FOR LEASE 13,728 SF

Fenced and Paved Outdoor Storage Available



3185 TERMINAL DR

EAGAN, MN 55121



HIGHLIGHTS

- Easy access to Hwy 13, I-494, & 1-35E
- Fenced outdoor storage (in red)
 Many local amenities in the area
 Stand-alone lease opportunity

BUILDING INFORMATION	
Building Size:	5,203 SF Office <u>8,525 SF Warehouse</u> 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

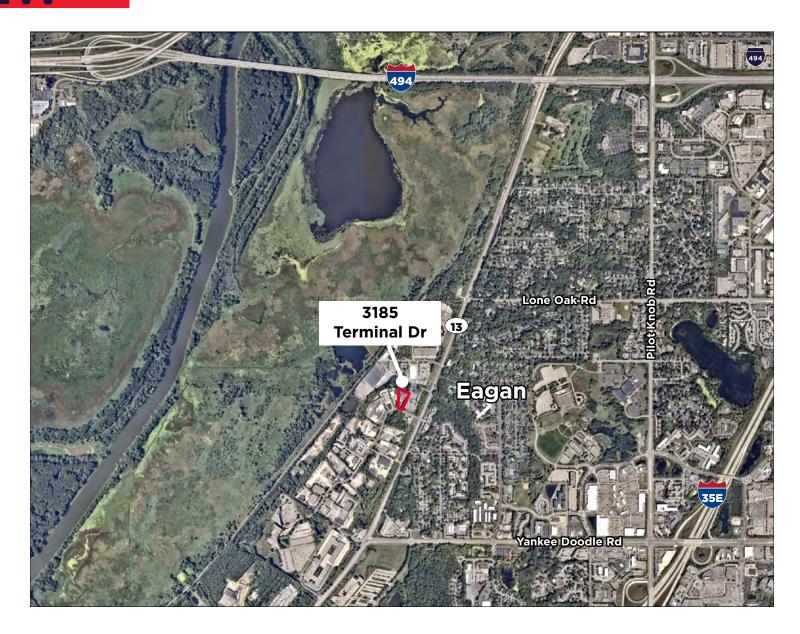




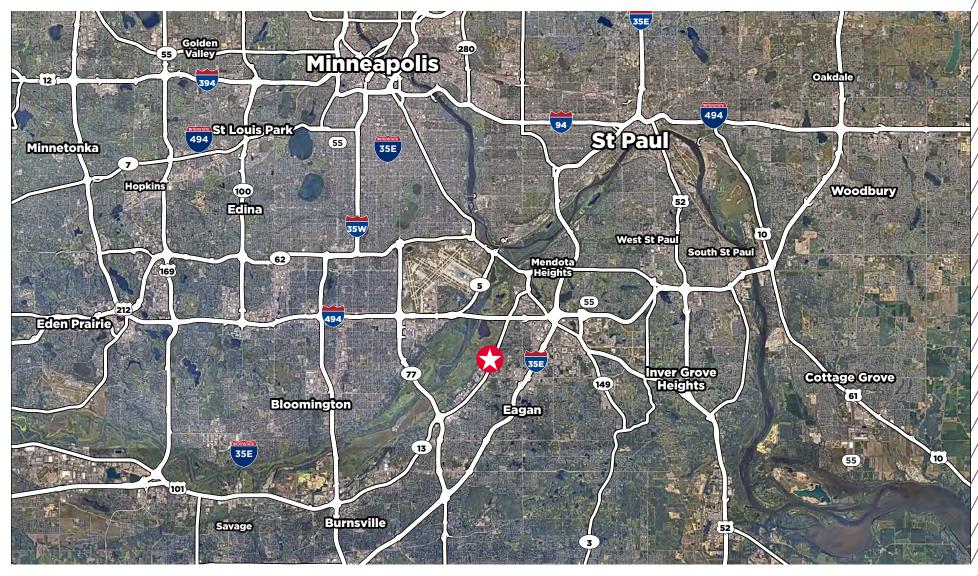




AERIAL VIEW











5 Minutes



6 Minutes







HUDSON BROTHEN

Executive Director

Direct: +1 952 893 8895 Mobile: +1 612 730 4473

hudson.brothen@cushwake.com

KRIS SMELTZER

Executive Managing Director

Direct: +1 952 837 8575 Mobile: +1 612 396 6456

kris.smeltzer@cushwake.com

JAKE KELLY

Senior Associate

Direct: +1 952 465 3303 Mobile: +1 952 913 0055 jake.kelly@cushwake.com



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