

For Lease | Industrial

CBRE

Gateway Business Park

Building 2

500 Lone Oak Road | Eagan, MN 55121



Contact Us

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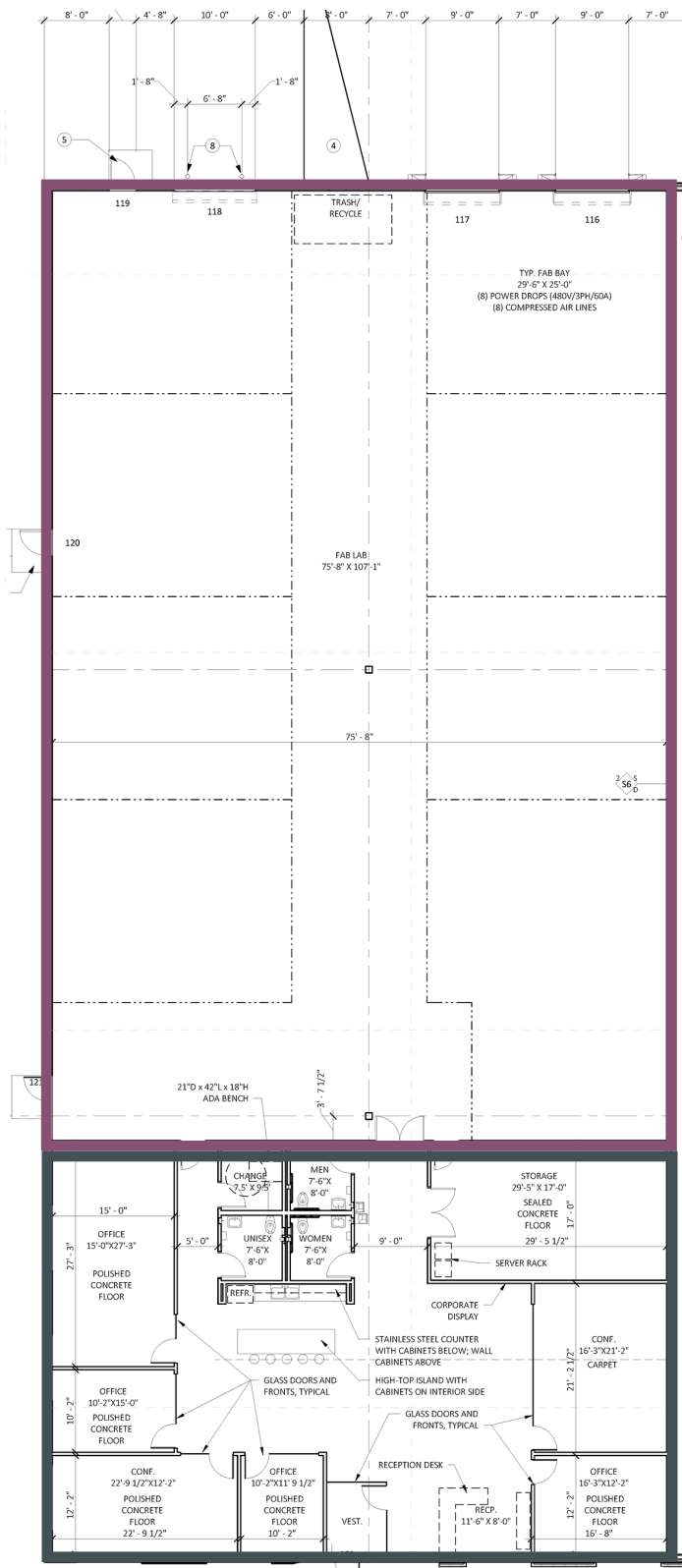
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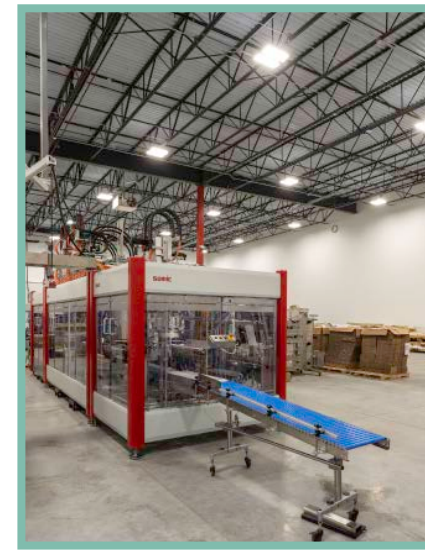
Property Features

- + **Available SF:** 13,091 SF
 - 4,589 SF Office
 - 8,502 SF Warehouse
- + **Clear Height:** 24'
- + **Loading:** 2 Docks | 1 Drive-in
- + **Column Spacing:** 40'x50'
- + **Bay Depth:** 170'
- + **Acreage:** 7.47 Acres
- + **Parking Ratio:** 1.79/1,000
- + **Year Built:** 2018
- + **Power:** 200 Amps 480 Volt 3-Phase
- + **Telecommunications:** Comcast Fiber
- + **Sprinkler:** ESFR
- + **Lease Rates:** Negotiable
- + **Est. 2025 Tax/CAM:** \$5.28 PSF
- + **Highlights:**
 - Exceptional end cap location
 - Painted whs walls and updated office design
 - Excellent location
 - Just off I-494 Eagan, MN

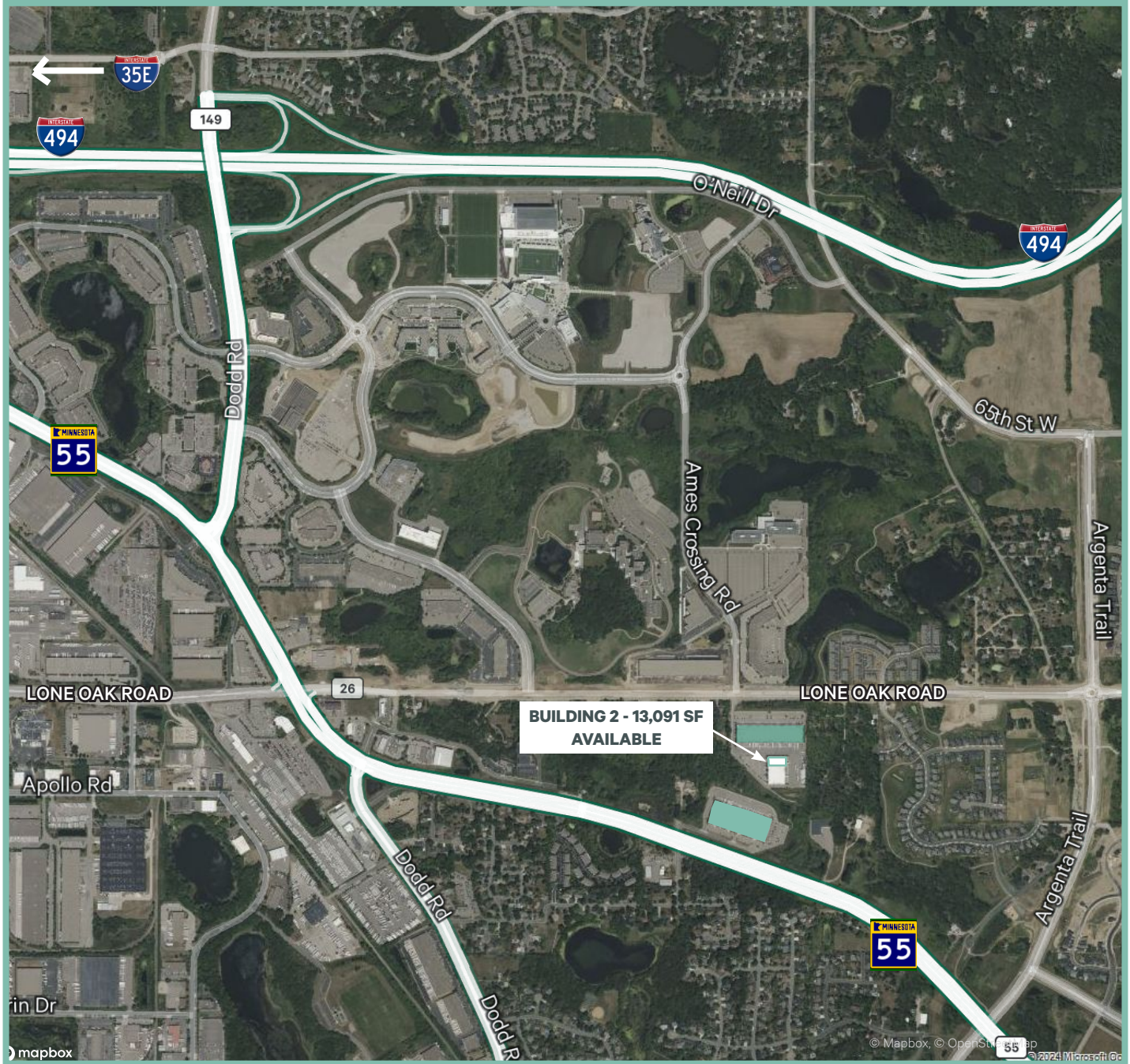
Floor Plan



Office SF: 4,589 SF
Warehouse SF: 8,502 SF
Total Available SF: 13,091



Location Map



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