



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

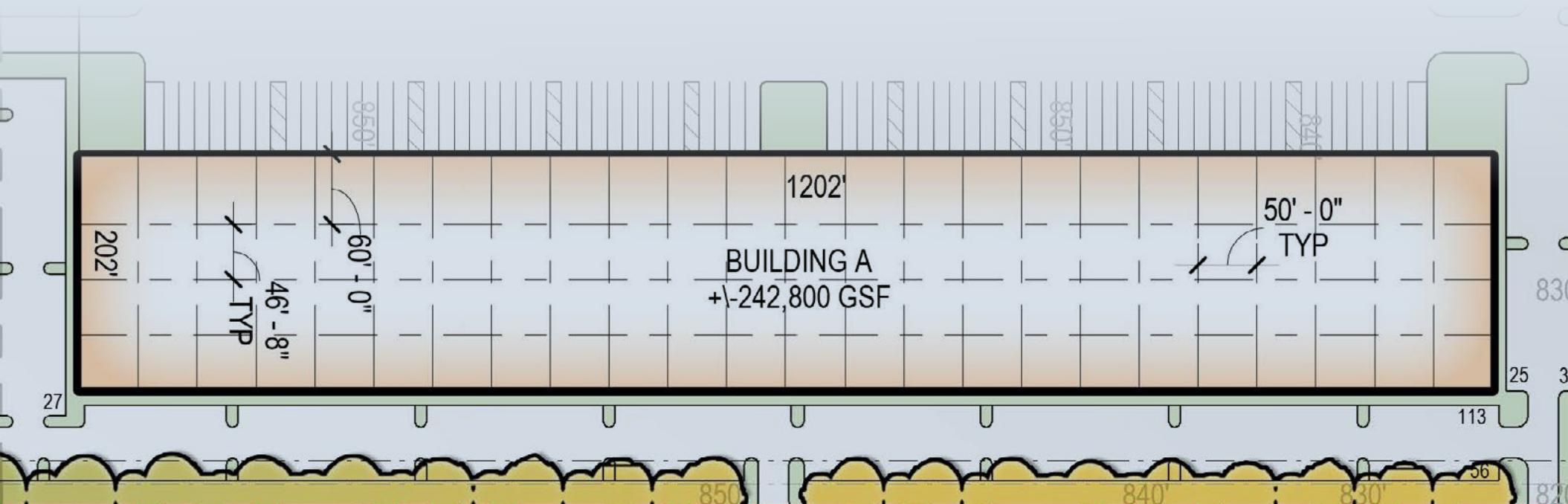
ESFR

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



CENTRAL PARK COMMONS

**HuVe** HomeGoods Total Wine & MORE  
**SIERRA** Marshalls PIADA ITALIAN STREET FOOD  
DSW petco **HOBBY LOBBY**  
MEN'S WEARHOUSE® **five BEL W**  
**naf naf** Olive Garden **ULTA** BEAUTY



Pilot Knob Rd

EAGAN TOWN CENTRE

**Walmart** KOHL'S  
**Cub** FOODS Applebee's GRILL & BAR **Perkins**  
**DOLLAR TREE** **WING STOP**

BLUE RIDGE INNOVATION

Access to All Eagan Offers

35E

35E

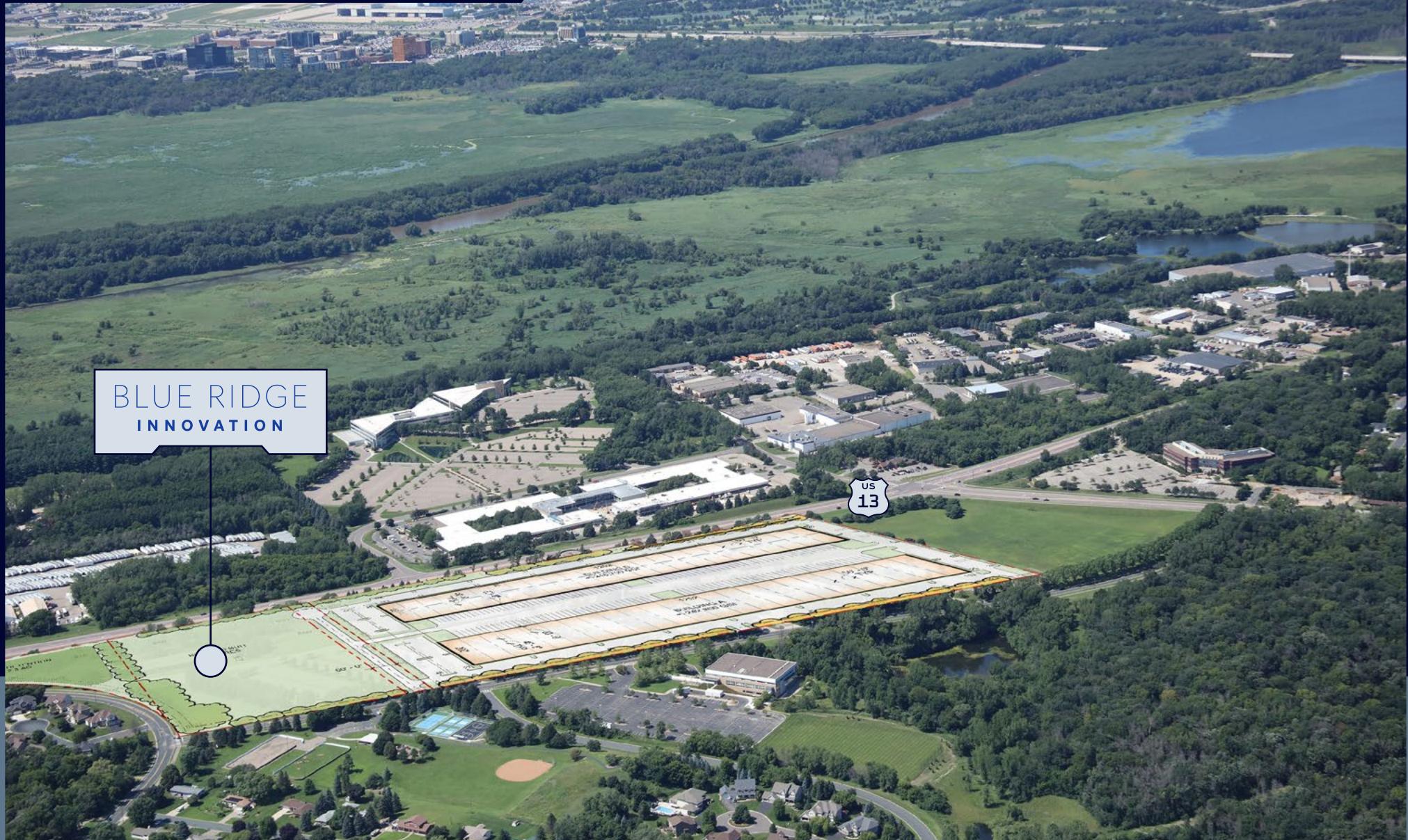
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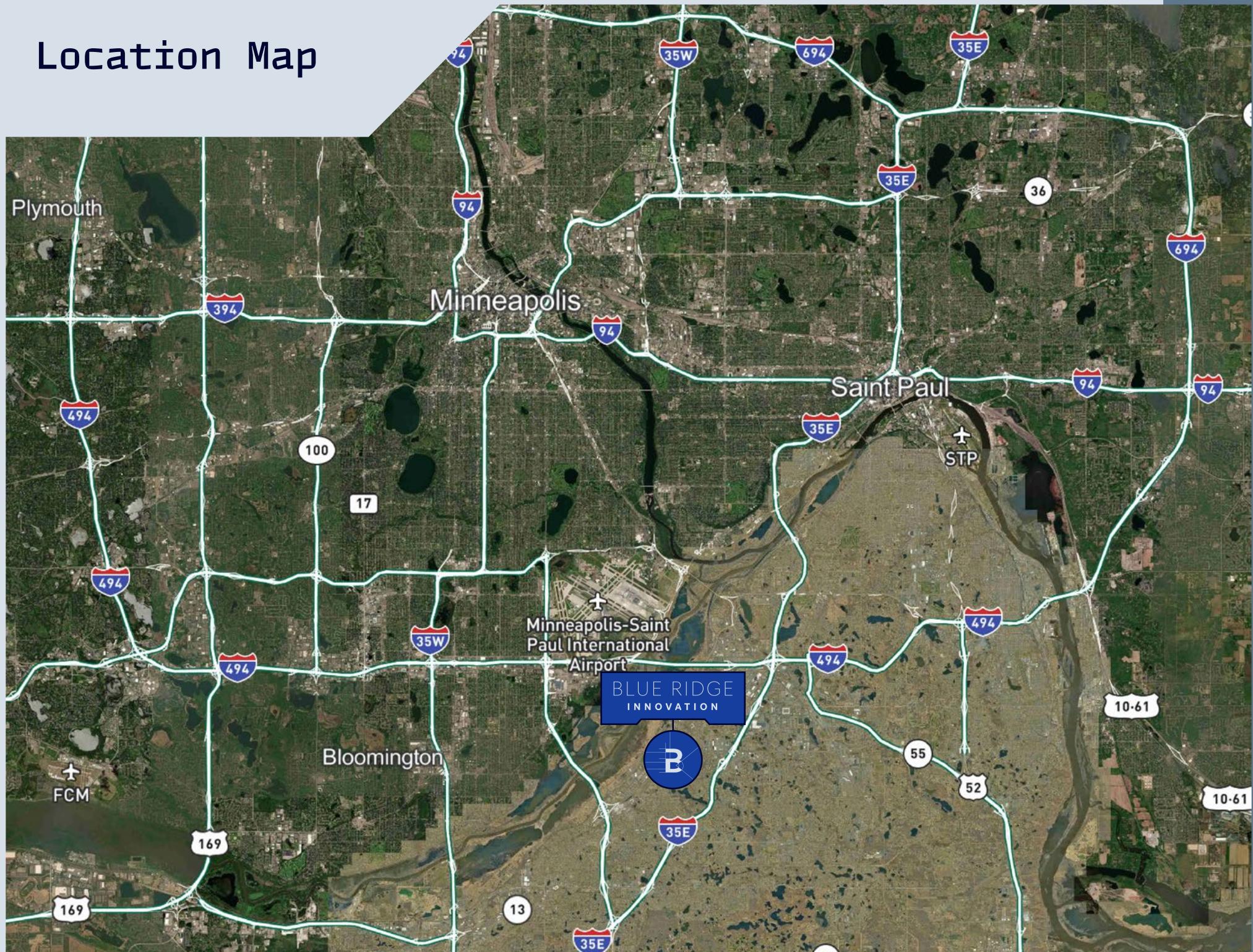
# Prime Southeast Minneapolis- St. Paul Location

DOWNTOWN MINNEAPOLIS

MSP INTERNATIONAL AIRPORT

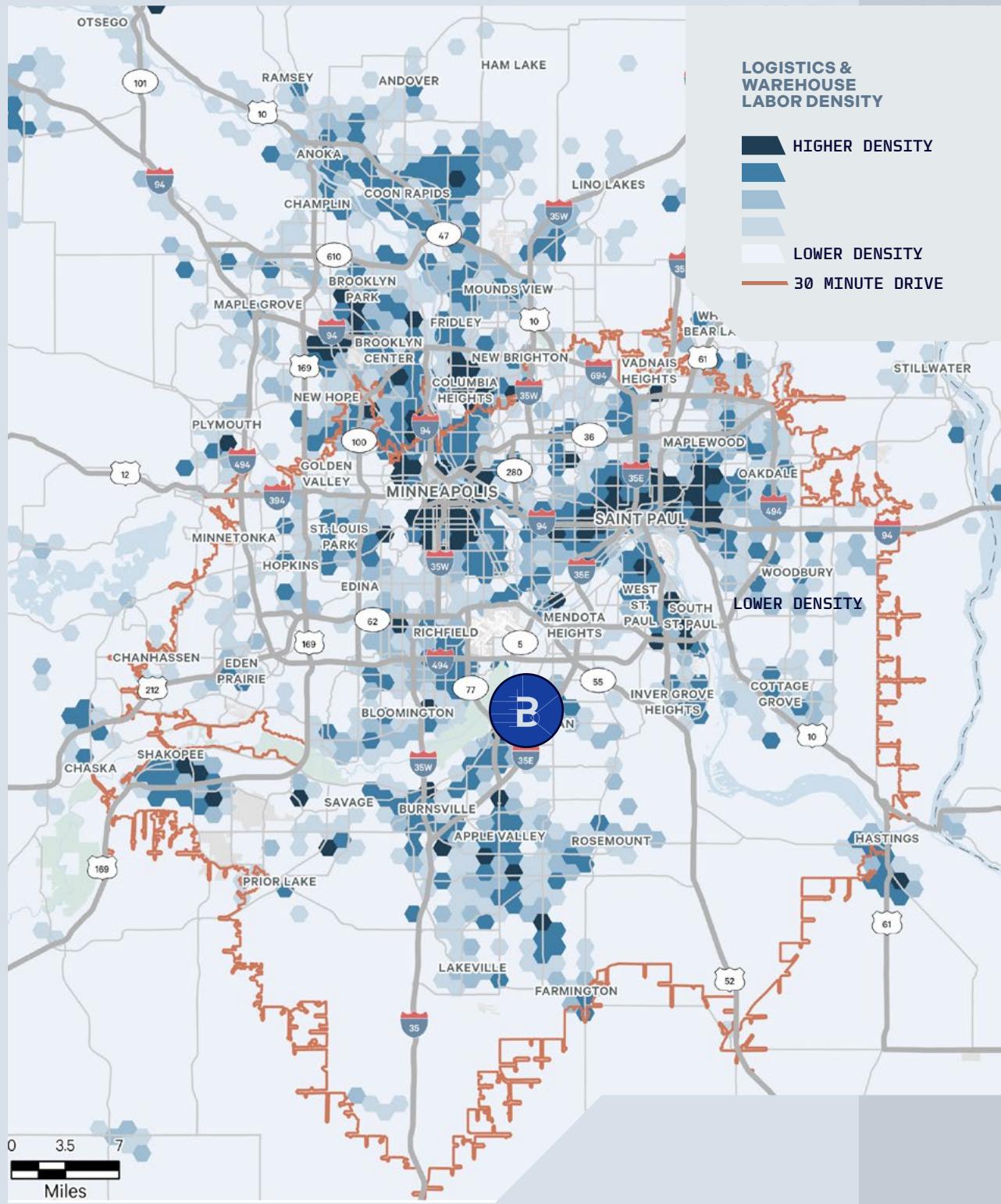


# Location Map





Companies That Call Eagan Home



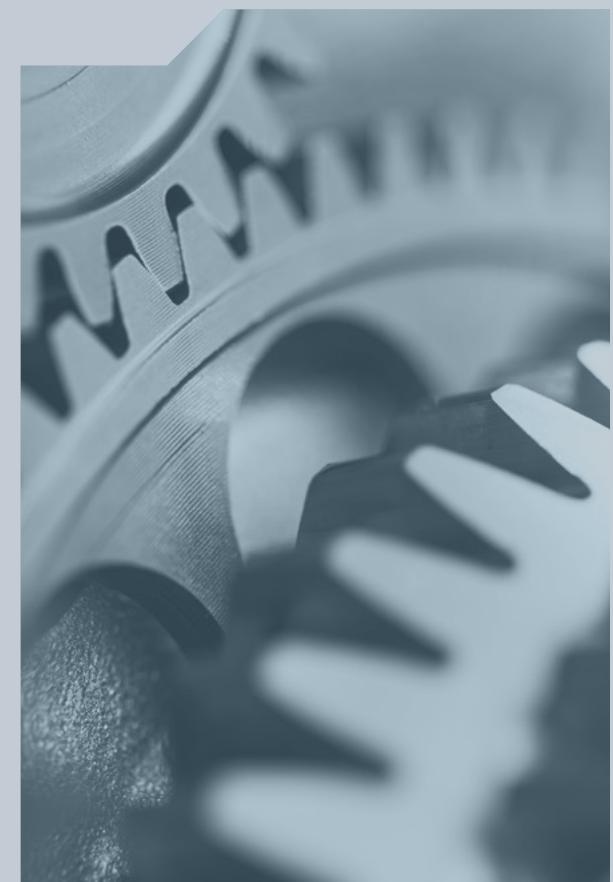
# Superior Labor Access

Total Population  
Dakota County:

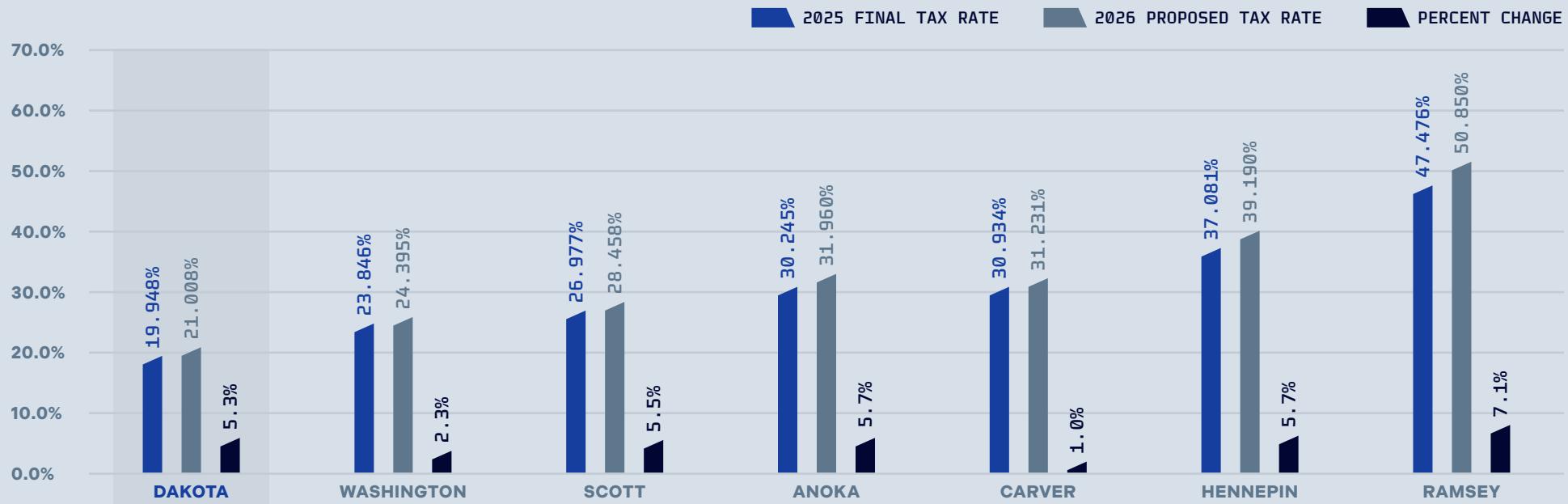
**456,240**

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

# Eagan's Gateway to Growth

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