

**FOR LEASE**

Owned and Operated by



# Eagandale Business Campus II

1270 Eagan Industrial Road, Eagan, MN

**8,000 - 48,818 SF**



**LEASING INFO  
& CONTACT**

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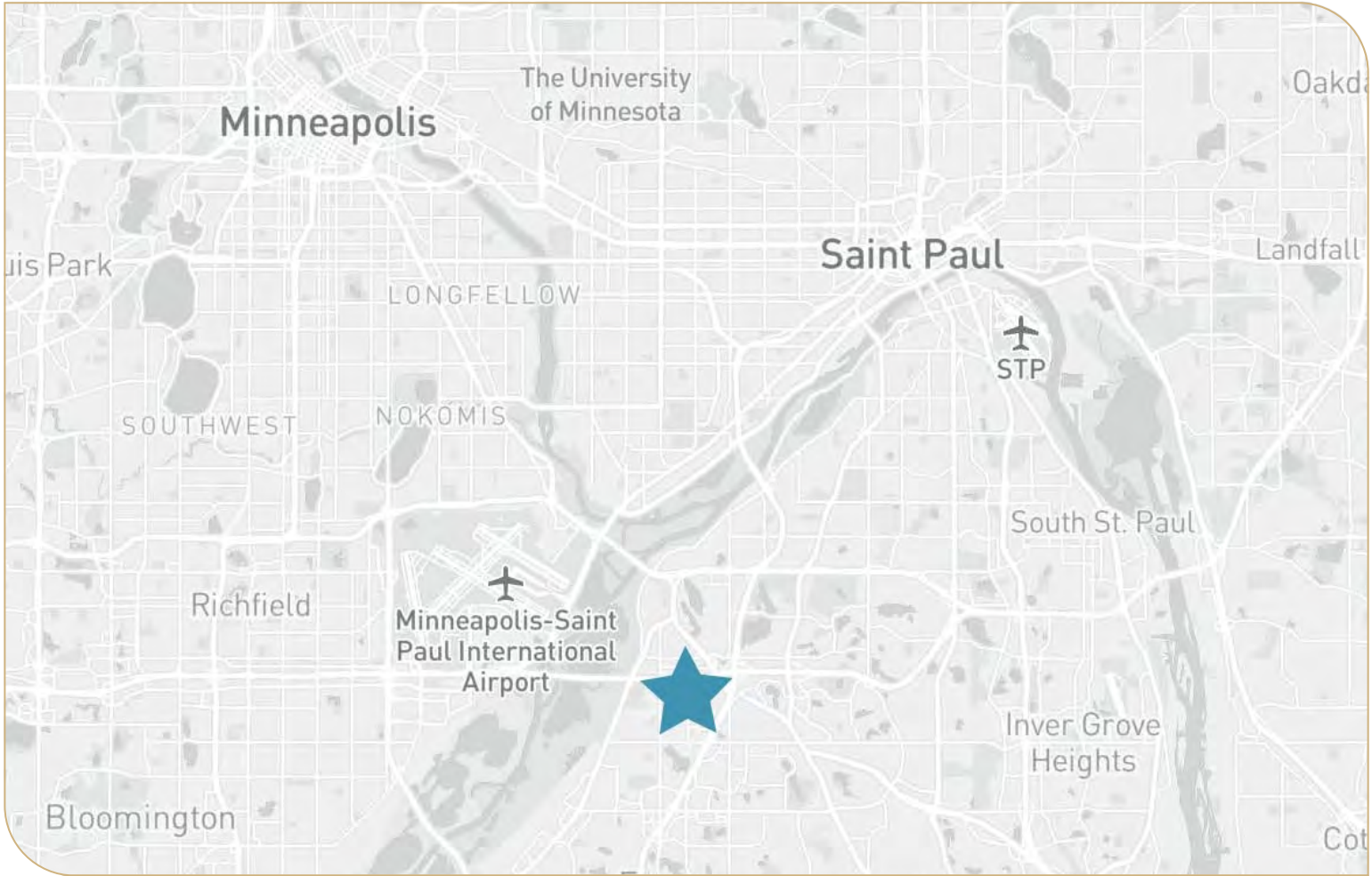
**Sam Manke**

(763) 398 9047 / [sam.manke@cbre.com](mailto:sam.manke@cbre.com)

**CBRE**

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

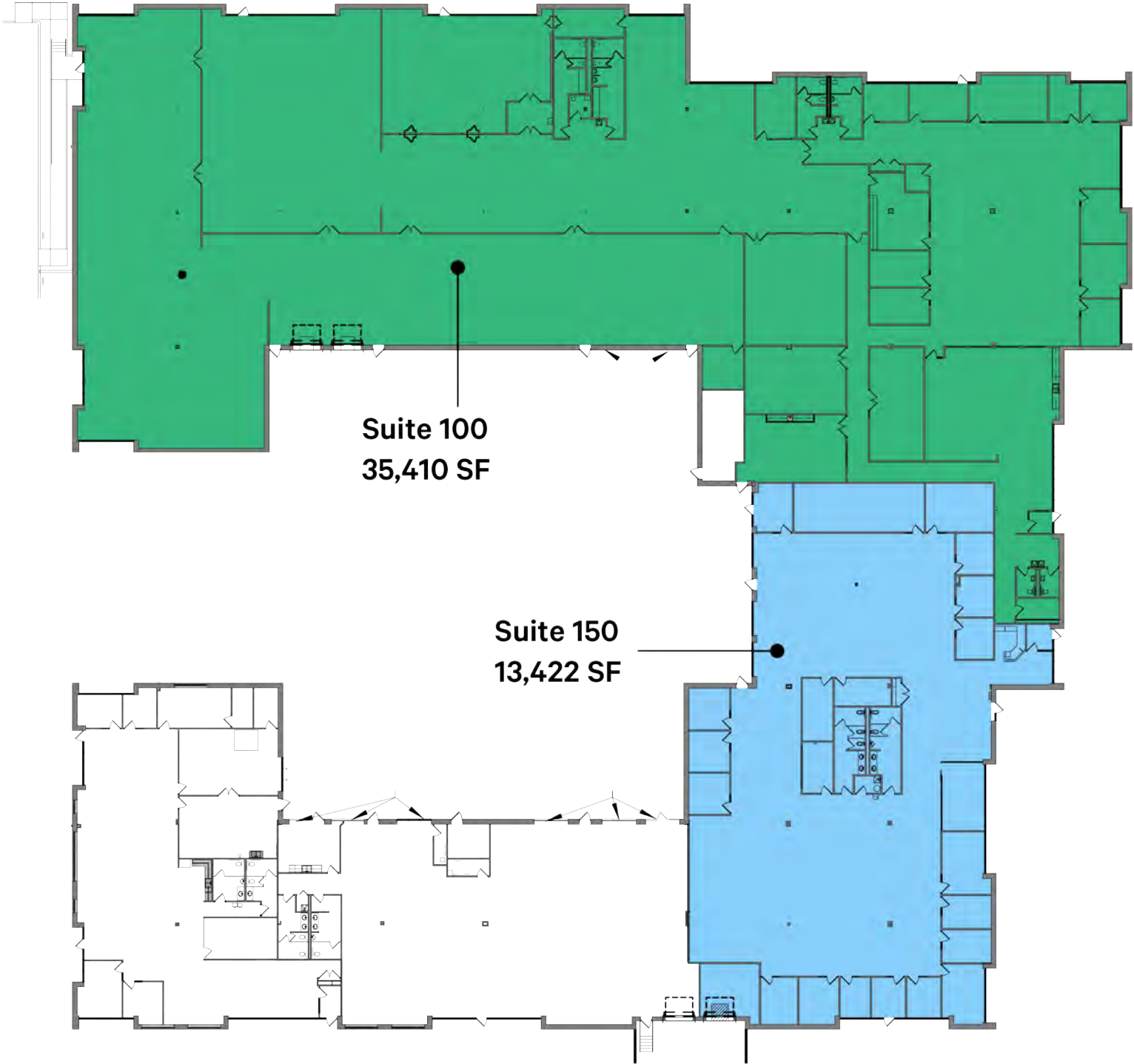
- Total Building : 62,046 SF
- Lot Size: 4.96 acres
- Year Built: 1985
- Construction: Brick/Block
- Parking: 1.41/1,000
- Clear Height: 14'
- Power: 480 volt, 3-phase
- Dock High and Drive-in loading available
- Rental Rates: Negotiable
- 2025 Tax/Cam: \$4.45 PSF

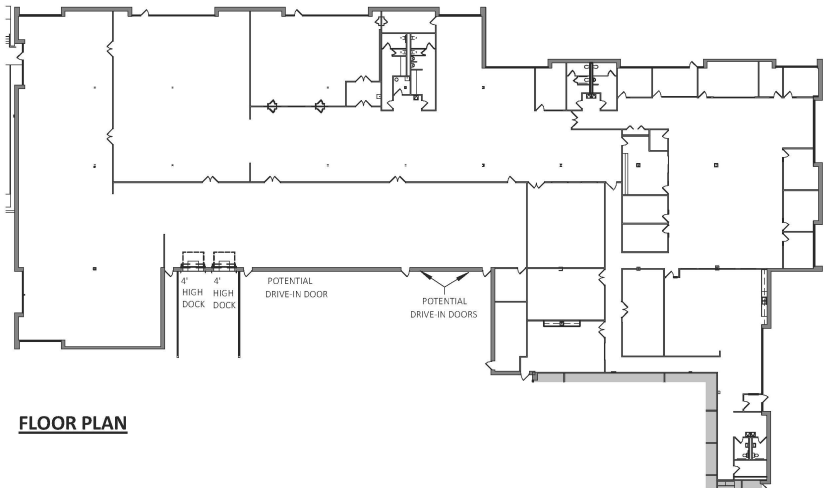
\* LANDLORD WILL CONVERT OFFICE TO WAREHOUSE

- Suite 100\*
  - Total: 35,410 SF
  - Office: 12,192 SF
  - Lab: 2,077 SF
  - Warehouse: 21,141 SF
  - Loading: 2 Docks
  - (ability to add 4 drive-in doors)

- Suite 150\*
  - Total: 13,422 SF
  - Office: 13,099 SF
  - Warehouse: 323 SF
  - Loading: 1: 4' Dock high door
  - (ability to add 2: 4' Dock high doors and 2 drive-in doors)

- Suite 100-150
  - Total: 48,818 SF
  - Office: 23,223 SF
  - Tech: 13,576 SF
  - Warehouse: 12,019 SF
  - Loading: 3 Docks
  - (ability to add 2 additional docks and 6 drive-in doors)





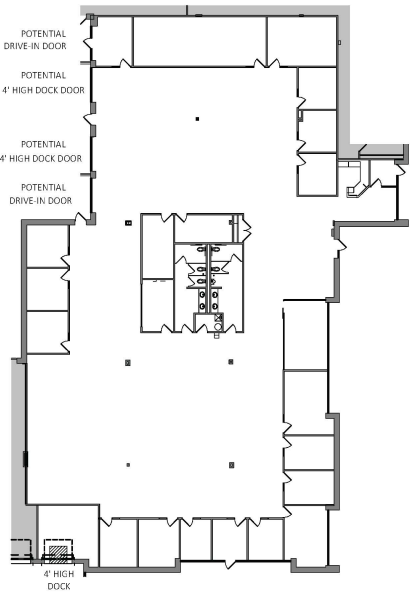
FLOOR PLAN

SUITE 100

OFFICE:	12,192 RSF
LAB:	2,077 RSF
WHS:	21,141 RSF
TOTAL:	35,410 RSF



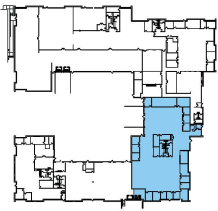
KEY PLAN



FLOOR PLAN

SUITE 150

OFFICE:	13,099 RSF
WHS:	323 RSF
TOTAL:	13,422 RSF



KEY PLAN

