

Gateway Business Park

Building 2

500 Lone Oak Road | Eagan, MN 55121



Contact Us

Bryan Van Hoof Senior Vice President +1 952 924 4624 bryan.vanhoof@cbre.com Jeff Przytarski Senior Vice President +1 952 924 4895 jeff.przytarski@cbre.com Sam Manke Senior Associate +1 763 398 9047 sam.manke@cbre.com 500 Lone Oak Road | Eagan, MN

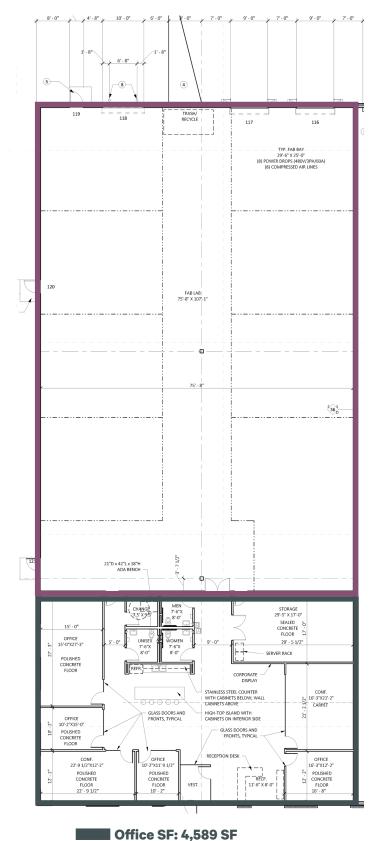


Property Features

- + **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



Warehouse SF: 8,502 SF
Total Available SF: 13,091

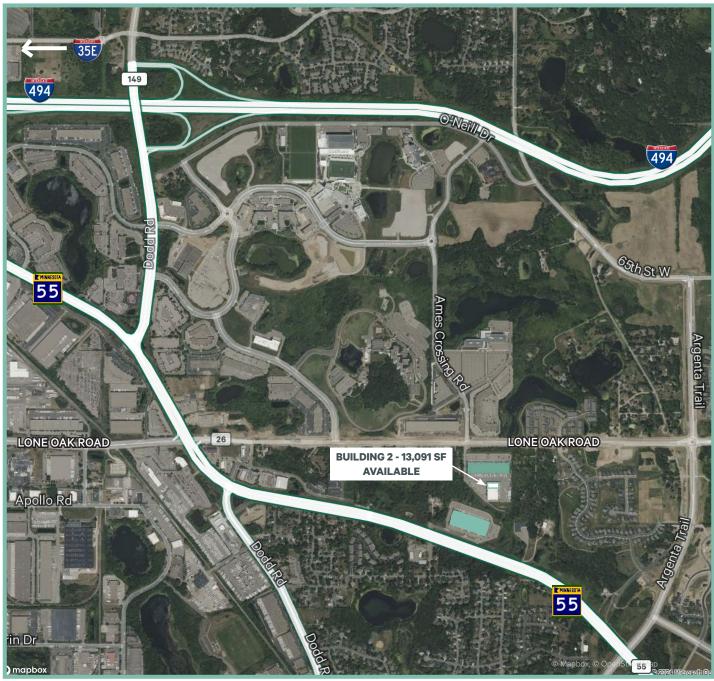






500 Lone Oak Road | Eagan, MN

OLocation Map



Contact Us

Bryan Van Hoof Senior Vice President +1 952 924 4624 bryan.vanhoof@cbre.com Jeff Przytarski Senior Vice President +1 952 924 4895 jeff.przytarski@cbre.com Sam Manke Senior Associate +1 763 398 9047 sam.manke@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.