



**IOS FOR LEASE  
EST 5.64 ACRES EST 16,756 SF**

**3707 KENNEBEC DRIVE  
EAGAN, MN 55122**

**PRIME INDUSTRIAL OUTDOOR STORAGE  
OPPORTUNITY IN EAGAN, MN**

**CBRE**

**OUTOUR**  
INDUSTRIAL STORAGE



## PROPERTY OVERVIEW

- Building is fully sprinklered
- Building equipped with an oil water separator
- 16ft Clear Height (20Ft ceiling height)
- The yard space is fully lit and fenced
- The yard is equipped with roughly 60 truck plug-ins
- Paved surface
- Building is equipped with drive-through wash bay
- Property owner intends to improve/expand useable outdoor storage lot

### PROPERTY DIMENSIONS

- **±5.64 ACRES**
- **EST 16,756 SF TOTAL**
- **EST 3,756 SF OFFICE**
- **EST 13,000 SF SHOP/  
WAREHOUSE**

# BUILDING SPECIFICATIONS

## Business Office Space

Name	#
Individual Offices	6
Restrooms	2
Lunch Rooms	1
Parking	est. 60 spaces
Power	Heavy 480v 3 Phase Power



# DOOR INFORMATION



Dock Doors

2



Drive-in Doors (13H x 12W)

8



Drive-through  
Maintenance Bays

4

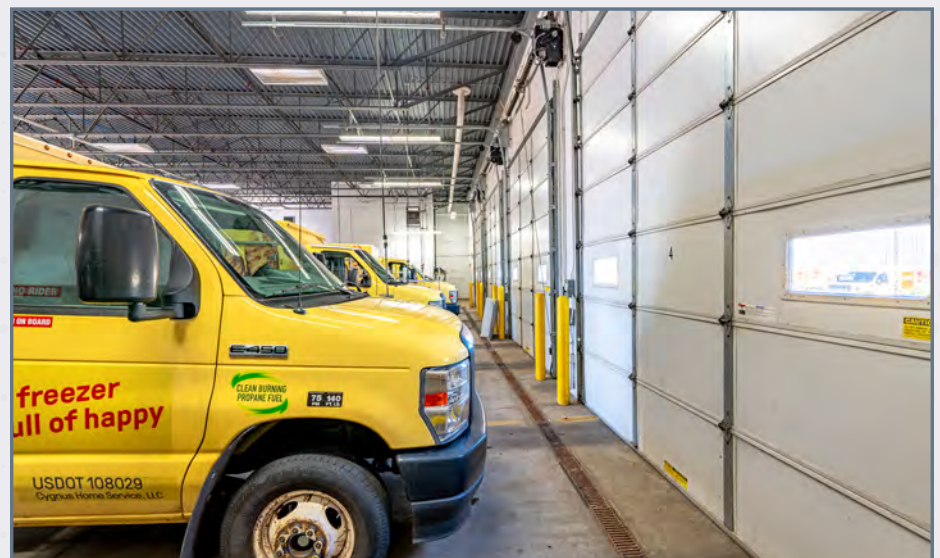


Drive-through  
Wash Bay

1



# SHOP PHOTOS



# BUILDING ELECTRICAL PHOTOS



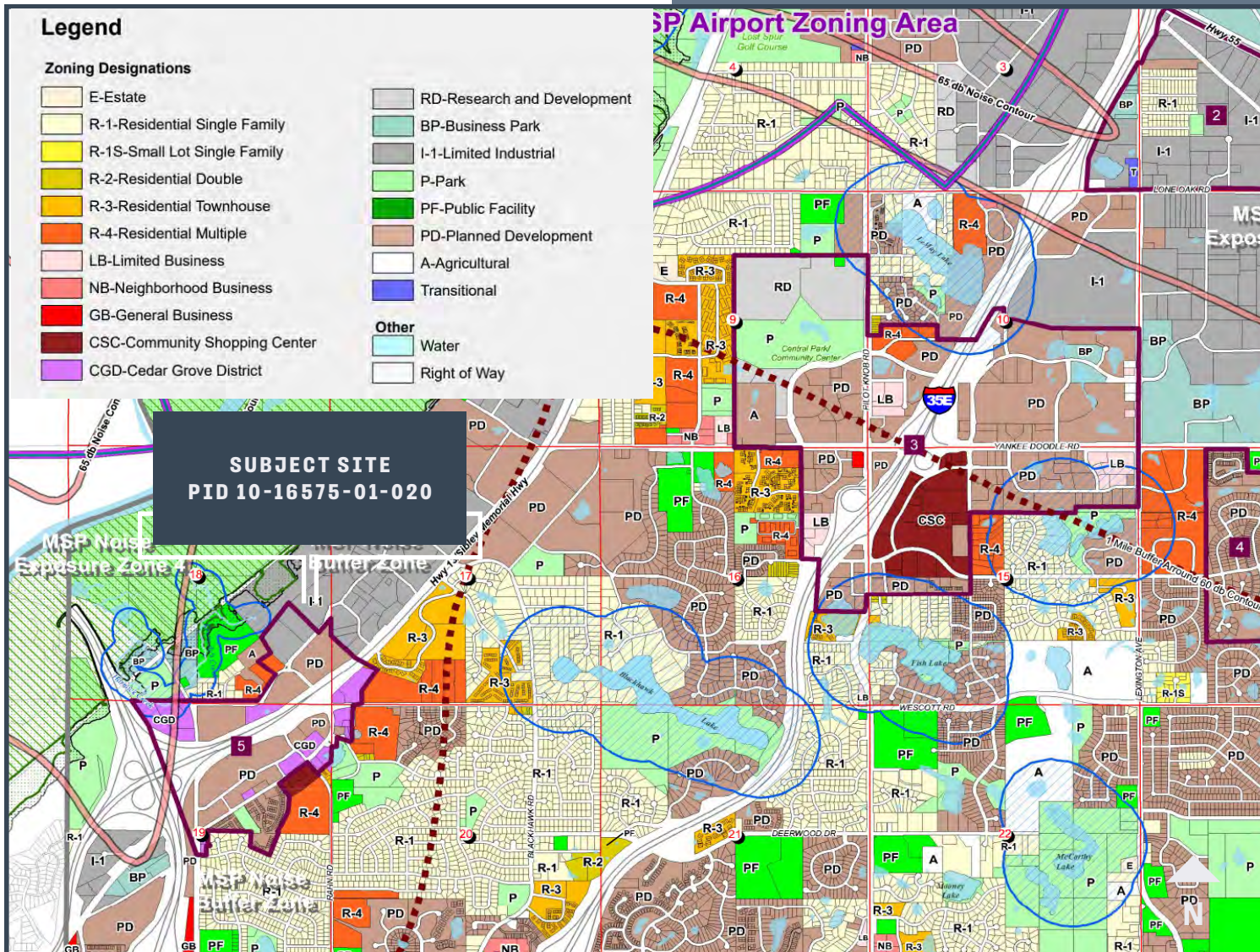
HEAVY CAPACITY  
**480V 3 PHASE**

TRUCK PLUG-INS  
**ROUGHLY 60**



# ZONING INFORMATION

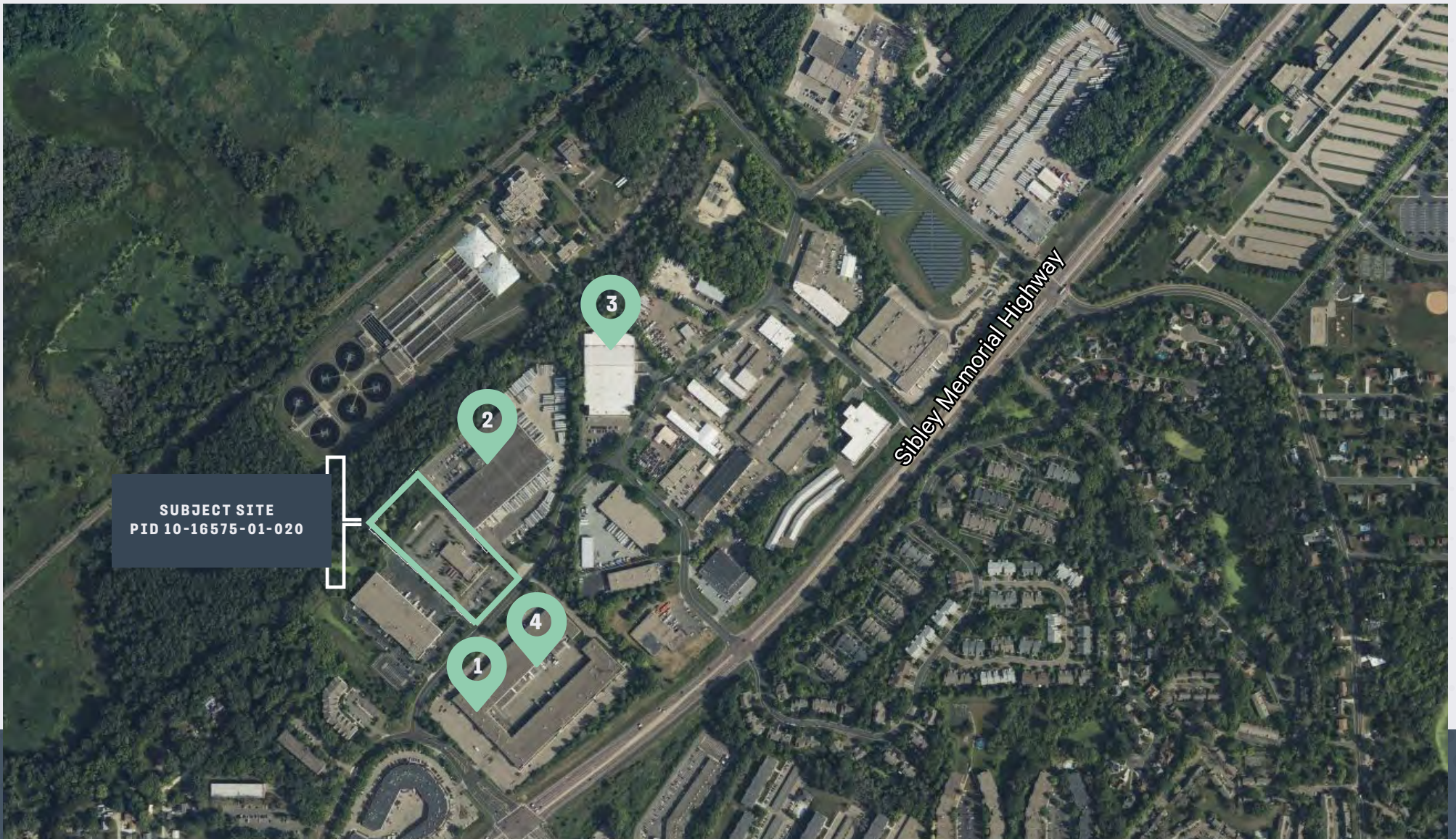
## I-1 Limited Industrial



INDUSTRIAL USE MEANS THE USE OF LAND OR BUILDINGS FOR THE PRODUCTION, MANUFACTURE, WAREHOUSING, STORAGE, OR TRANSFER OF GOODS, PRODUCTS, COMMODITIES, OR OTHER WHOLESALE ITEMS.

I-1 LIMITED INDUSTRIAL PROVIDE FOR THE ESTABLISHMENT OF A VARIETY OF WAREHOUSING, MANUFACTURING AND LIGHT INDUSTRIAL USES, INCLUDING LARGE VOLUME TRUCK-ORIENTED USES.

For additional information on zoning uses, select this [link](#).



SUBJECT SITE  
PID 10-16575-01-020

INDUSTRIAL  
HIGHLIGHTS

1

TriMark



2

Peterbilt



3

Hennegan  
Distributors



4

HD Supply Co.





# COMMUNITY MAP



SOUTH ST. PAUL

Fort Snelling State Park



W 98th St

Yankee Doodle Road



80th St E



3707  Kennebec Drive



Duffley Road



Cliff Road W

Mississippi River

County Road 5

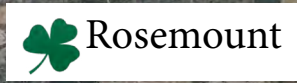
Nicollet Avenue



McAndrews Road

Robert Trail S

County Road 42 W



# AERIAL MAP




SUBJECT SITE  
PID 10-16575-01-020

Sibley Memorial Highway

**MAJOR RETAILERS**



**GAS**



**FOOD**



**EAGAN OUTLET MALL**



# WETLAND MAP



3707  
KENNEBEC DRIVE  
EAGAN, MN 55122

EST 16,756 SF TOTAL  
SHOP/WAREHOUSE WITH YARD SPACE

# KENNEBEC DRIVE

**MYLES HARNDEN**

Vice President

+1 952 924 4632  
myles.harnden@cbre.com

**HUNTER WEIR**

Associate Broker

+1 952 924 4638  
hunter.weir@cbre.com



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