

**FOR LEASE**

Owned and Operated by



# Eagandale Business Campus IV

1230 Eagan Industrial Road, Eagan, MN

**6,904 - 14,706 SF**



**LEASING INFO  
& CONTACT**

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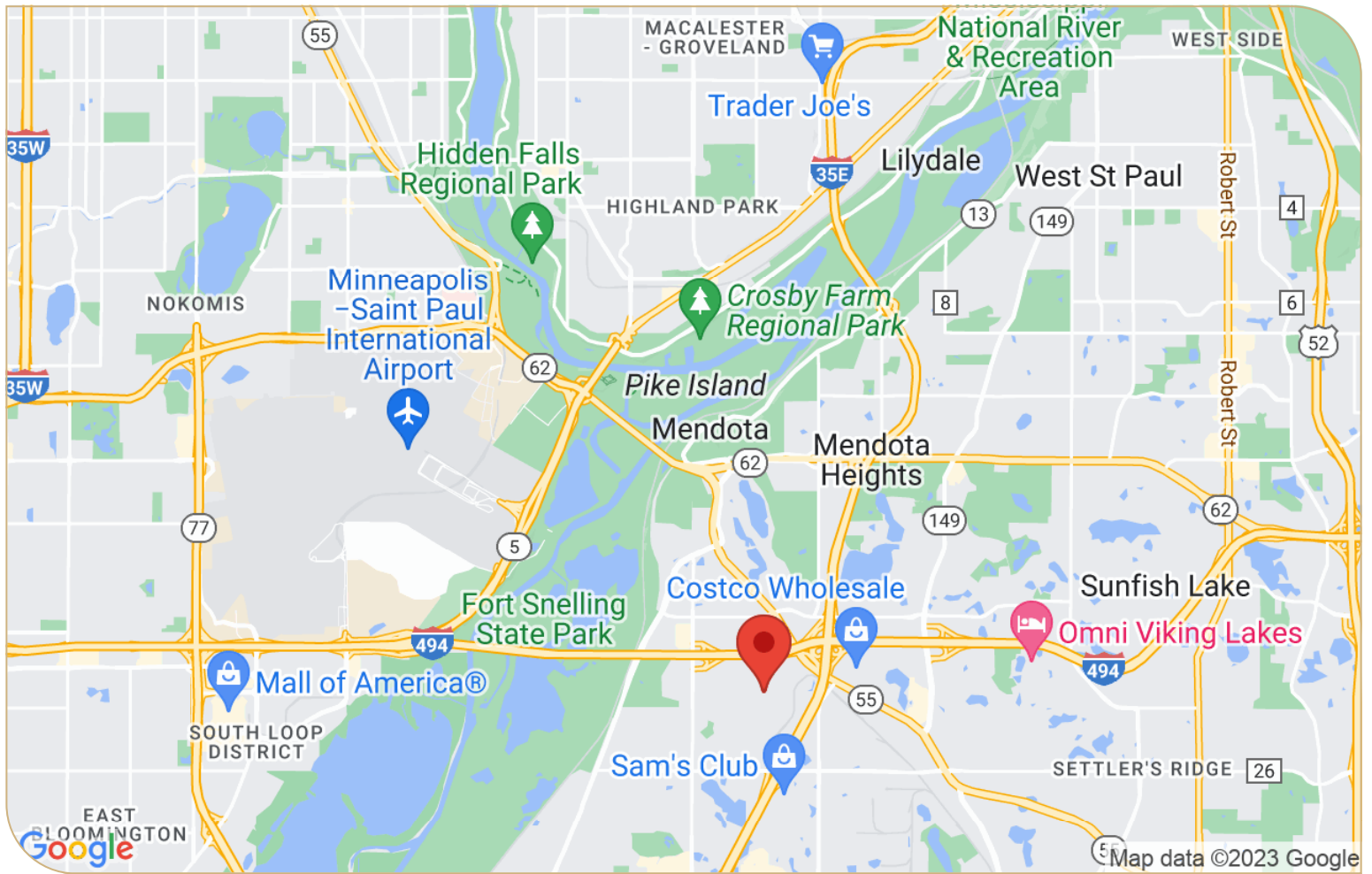
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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



## Features

**Total Building : 58,801 SF**

**Lot Size: 5.19 acres**

**Year Built: 1984**

**Construction: Brick/Block**

**Parking: 3.83/1,000**

**Clear Height: 14'3"**

**Power: 480 volt, 3-phase**

**Dock High and Drive-in loading available**

**Rental Rates: Negotiable**

**2024 Tax/Cam: \$5.56 PSF**

### Suite 103

Total: 7,802 SF

Office: 4,909 SF

Warehouse: 2,893 SF

Loading: 1 drive-in, 1 dock

Available 1/1/2025

### Suite 110\*

Total: 6,904 SF

Office: 4,389 SF

Warehouse: 2,515 SF

Loading: 1-drive-in

(1 additional drive-in can be added)

### Suite 103-110

Total: 14,706 SF

Office: 9,298 SF

Warehouse: 5,408 SF

Loading: 2 drive-ins, 1 docks

(1 additional dock can be added)

\* Landlord will convert office to warehouse

