FOR LEASE 6,240 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:	2,080 SF Office 4,160 SF Warehouse 6,240 SF Total
Lease Rates:	\$14.00 PSF Office \$8.00 PSF Warehouse \$1.75 PSF Outdoor Storage
Loading	2 Drive-Ins
Acres	1.57 Acres
Clear Height:	18'
Year Built:	2008
Sprinklered:	100%
Roof:	Original
Zoning	I-1, Limited Industrial
2025 OPEX	\$2.86 PSF TAX \$1.50 PSF Est. CAM \$4.36 PSF TOTAL







3185 Terminal Dr

OFFICE SPACE 2,080 SF WAREHOUSE SPACE 4,160 SF TOTAL 6,240 SF



FLOOR PLAN 6,240 SF

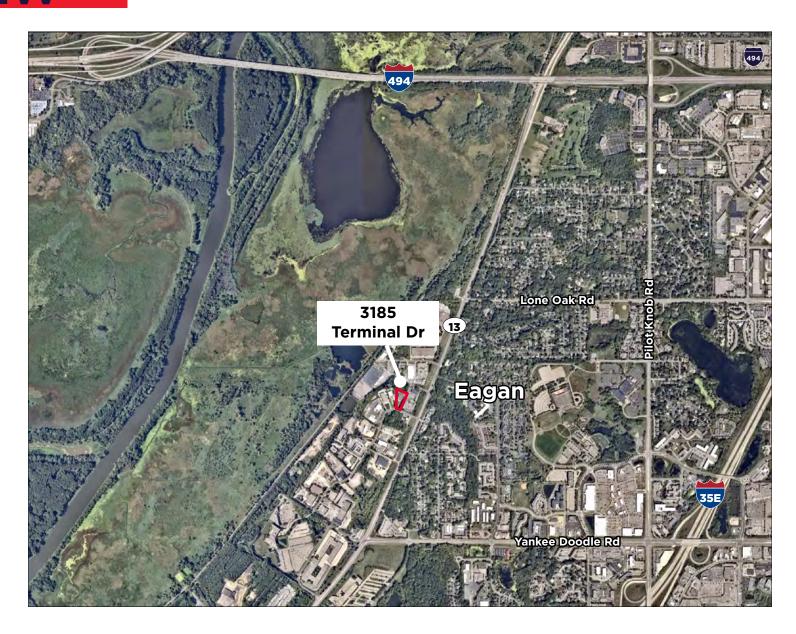




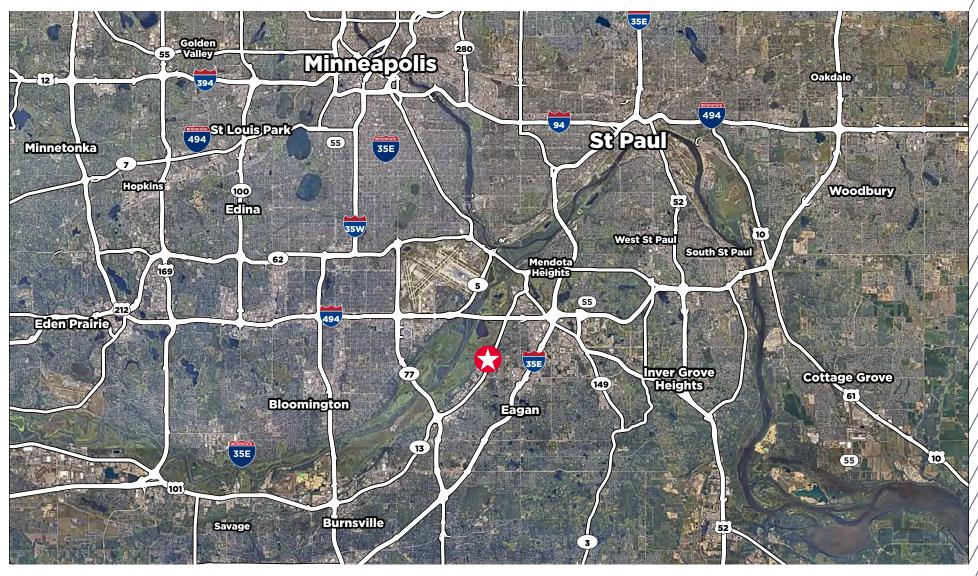




AERIAL VIEW











5 Minutes



6 Minutes







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