



BLUE RIDGE
INNOVATION

Eagan's
Gateway to
Growth

3535 BLUE CROSS RD
EAGAN, MN 55122

Up to 650,000 SF of
BTS Space Available
For Lease or Sale

CBRE

The Site

This premier Build-to-Suit (BTS) development offers a rare opportunity to secure a customized industrial space, accommodating requirements from 40,000 to 650,000 square feet. Strategically located in Eagan with immediate access to Highway 35E and close proximity to Minneapolis-St. Paul International Airport, Blue Ridge Innovation provides exceptional advantages. This transformative development delivers the largest, most flexible industrial footprint in the area – a space designed to propel your business forward.



BUILDING A: PROPOSED CONCEPT PLAN

BUILDING SPECIFICATIONS

Total SF Available

242,800 SF
40,000 - 242,800 SF

Building Dimensions

1202' x 202'

Column Spacing

46' x 50' with
60' speed bay

Clear Height

32'

Car Parking

367 parking stalls

Fire Protection

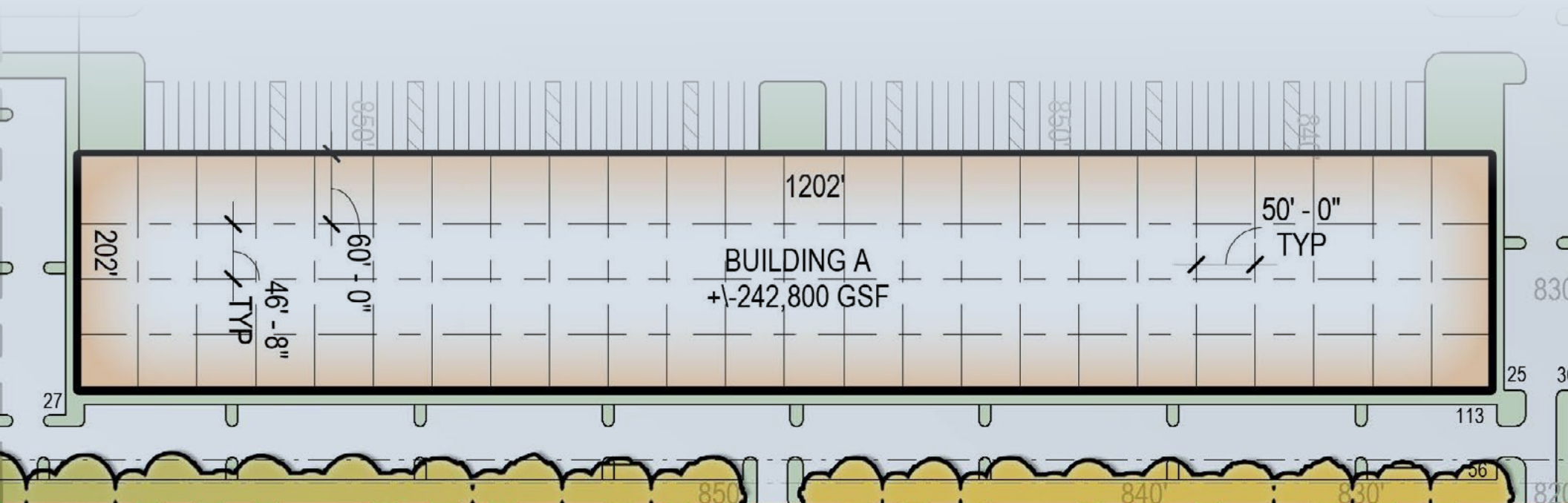
ESFR

Loading Docks

(25) 9' x 10' dock doors
(4) 12' x 14' drive-in doors

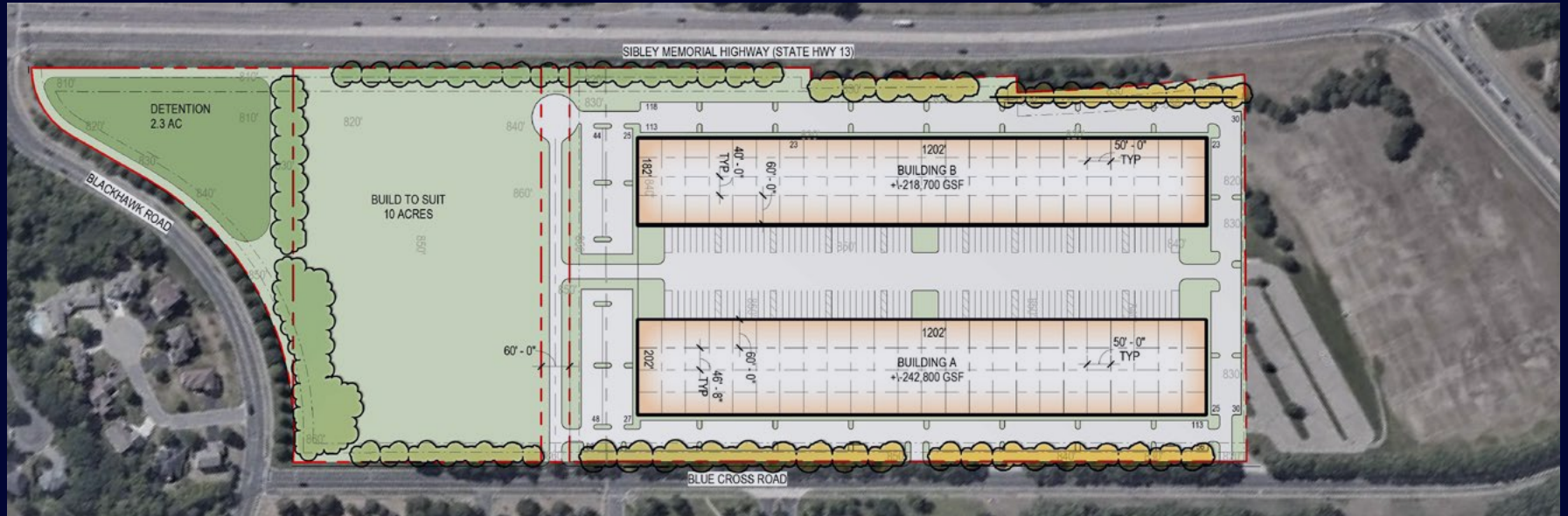
Electrical Service

4,000 amps/3-phase/480V

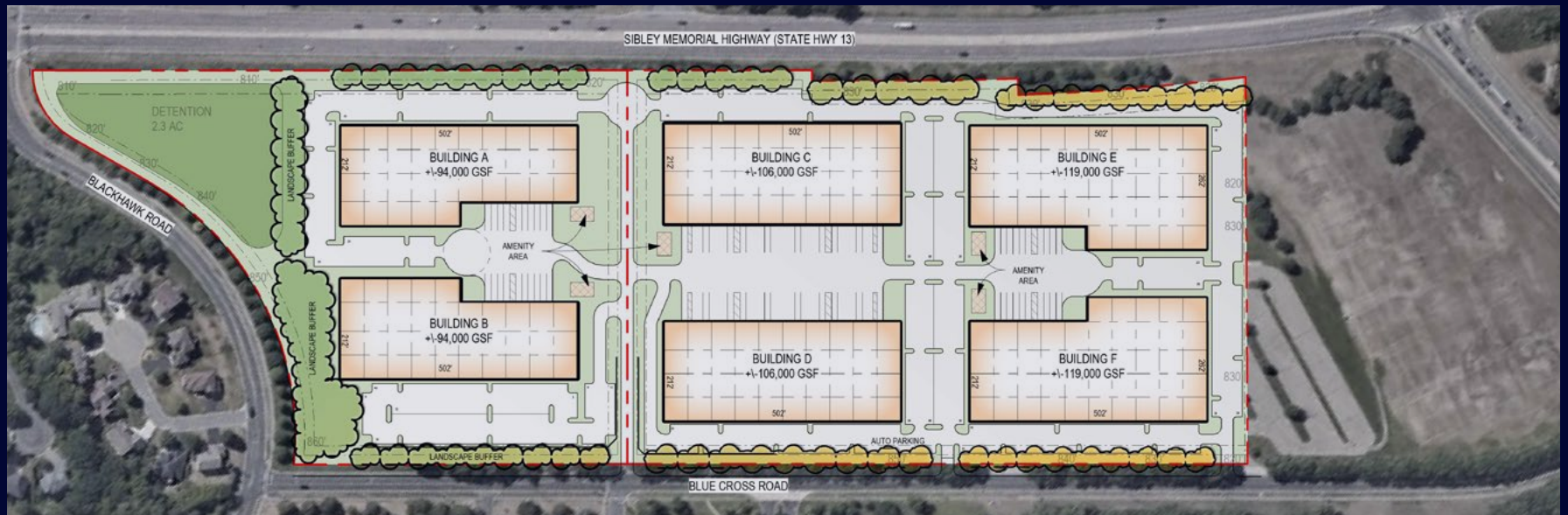


CONCEPT PLANS

OPTION A



OPTION B





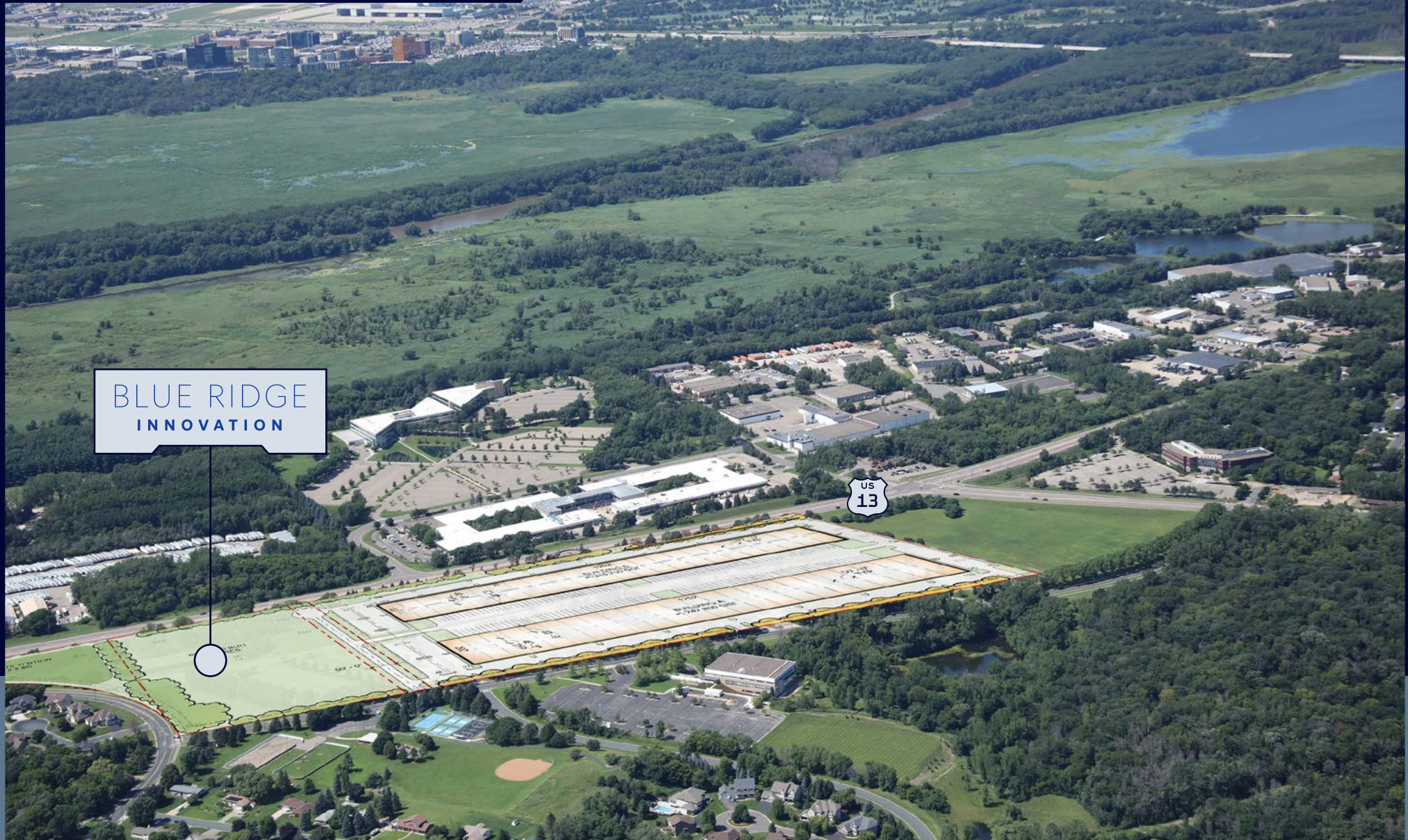
Prime Southeast Minneapolis- St. Paul Location

DOWNTOWN MINNEAPOLIS

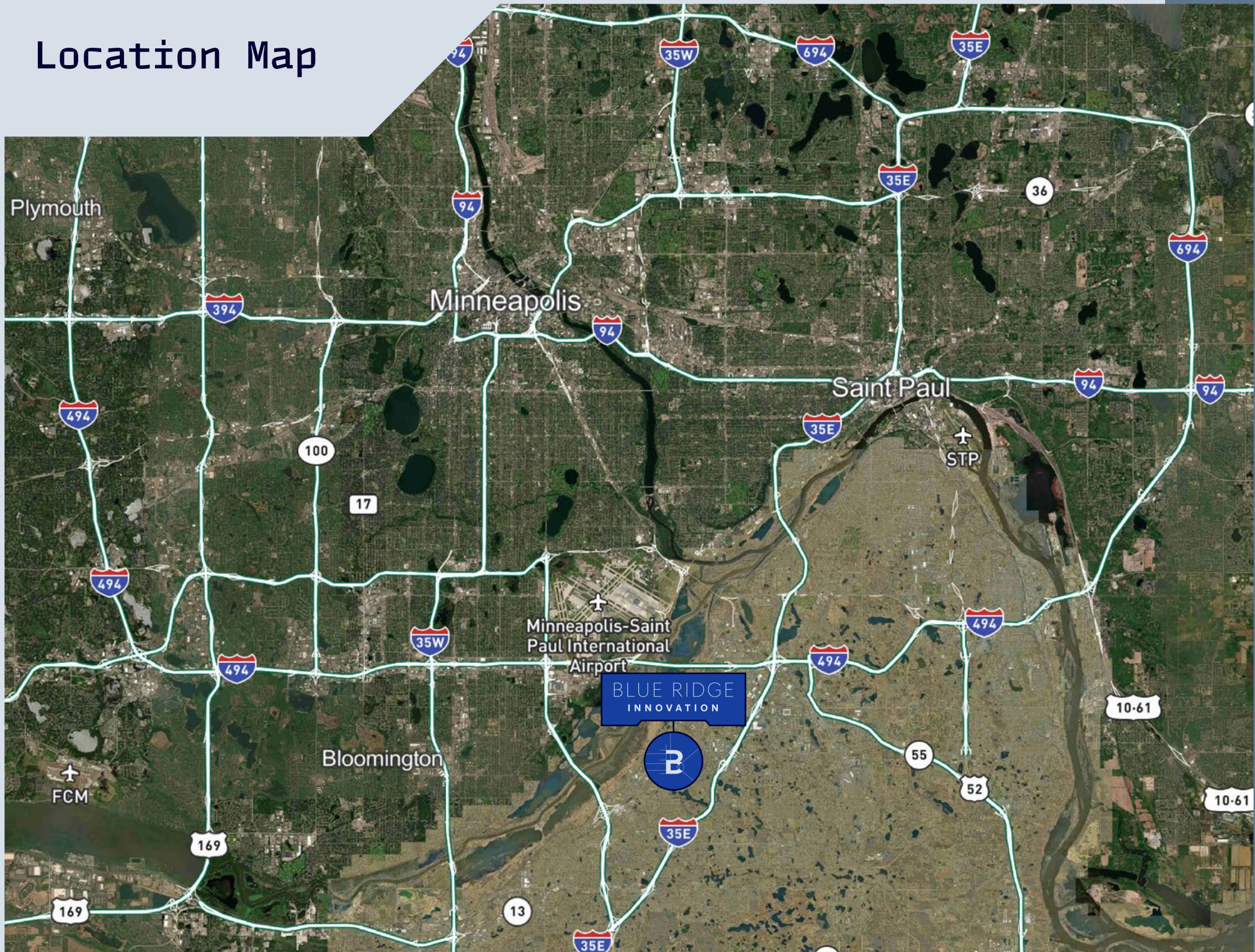
MSP INTERNATIONAL AIRPORT

BLUE RIDGE
INNOVATION

US
13



Location Map





Companies That Call Eagan Home

Superior Labor Access



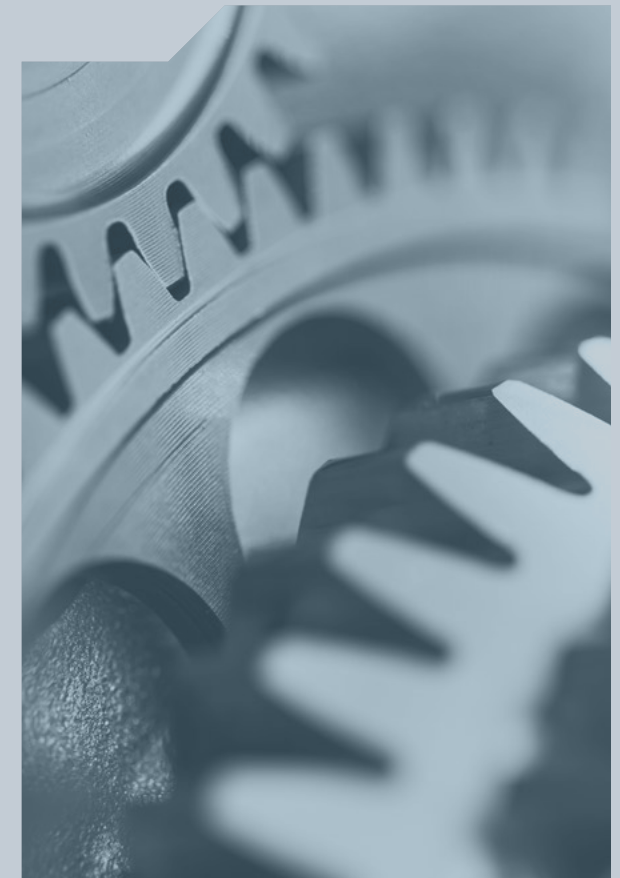
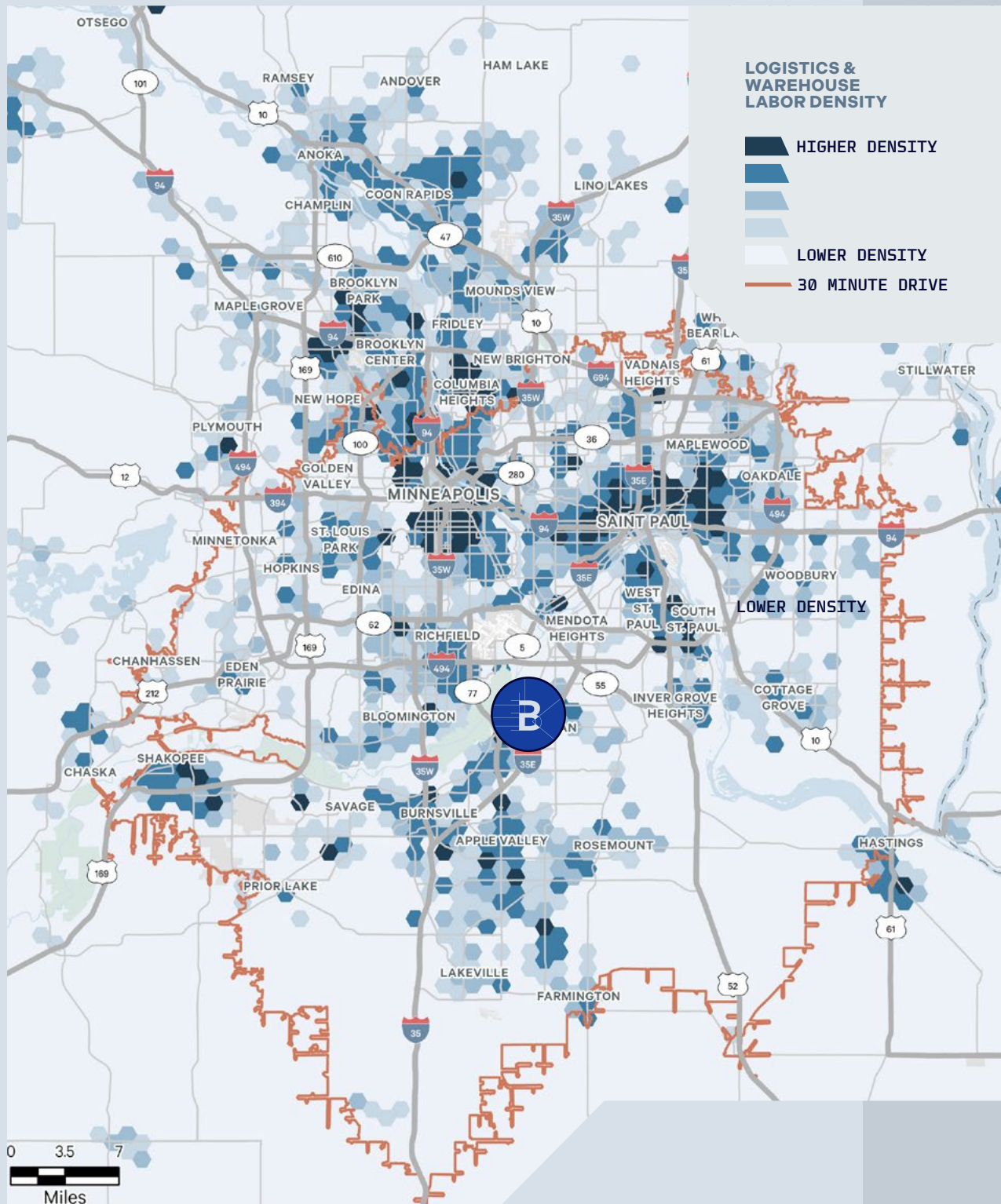
Total Population
Dakota County:

456,240

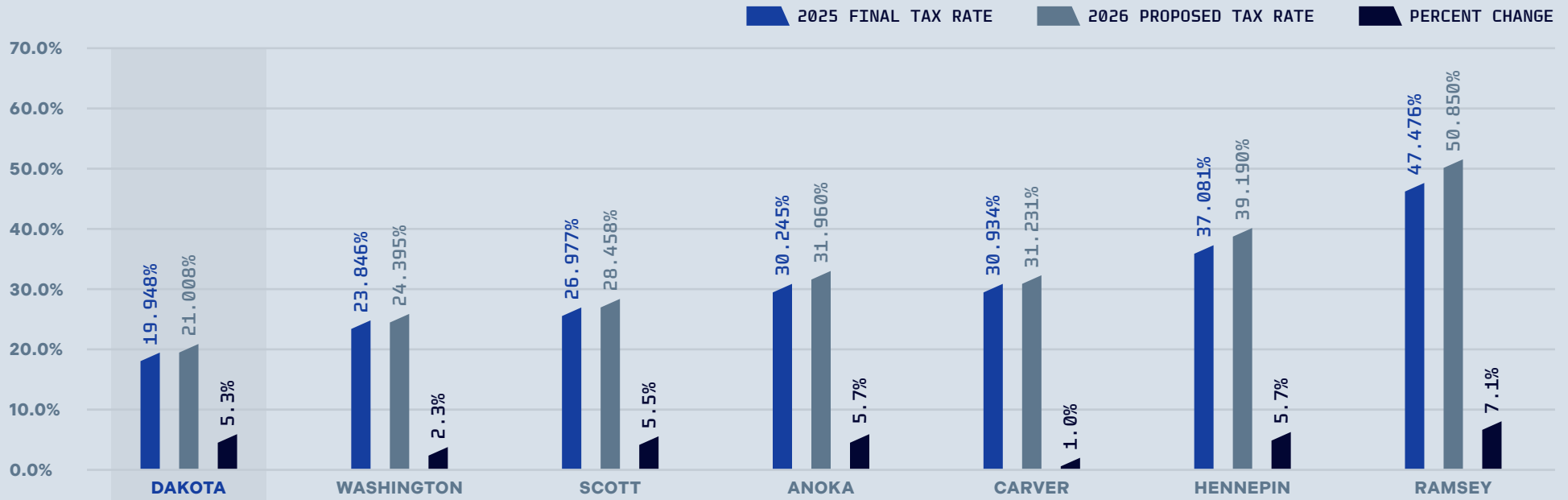


Logistics & Warehouse Workers
Within 30 Minutes:

64,017



Proposed Metro County Tax Rate Comparison



METRO COUNTY	2025 FINAL TAX RATE	2026 PROPOSED TAX RATE	PERCENT CHANGE
Dakota	19.948%	21.008%	5.3%
Washington	23.846%	24.395%	2.3%
Scott	26.977%	28.458%	5.5%
Anoka	30.245%	31.960%	5.7%
Carver	30.934%	31.231%	1.0%
Hennepin	37.081%	39.190%	5.7%
Ramsey	47.476%	50.850%	7.1%



Capital Partners

With over \$1.8 billion in industrial real estate under ownership and management across the Twin Cities, Milwaukee, and Southwest Florida, Capital Partners thrives on strong partnerships and market expertise. Our deep industry relationships, committed equity partners, and ability to attract and retain top tenants have made us one of the fastest-growing industrial real estate firms in the Midwest. We actively seek high-potential investments and developments, leveraging our integrated platform for maximum efficiency. By focusing on select markets and a single product type, we've built lasting connections, securing prime on- and off-market investment opportunities.

14,062,166 SF
TWIN CITIES MN

1,247,411 SF
MILWAUKEE WISCONSIN

796,465 SF
SOUTHWEST FLORIDA

1,316,656 SF
INDIANAPOLIS INDIANA

FEATURED PARTNERS



Opus is the partner trusted to deliver an exceptional result every time. And when it comes to delivering value through outstanding commercial real estate, we pioneered an integrated develop-design-build approach that guides you through the process from start to finish to result in certainty of success. With a focus on supporting your project goals and mission, we uniquely integrate our development, design, construction, and capital markets disciplines, along with the expertise of our client-centered team, meet your commercial real estate needs and exceed your expectations. With offices across the country, we bring local level expertise, market knowledge, and flexibility, with national level scale and capabilities. Our clients and partners consistently recognize the superior quality of our projects, the value we help create, and the confidence we build throughout the entire experience.

OVER 70 YEARS
IN CRE

FAMILY COMPANIES HAVE
COMPLETED OVER 3,300
PROJECTS, MORE THAN 342 MSF

173 MSF INDUSTRIAL SPACE
DELIVERED OR CURRENTLY IN PROGRESS

OFFICES IN 8 STATES AND PROJECTS
COMPLETED IN 22 STATES

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