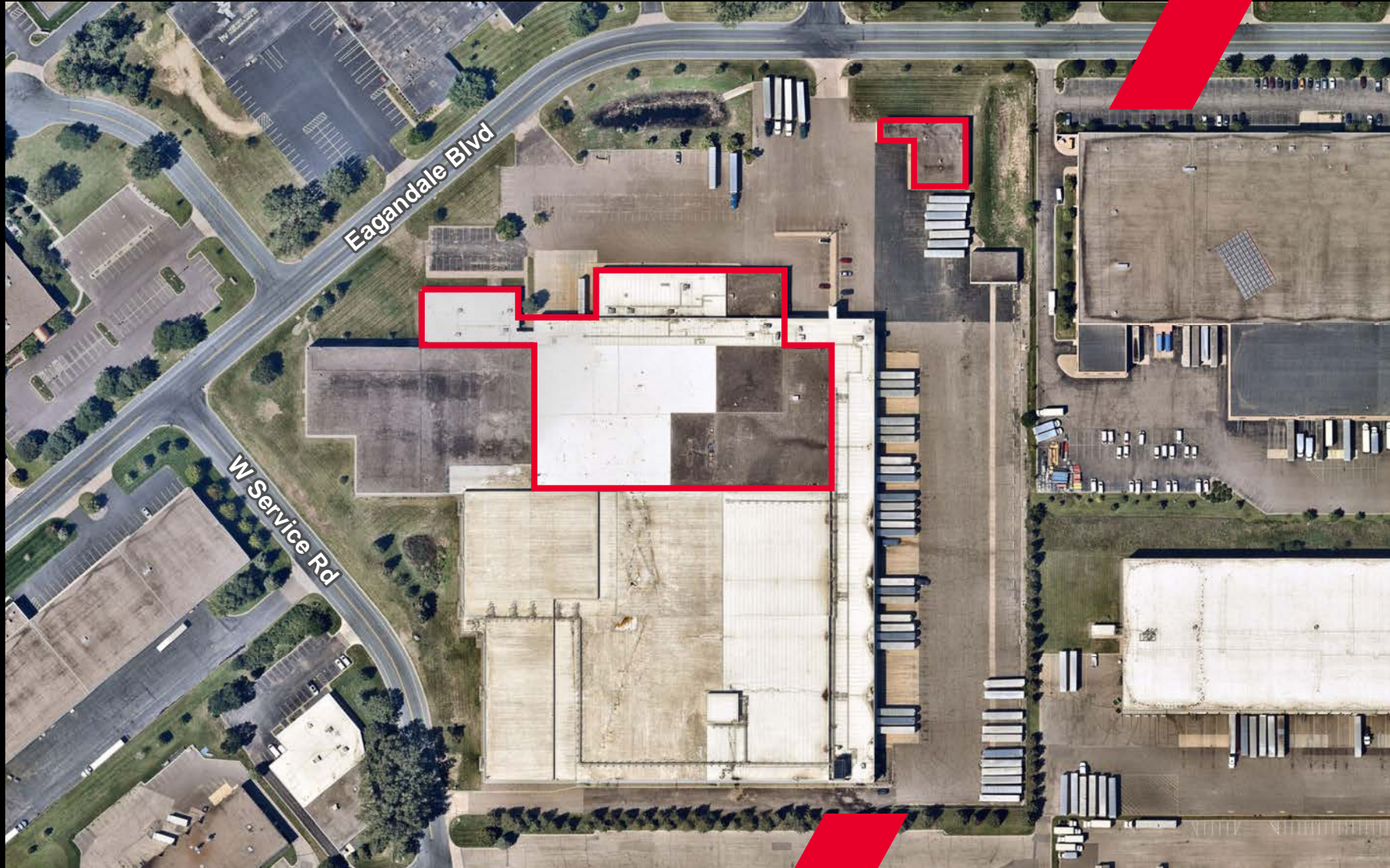


2864 EAGANDALE BLVD

EAGAN, MN



FOR LEASE 101,728 SF



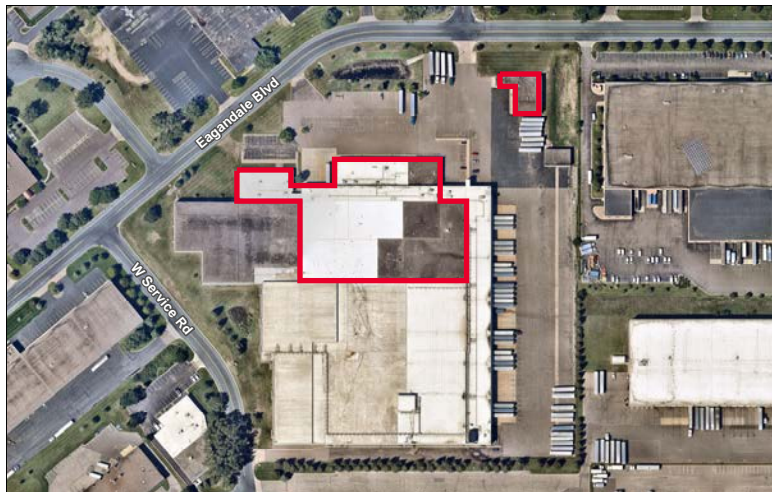
Property Highlights

Main Building

- Fantastic location
- Short lease terms available
- Great accessibility via Hwy 55, I-494 & I-35E
- Large truck court
- ESFR fire sprinkler system
- LED lighting
- Bathroom access
- Racking available
- Fully climate controlled
- Forklift charging stations available

"Truck Wash" Building

- Short lease terms available
- Floor drains
- Make-up-Air Unit
- Flammable Waste Trap
- Heated



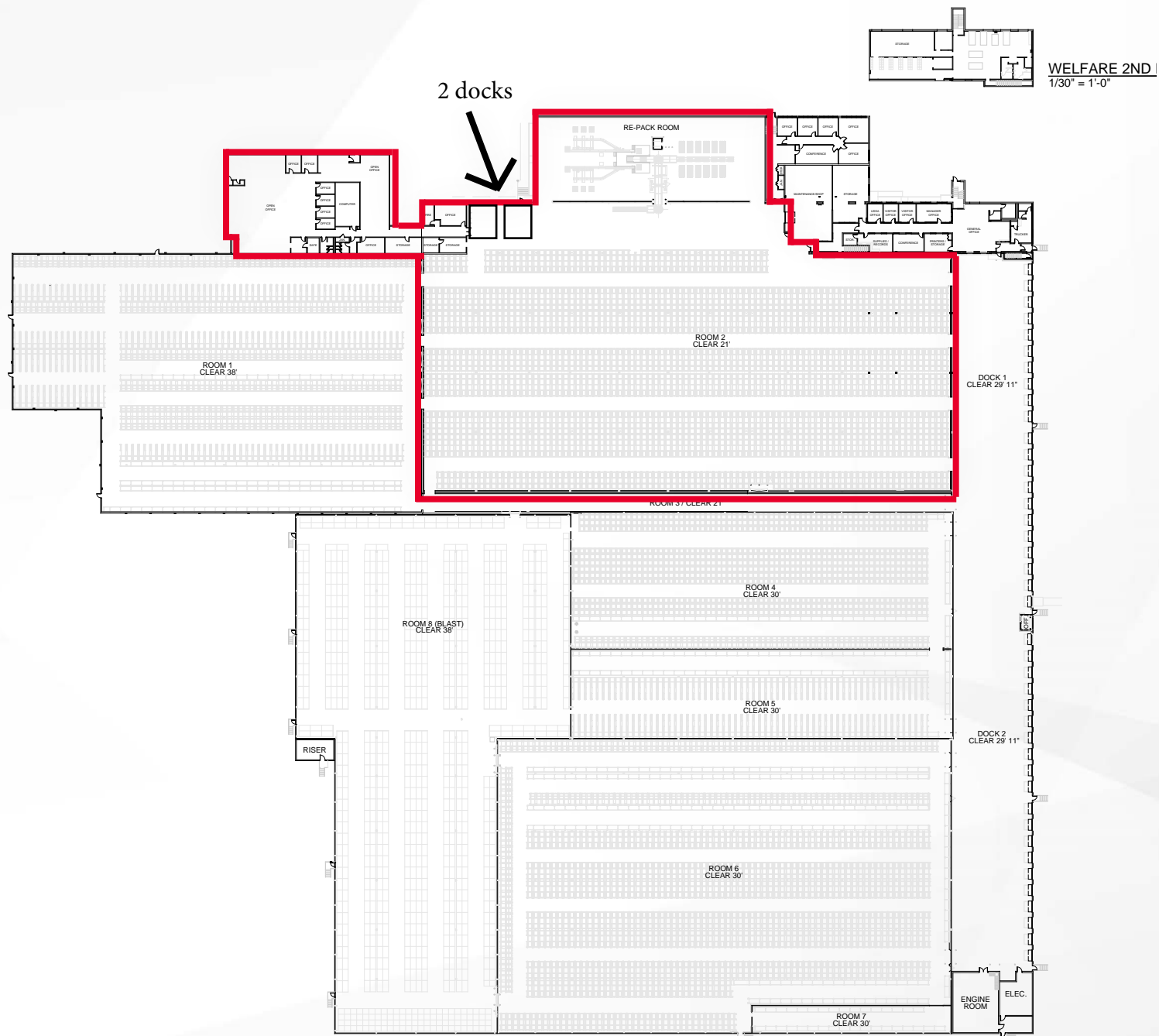
ADDRESS	2864 Eagandale Blvd Eagan, MN
BUILDING SIZE	427,349 SF
SQUARE FOOTAGE AVAILABLE	Main Building: 95,628 SF "Truck Wash" Building: 6,100 SF
YEAR BUILT	1969, 1989
CLEAR HEIGHT	Main Building: 13' - 21' "Truck Wash" Building: 18'
LOADING	Main Building: 2 docks (w/levelers, seal & bumpers) "Truck Wash" Building: 4 grade-level drive-ins (oversized)
USE	Warehouse Storage
NET RATE	Negotiable
2025 CAM/TAX (includes utilities)	\$3.00/SF



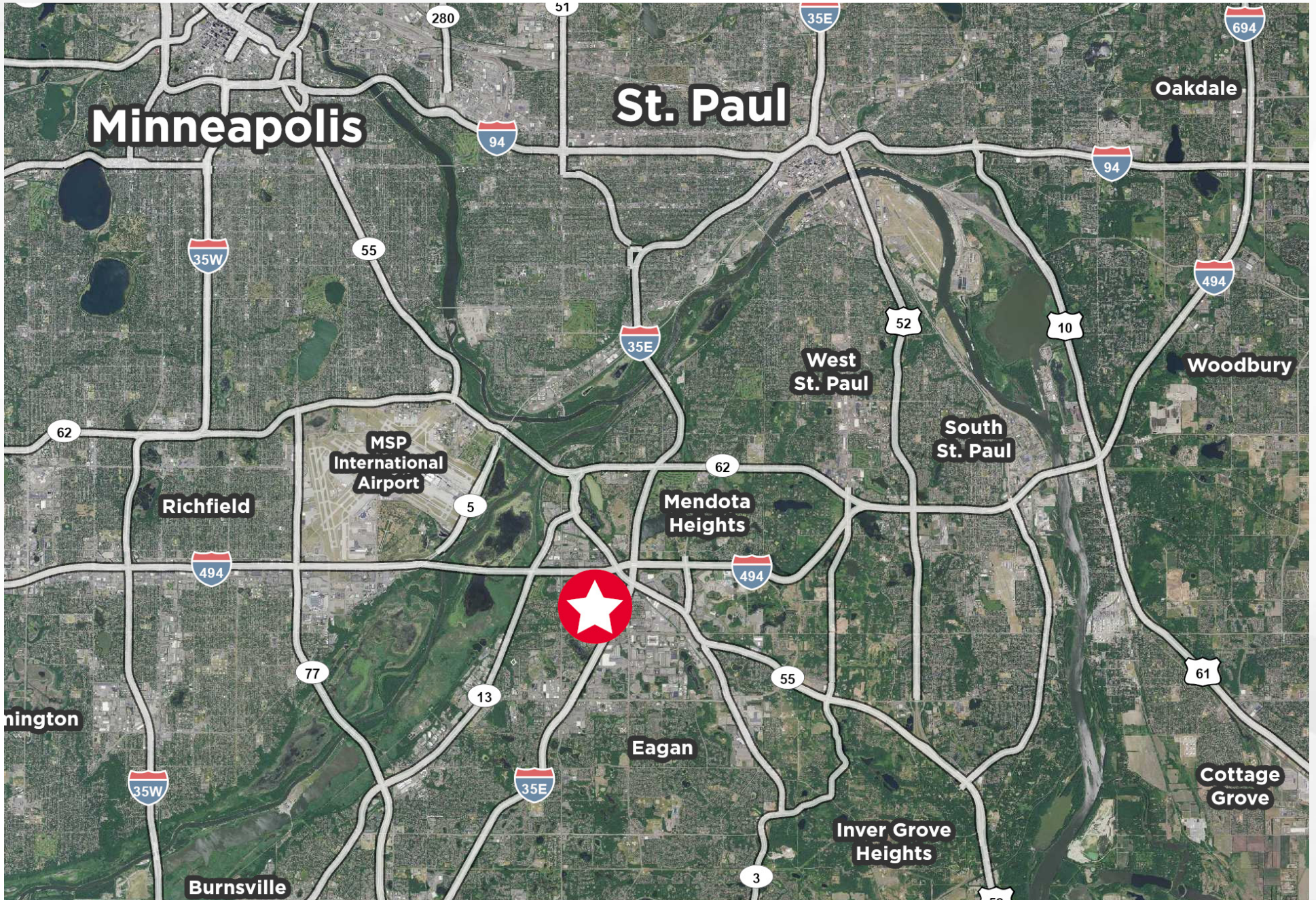
Property Photos

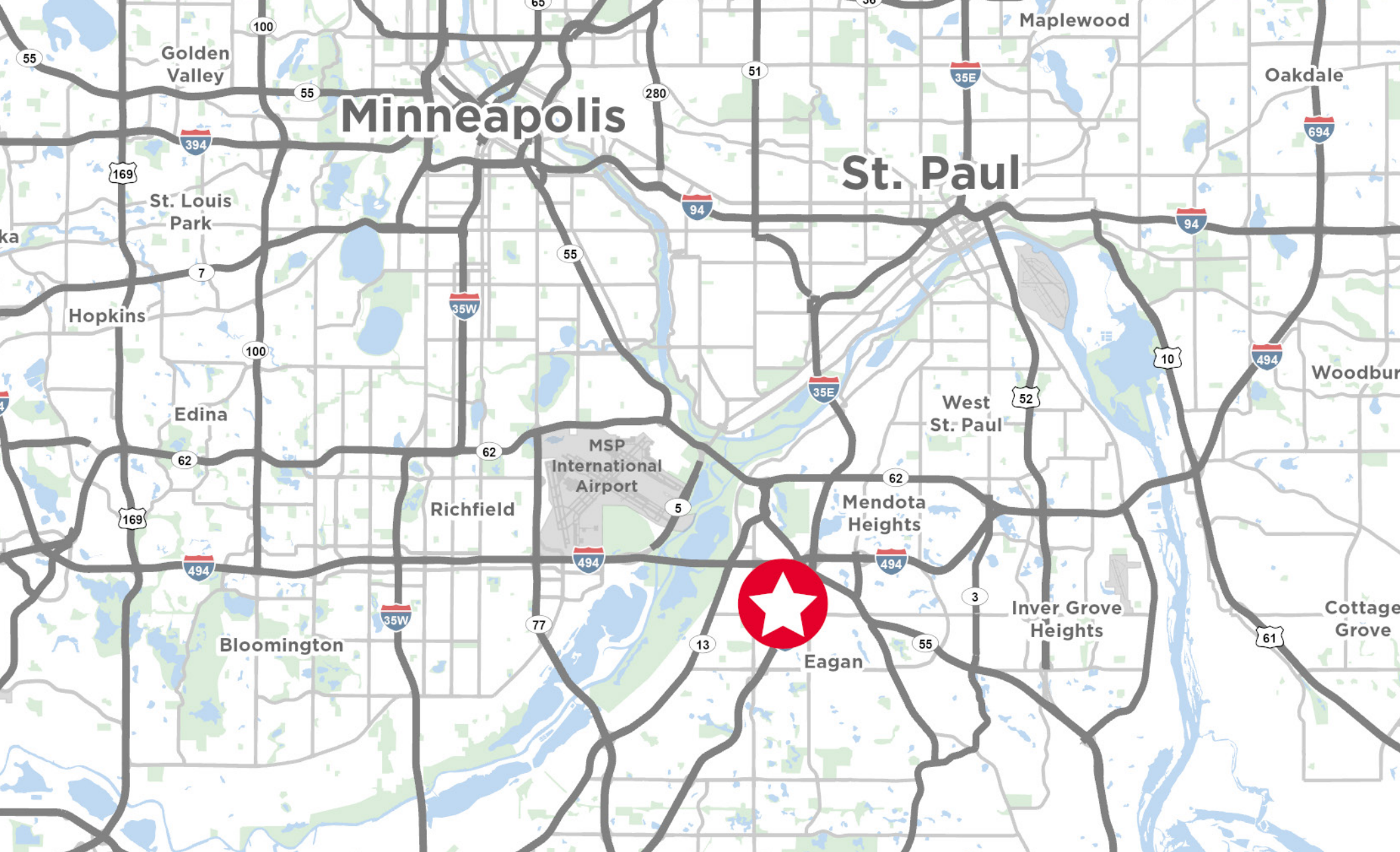


Floor Plan



Property Location





Contact

CHARLIE MERWIN

Senior Director
+1 612 347 9346
charlie.merwin@cushwake.com

CLINT MOE

Senior Associate
+1 612 347 9348
clint.moe@cushwake.com