

OFFICE / WAREHOUSE FOR SALE



3177

3177

3177 Dodd Rd



EAGAN / MINNESOTA

CBRE



# Property Overview

**3177 Dodd Rd**

Single user industrial building on 1.68 acres.

Ideal location with convenient access to MSP International Airport, I-35E, Hwy 55, I-494, and nearby amenities. Visibility to Dodd Rd.

Surrounded by other manufacturing and distribution users in a robust industrial area.



***For Sale***

***Price Negotiable***

# Building Specifications

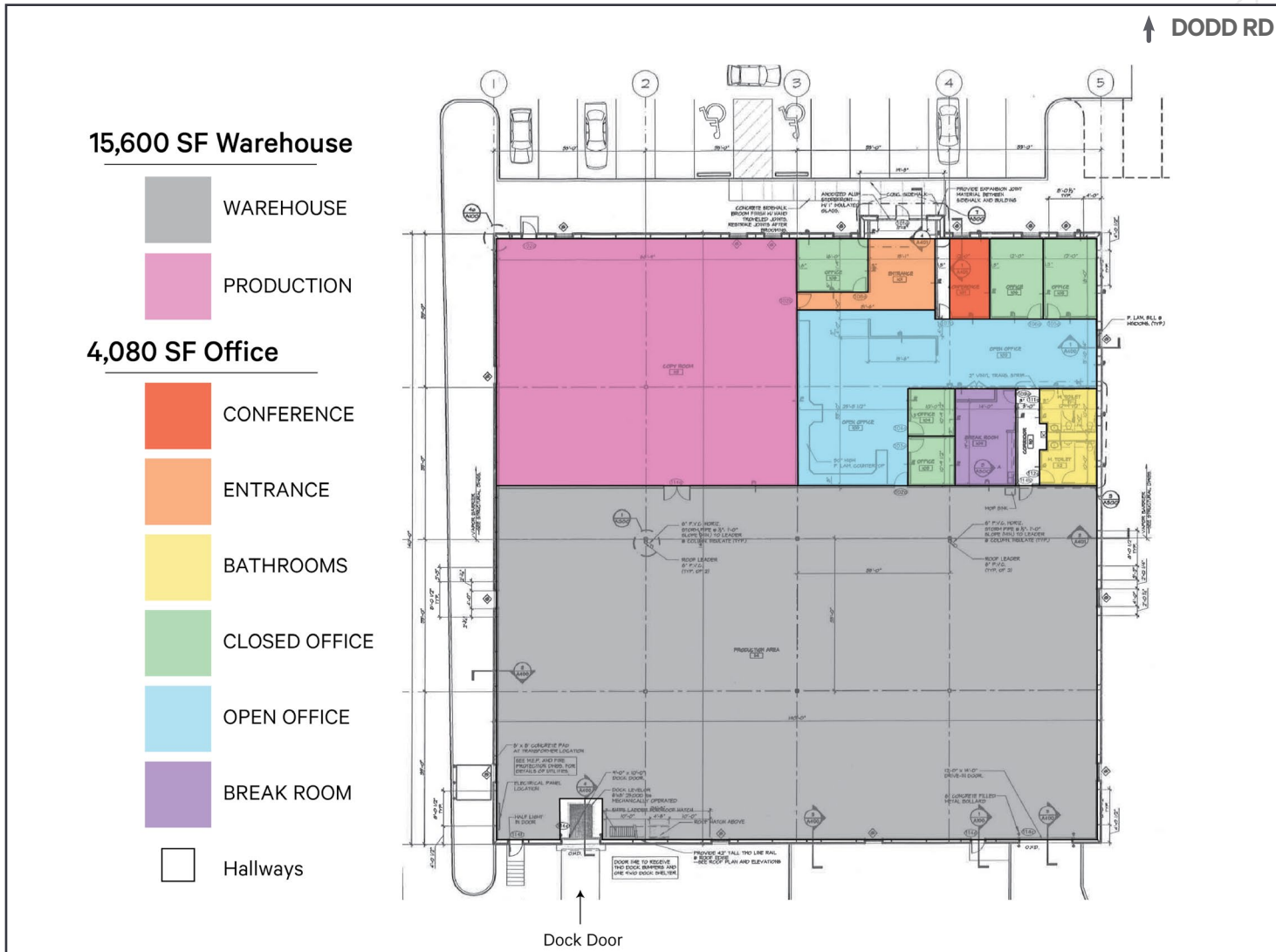
3177 Dodd Rd

Spec Type	Details
Address	3177 Dodd Rd, Eagan, MN 55121
PID	10-22465-01-040
Zoning	Limited Industrial (I-1)
Size	1.68 AC
Year Built	2003
SF	Building Total: 19,680 SF Office: 4,080 SF Warehouse: 15,600 SF
Clear Height	17.5'
Loading	(1) Dock – 9' x 10' w/ leveler (1) Drive-in – 12' x 14'
Power	800A 277/480V
Column Spacing	35' x 35'
HVAC	100% Air Conditioned, 5 Rooftop Units
Roof	2003, Rubber Membrane
Sprinkler	Wet
Parking	30 Stalls (Expandable)
2026 Est. Taxes	\$54,872 (\$2.79 PSF)
Sale Price	Negotiable



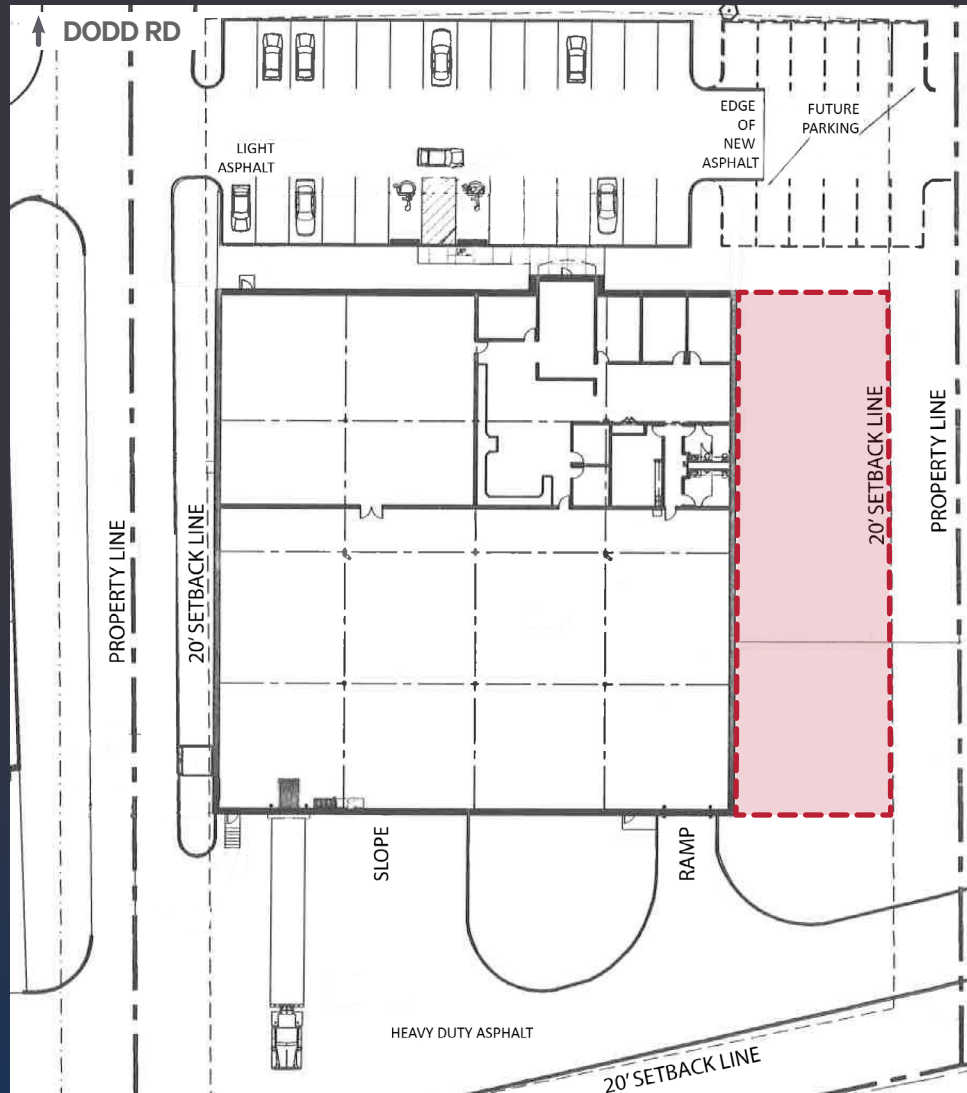
# Floor Plan

3177 Dodd Rd



# Site Plan

3177 Dodd Rd

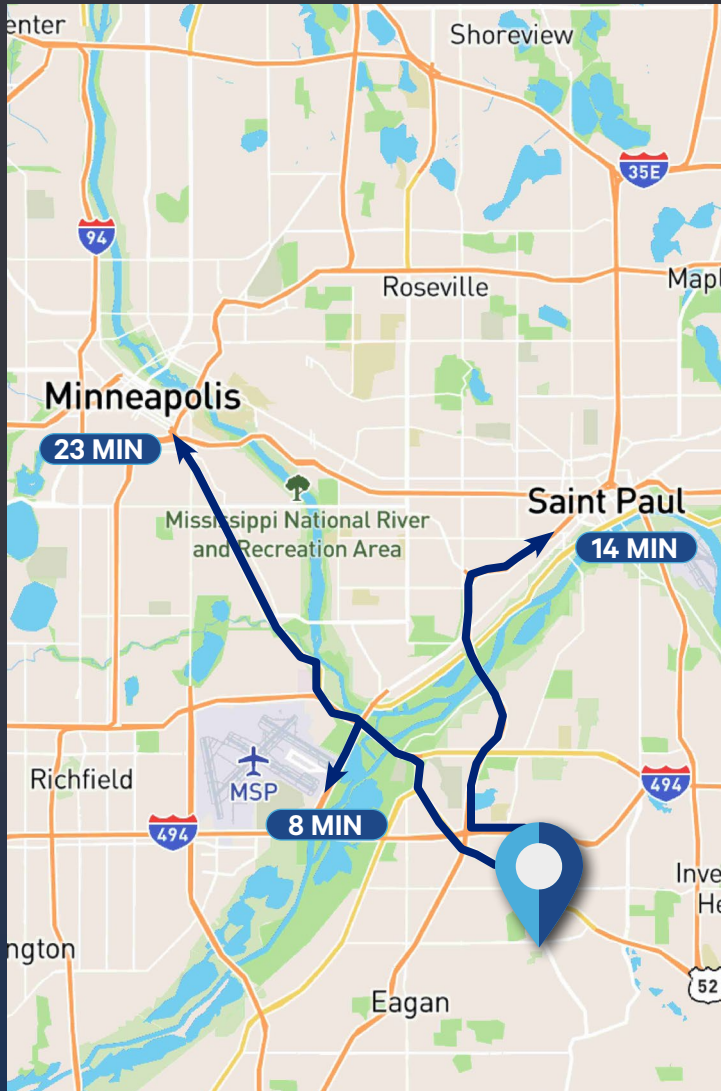


 **Building Expansion**  
or  
**Outdoor Storage**

 **FULL PLAN**

# Location

## Minneapolis - St. Paul Metro Area



15 MI / 23 MIN  
**Minneapolis**

10 MI / 14 MIN  
**St. Paul**

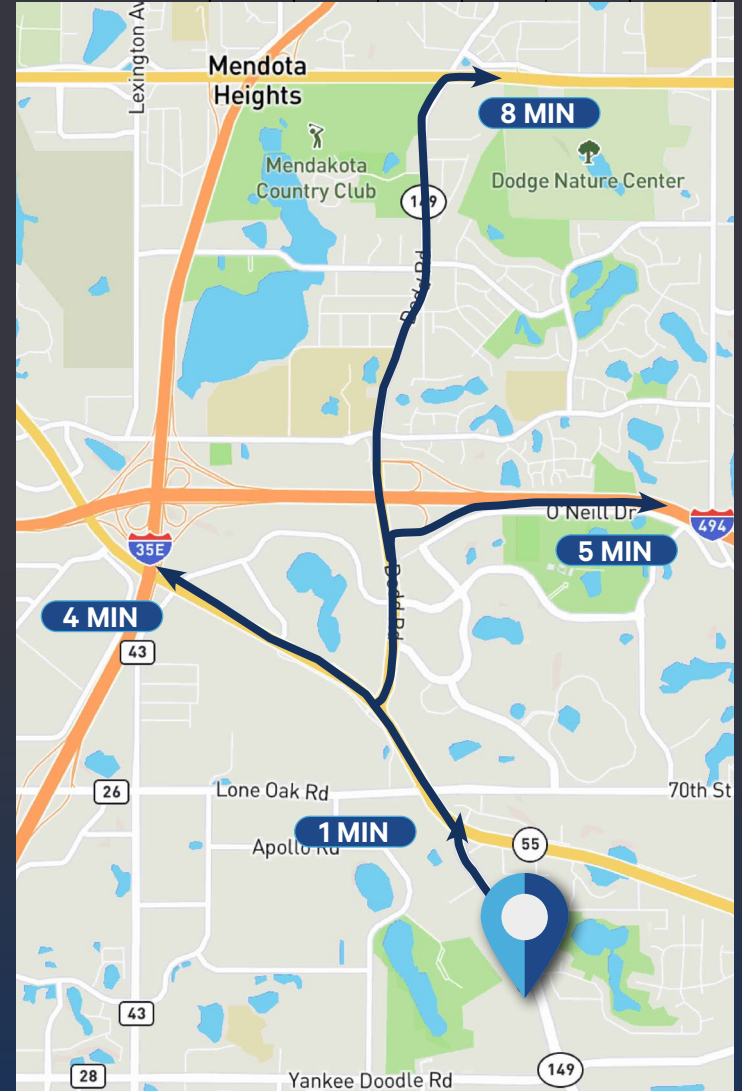
5 MI / 8 MIN  
**MSP Intl.  
Airport**

5 MI / 8 MIN  
**HWY 62**

2 MI / 5 MIN  
**I-494**

2 MI / 4 MIN  
**I-35**

0.6 MI / 1 MIN  
**HWY 55**



**8 MIN**

**5 MIN**

**1 MIN**

# Access



**SOUTHBOUND**



**Dodd Rd**  
Direct Access | 16,307 VPD

**Yankee Doodle Rd**  
0.4 Miles, 2 Minutes | 16,749 VPD

**3177 DODD RD**

**NORTHBOUND**

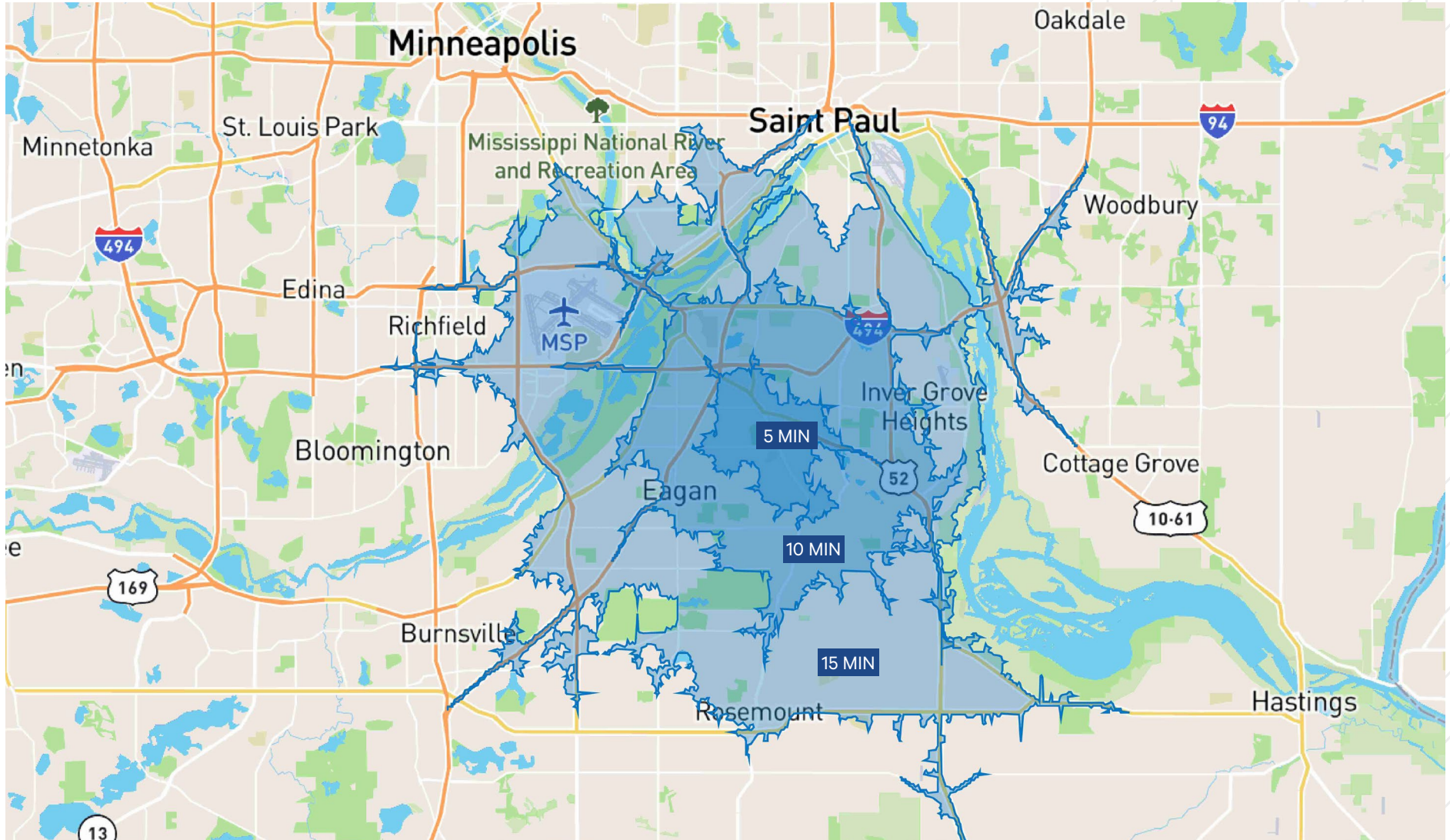


**HWY 55**  
0.6 Miles, 1 Minute | 36,629 VPD

**3177 DODD RD**

# Drive Time Map

5 / 10 / 15 Minutes from Site





# Amenities



## Central Park Commons

- HyVee
- HomeGoods
- Total Wine & More
- SIERRA
- Marshalls
- PLADA
- DSW
- petco
- HOBBY LOBBY
- MEN'S WEARHOUSE
- FIVE BEL W
- naf naf
- Olive Garden
- ULTA

## Eagan Promenade

- TJ-maxx
- verizon
- ASHLEY
- Michaels
- LUNDS & BYERLYS
- MAD COW
- Caribou COFFEE

## Eagan Town Centre

- Walmart
- KOHL'S
- Cub FOODS
- Applebee's
- Perkins
- DOLLAR TREE





3177 DODD RD  
EAGAN, MN

19,680 SF / INDUSTRIAL  
BUILDING FOR SALE



# 3177 Dodd Rd

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