

# EAGANDALE BUSINESS CAMPUS II

MINNEAPOLIS - ST. PAUL

1270 Eagan Industrial Rd  
Eagan, MN



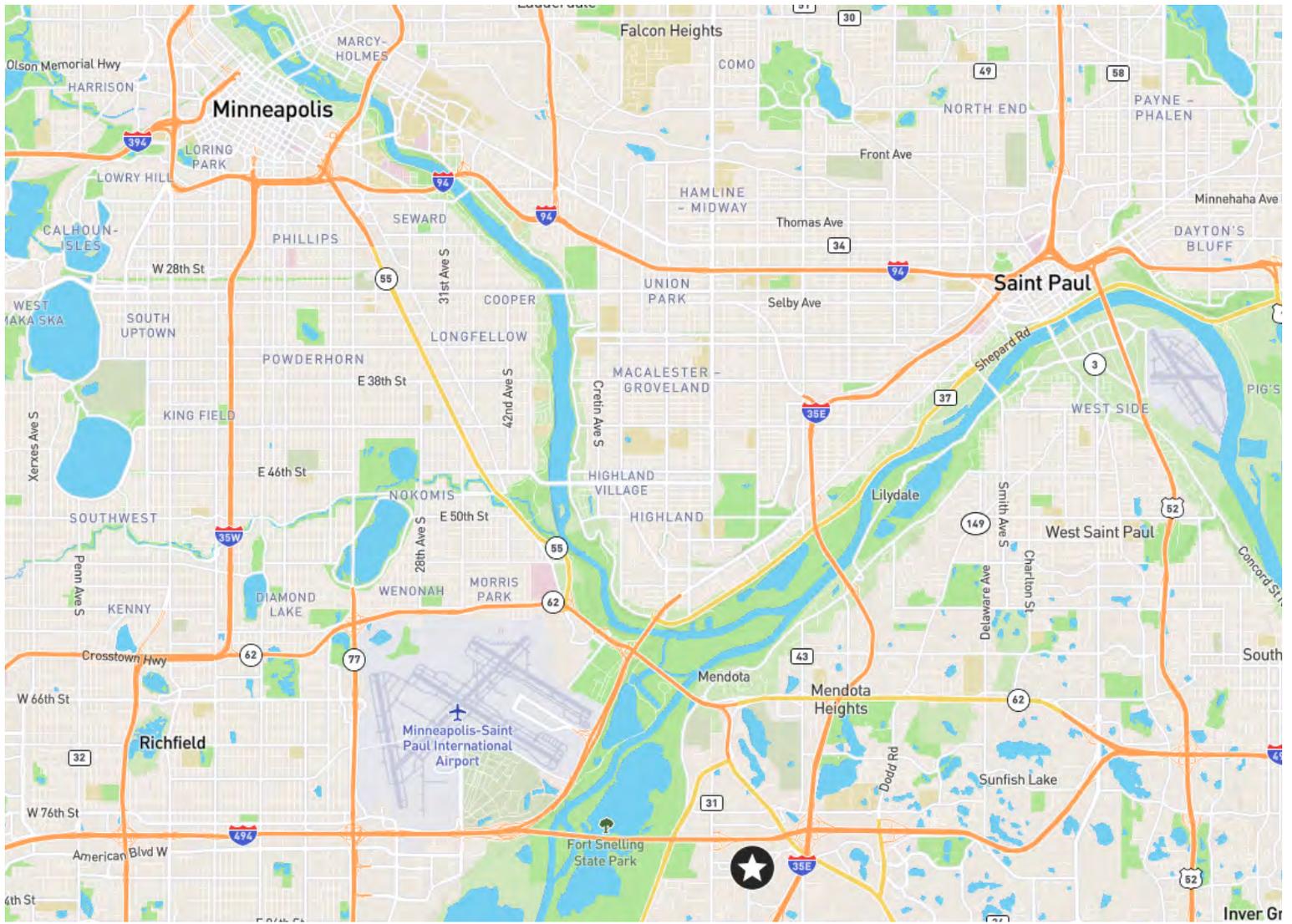
FOR LEASE

8,000 - 48,818 SF



LEASED BY

**CBRE**



## BUILDING

Total Building:	62,046 SF	Clear Height:	14'
Lot Size:	4.96 Acres	Power:	480 Volt, 3 Phase
Year Built:	1985	Loading:	Dock High & Drive-in
Construction:	Brick / Block	2026 Tax / CAM:	\$4.39
Parking:	3.87/1,000	Rental Rates:	Negotiable

\*landlord will convert office to warehouse



**Suite 100**  
35,410 SF

**Suite 150**  
13,422 SF

## Suite 100

- ➔ Total: 35,410 SF
- Office: 12,192
- Lab: 2,077
- Warehouse: 21,141 SF
- Loading: 2 Docks
- (ability to add 4 drive-in doors)

## Suite 150

- ➔ Total: 13,422
- Office: 13,099
- Warehouse: 323
- Loading: (1) 4' Dock High Door
- (ability to add (2) 4' dock high doors and 2 drive-in doors)

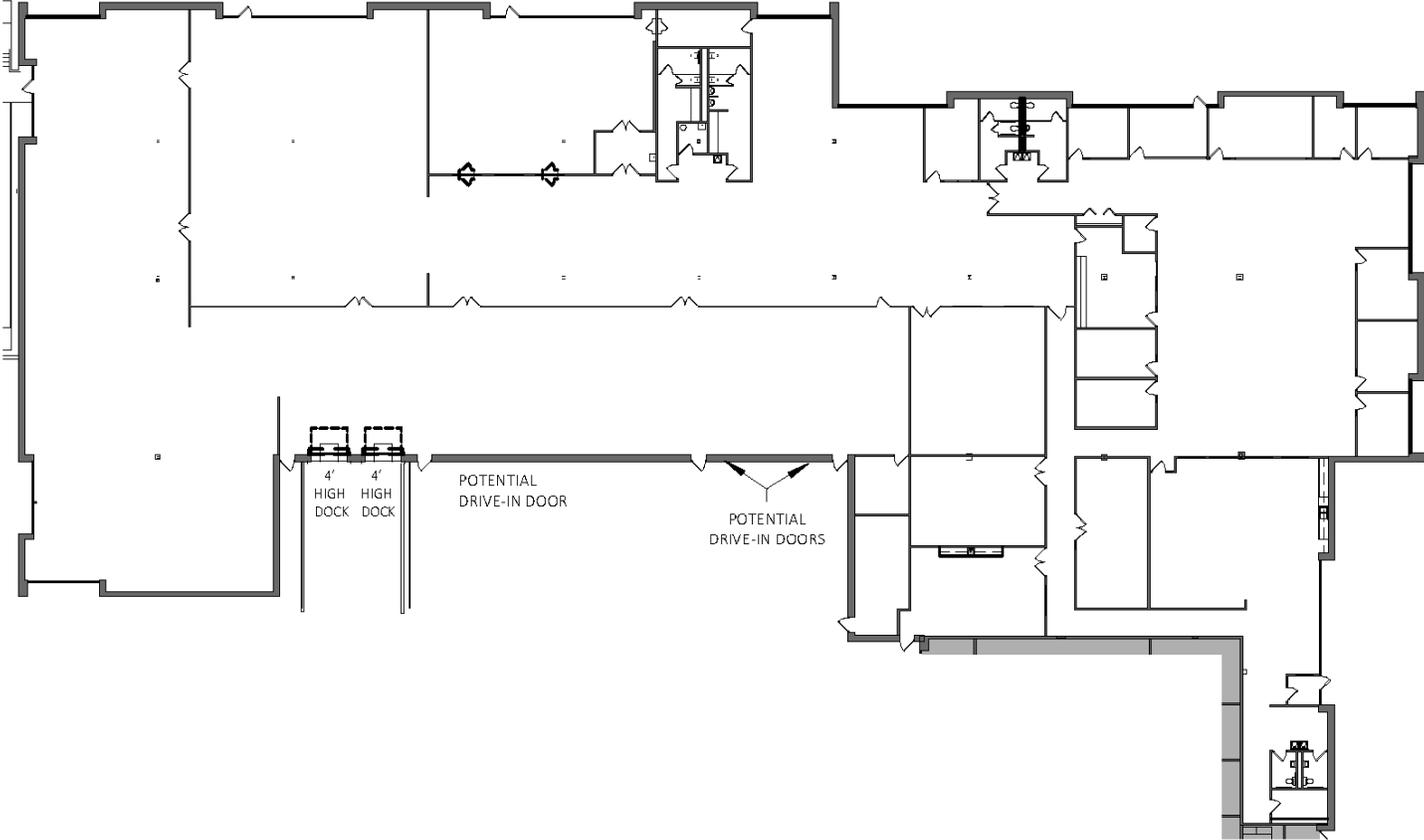
## Suites 100 & 150

- ➔ Total: 48,818 SF
- Office: 23,223
- Tech: 13,576
- Warehouse: 12,019
- Loading: 3 Docks
- (ability to add 2 additional docks and 6 drive-in doors)

\*landlord will convert office to warehouse

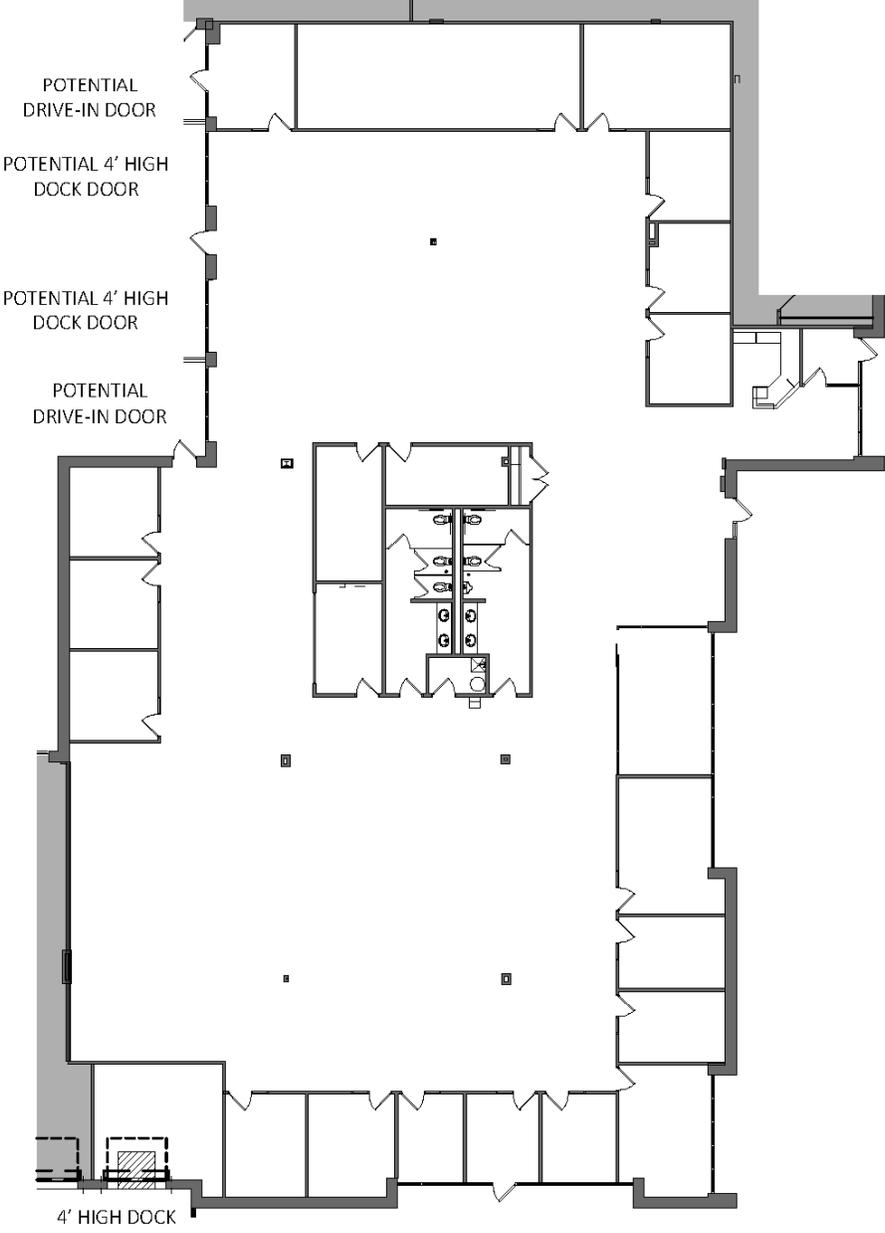
# SUITE 100

35,410 SF



# SUITE 150

13,422 SF





# 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.

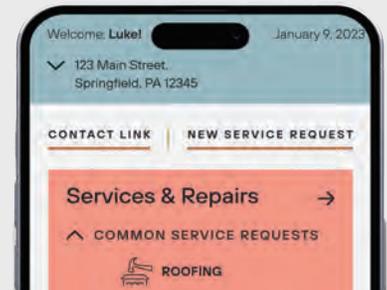


## Best-in-Class Customer Service

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+.



# CONTACT INFORMATION

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