

FOR LEASE  
**13,728 SF**

Fenced and Paved Outdoor Storage Available



3185 TERMINAL DR  
EAGAN, MN 55121



**CUSHMAN &  
WAKEFIELD**



# PROPERTY HIGHLIGHTS

- Easy access to Hwy 13, I-494, & I-35E
- Fenced outdoor storage (in red)
- Many local amenities in the area
- Stand-alone lease opportunity

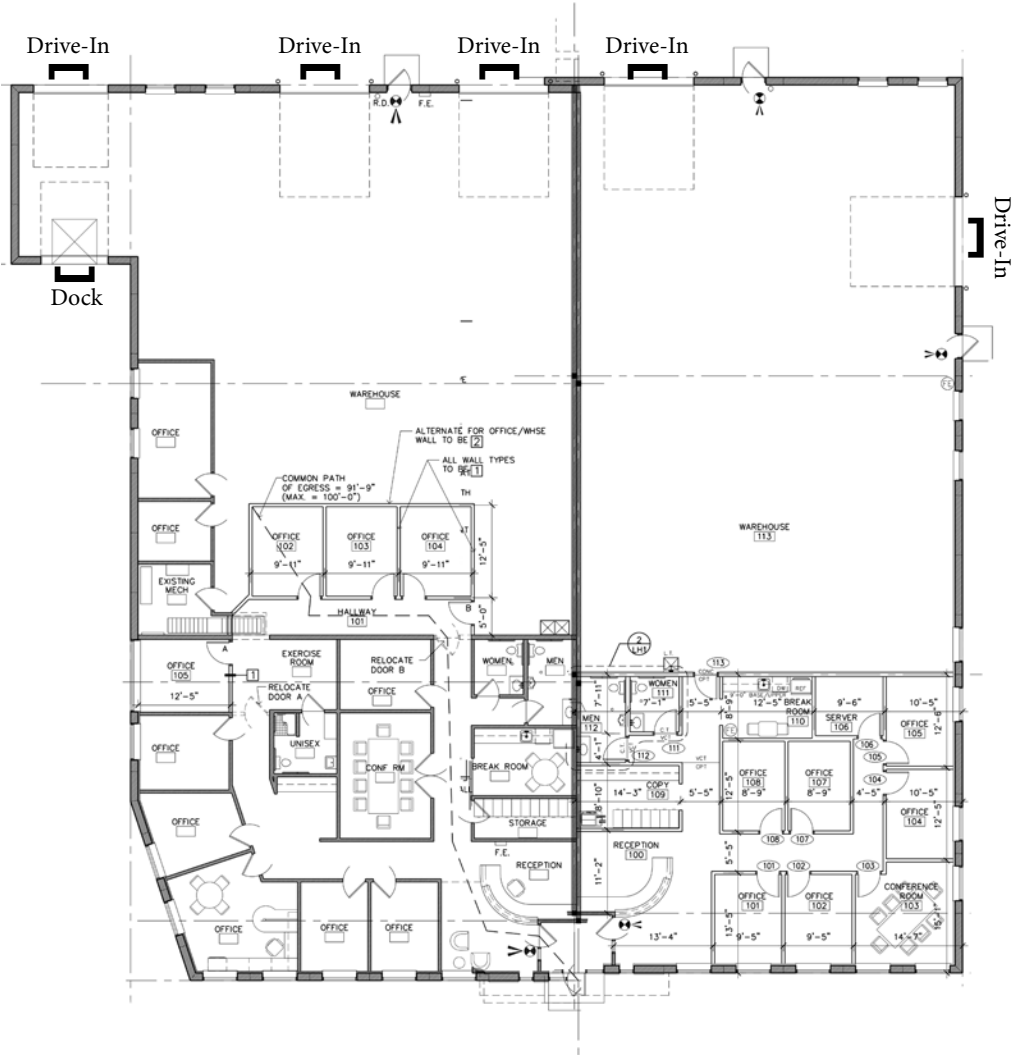
## BUILDING INFORMATION

Building Size:	5,203 SF Office 8,525 SF Warehouse 13,728 SF Total
Lease Rates:	\$14.00 PSF Office \$8.00 PSF Warehouse \$1.75 PSF Outdoor Storage
Loading	1 Dock 5 Drive-Ins
Acres	1.57 Acres
Clear Height:	18'
Year Built:	2008
Sprinklered:	100%
Roof:	Original
Zoning	I-1, Limited Industrial
Available	11/1/25
2025 OPEX	\$2.86 PSF TAX \$1.50 PSF Est. CAM \$4.36 PSF TOTAL



3185 Terminal Dr

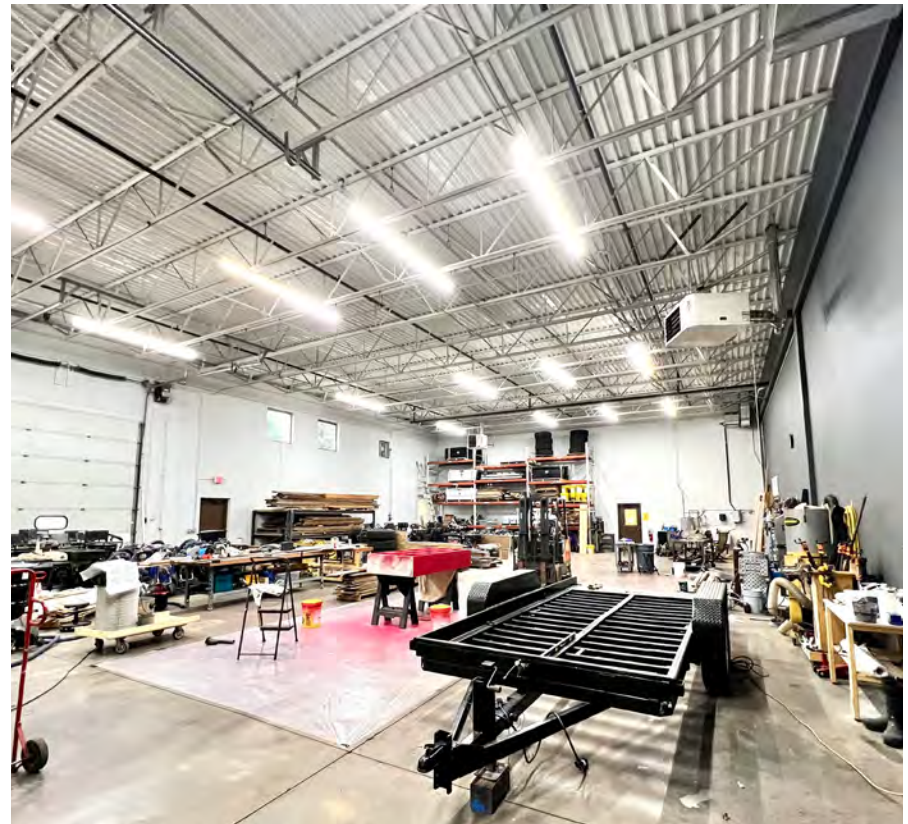
OFFICE SPACE	5,203 SF
WAREHOUSE SPACE	8,525 SF
TOTAL	13,728 SF



FLOOR PLAN  
13,728 SF



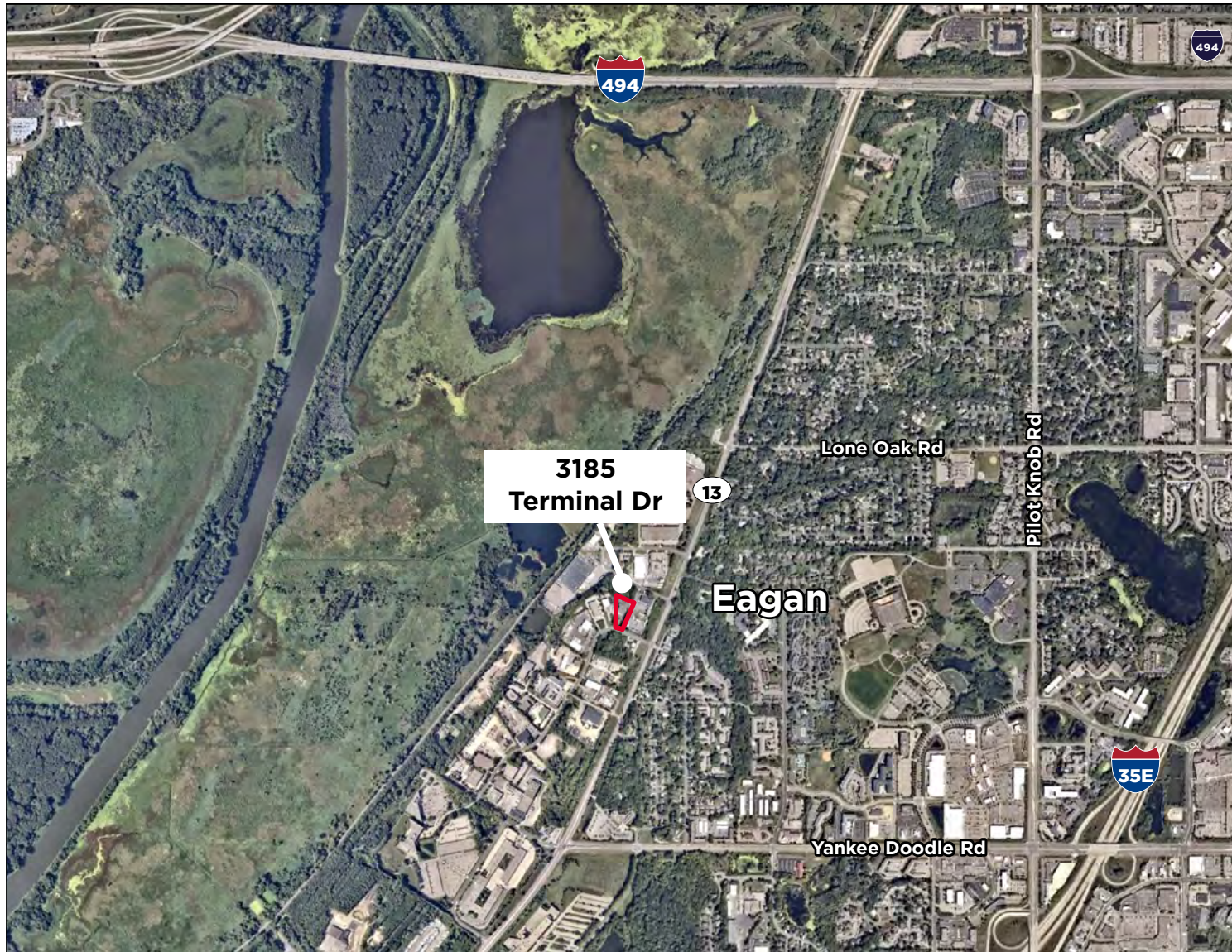
# PROPERTY PHOTOS



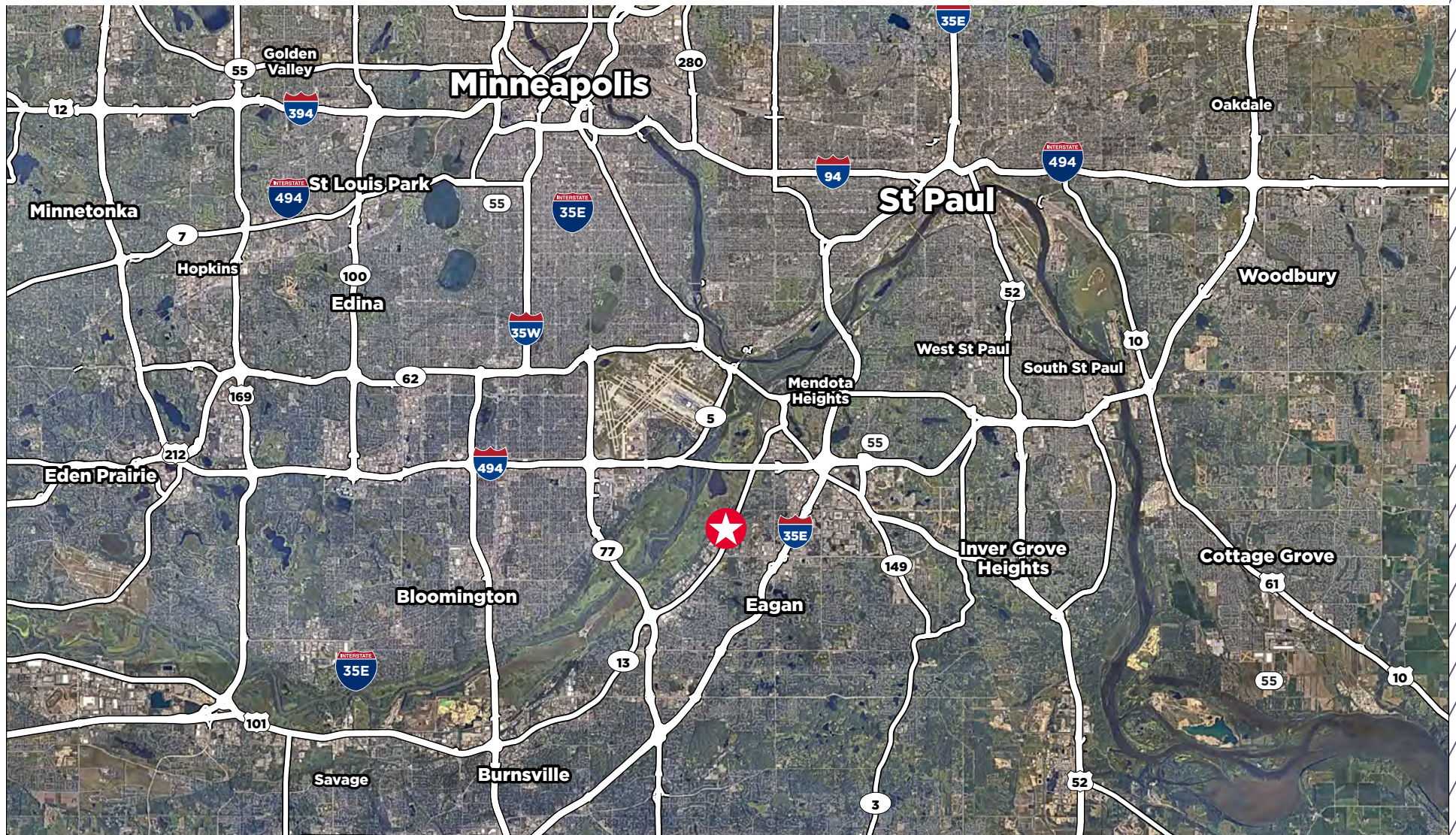


3185 TERMINAL DR | EAGAN, MN 55121

# AERIAL VIEW







**HWY 13**  
< 1 MINUTE



**I-35E**  
5 Minutes



**I-494**  
6 Minutes



**HWY 55**  
5 Minutes

DRIVE TIME  
**MAP**



# CONTACT INFORMATION

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