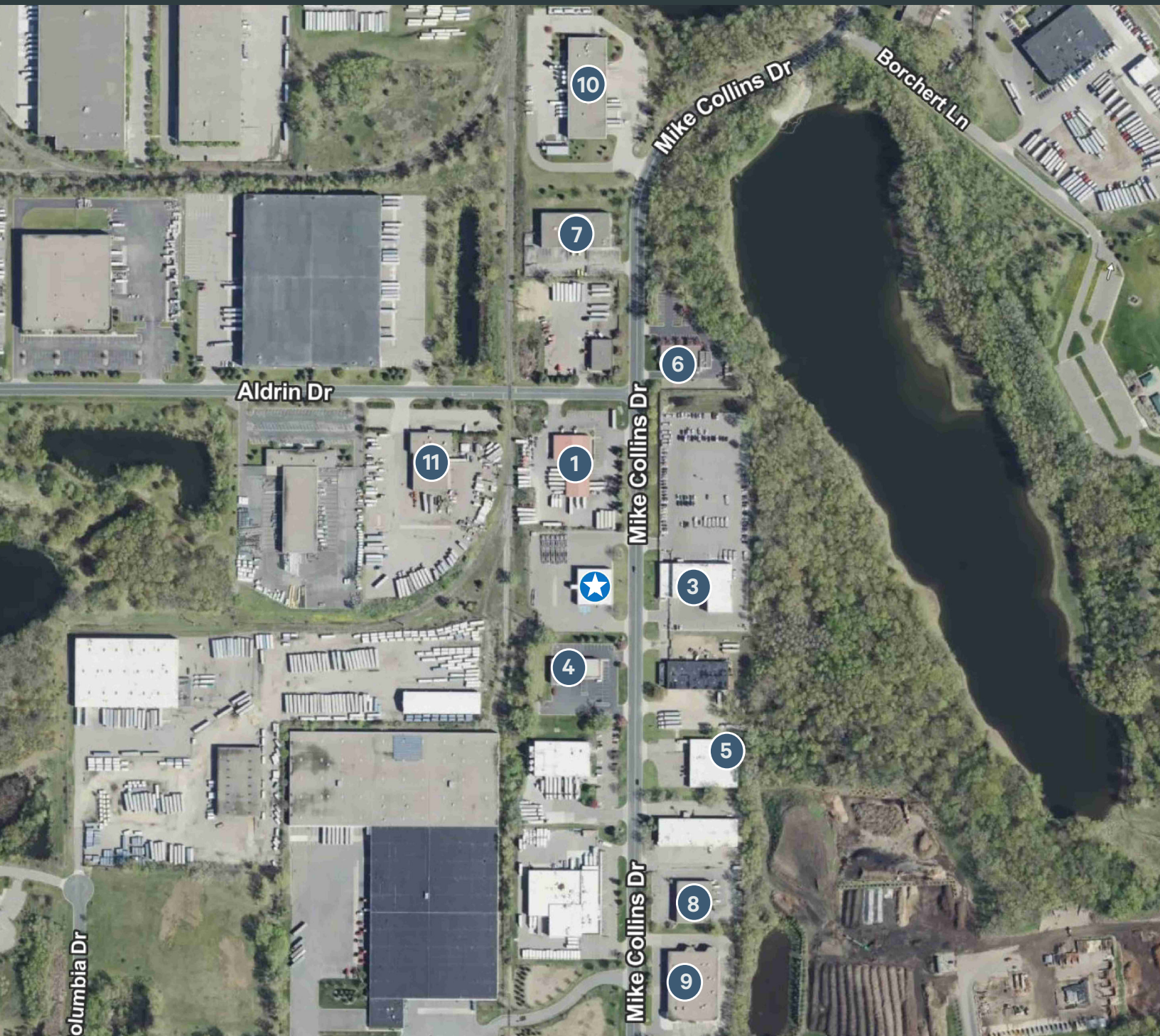
EAGAN, MN

Eagan, Minnesota, boasts a robust and diverse business and industrial landscape, strategically positioned minutes from downtown Minneapolis and St. Paul, the MSP International Airport, and the Mall of America. This advantageous location, coupled with access to two interstates, has fostered a thriving economic environment. The city is home to over 2,000 businesses, ranging from sole proprietorships to Fortune 500 companies, contributing to Eagan having one of the largest employment and corporate campus centers in the Minneapolis-St. Paul region. Eagan has experienced the highest job growth in the metro area over the last decade. The city's business community consistently rates Eagan highly as a place to conduct business, with 91% of respondents in a 2021 survey valuing it as an excellent or good place, and 97% recommending operating a business there. This positive sentiment is further supported by the city's consistently low tax rates among major regional cities and Dakota County's low taxing rates.



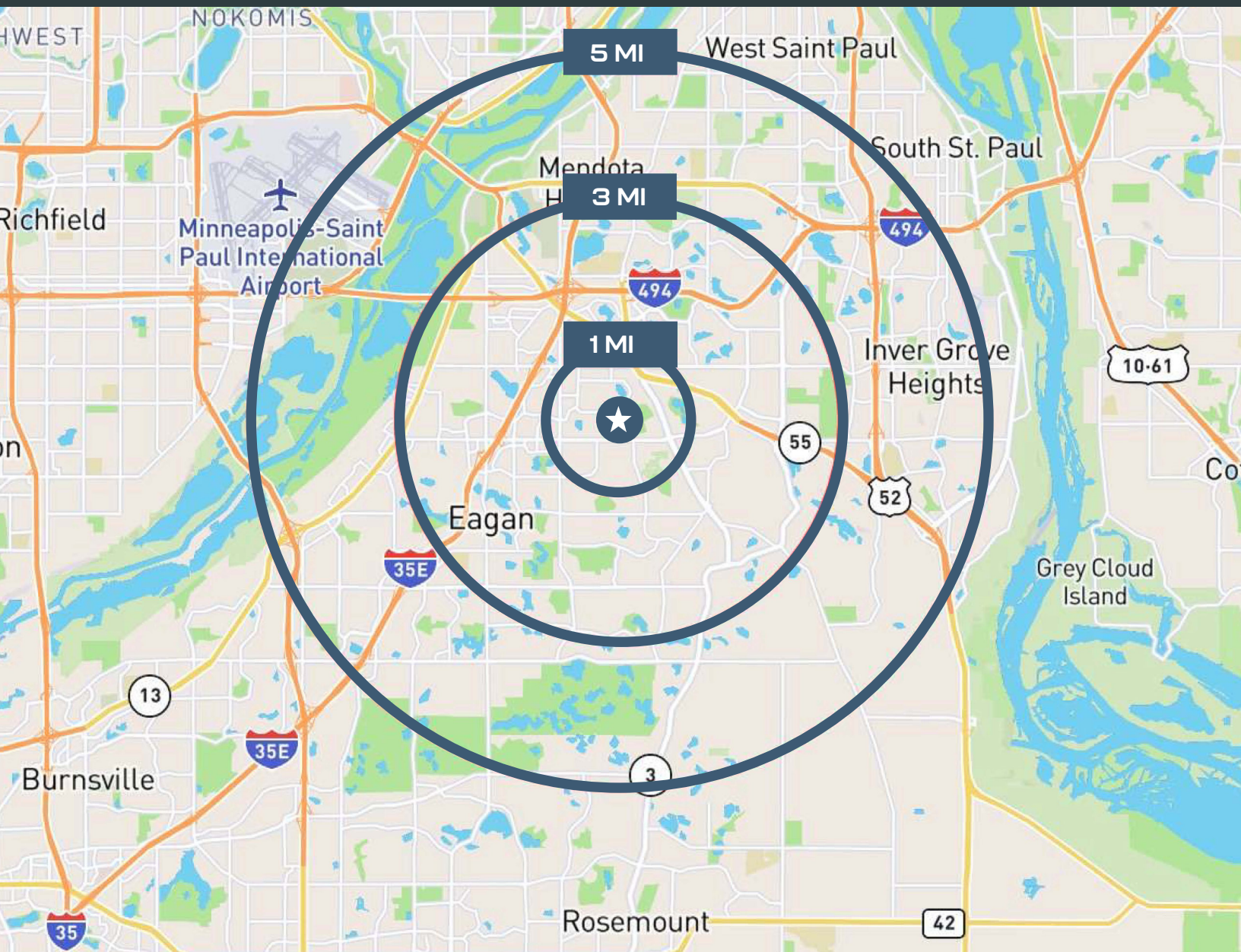
Area Industries

#	COMPANY	ADDRESS	INDUSTRY
1	A&H Cartage	3275 MIKE COLLINS DR, EAGAN, MN 55121	TRUCKING COMPANY
2	Carvana	3306 MIKE COLLINS DR, EAGAN, MN 55121	CAR DEALER
3	PBBS Equipment Corporation	3329 MIKE COLLINS DR, EAGAN, MN 55121	BOILER SUPPLIER
4	JR Custom Plating	3350 MIKE COLLINS DR, EAGAN, MN 55121	PLATING SERVICE
5	ProCalibrate	3240 MIKE COLLINS DR, EAGAN, MN 55121	AUTO REPAIR SHOP
6	ServiceMaster DSI - St. Paul	3205 MIKE COLLINS DR, EAGAN, MN 55121	WATER DAMAGE RESTORATION SERVICE
7	FleetPride	3380 MIKE COLLINS DR, EAGAN, MN 55121	TRUCK PARTS SUPPLIER
8	Planet Distribution	3388 MIKE COLLINS DR, EAGAN, MN 55121	DISTRIBUTION SERVICE
9	Nippon Sanso Matheson Gas	3191 MIKE COLLINS DR, EAGAN, MN 55121	INDUSTRIAL GAS SUPPLIER
10	Ultimate Fleet Repair	920 ALDRIN DR, EAGAN, MN 55121	TRUCK REPAIR SHOP



Demographics

POPULATION	1 MILE	3 MILES	5 MILES
2025 - Year Estimate	5,105	45,962	126,904
2025 - Five Year Projection	5,438	47,522	130,096
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Year Estimate	2,265	18,373	54,425
2025 Five Year Projection	2,410	19,136	56,369
PLACE OF WORK	1 MILE	3 MILES	5 MILES
2025 Business	311	2,237	4,432
2025 Employees	5,856	38,964	68,124





12,034 SF FOR LEASE

Mike Collins Drive

3321 MIKE COLLINS DRIVE
EAGAN, MN 55121

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CBRE

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