

FOR LEASE

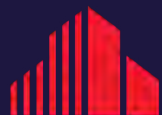
**6,240 SF**

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: | 2,080 SF Office            |
|                | <u>4,160 SF Warehouse</u>  |
|                | 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             |
|                | <u>\$1.50 PSF Est. CAM</u> |
|                | \$4.36 PSF TOTAL           |



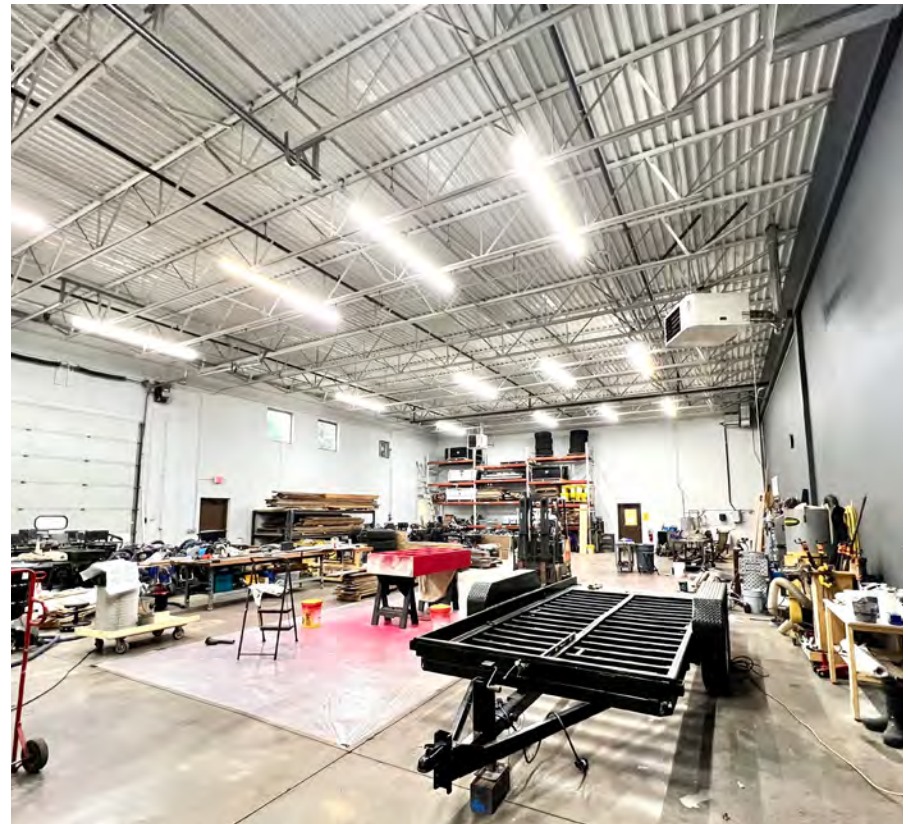
3185 Terminal Dr

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



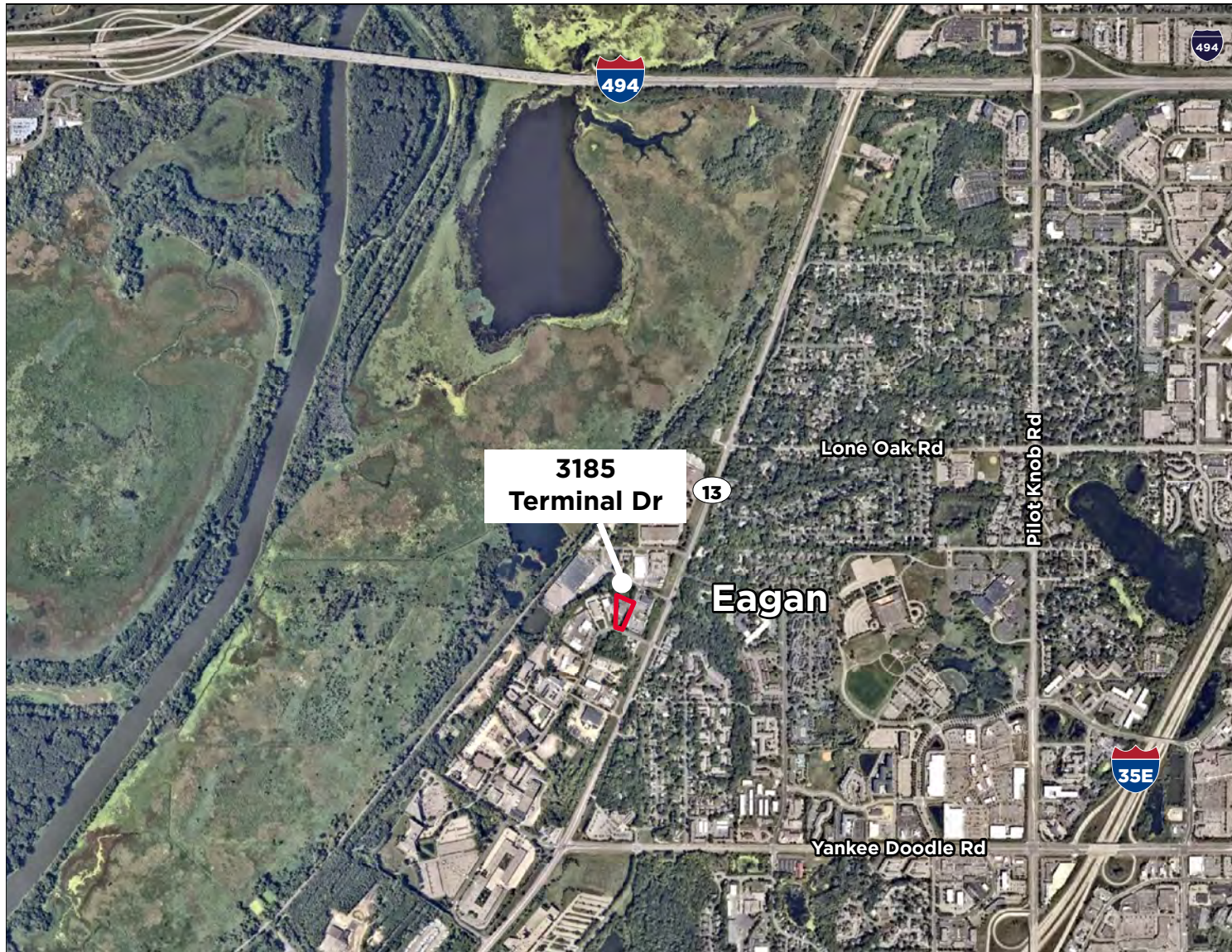
FLOOR PLAN  
6,240 SF

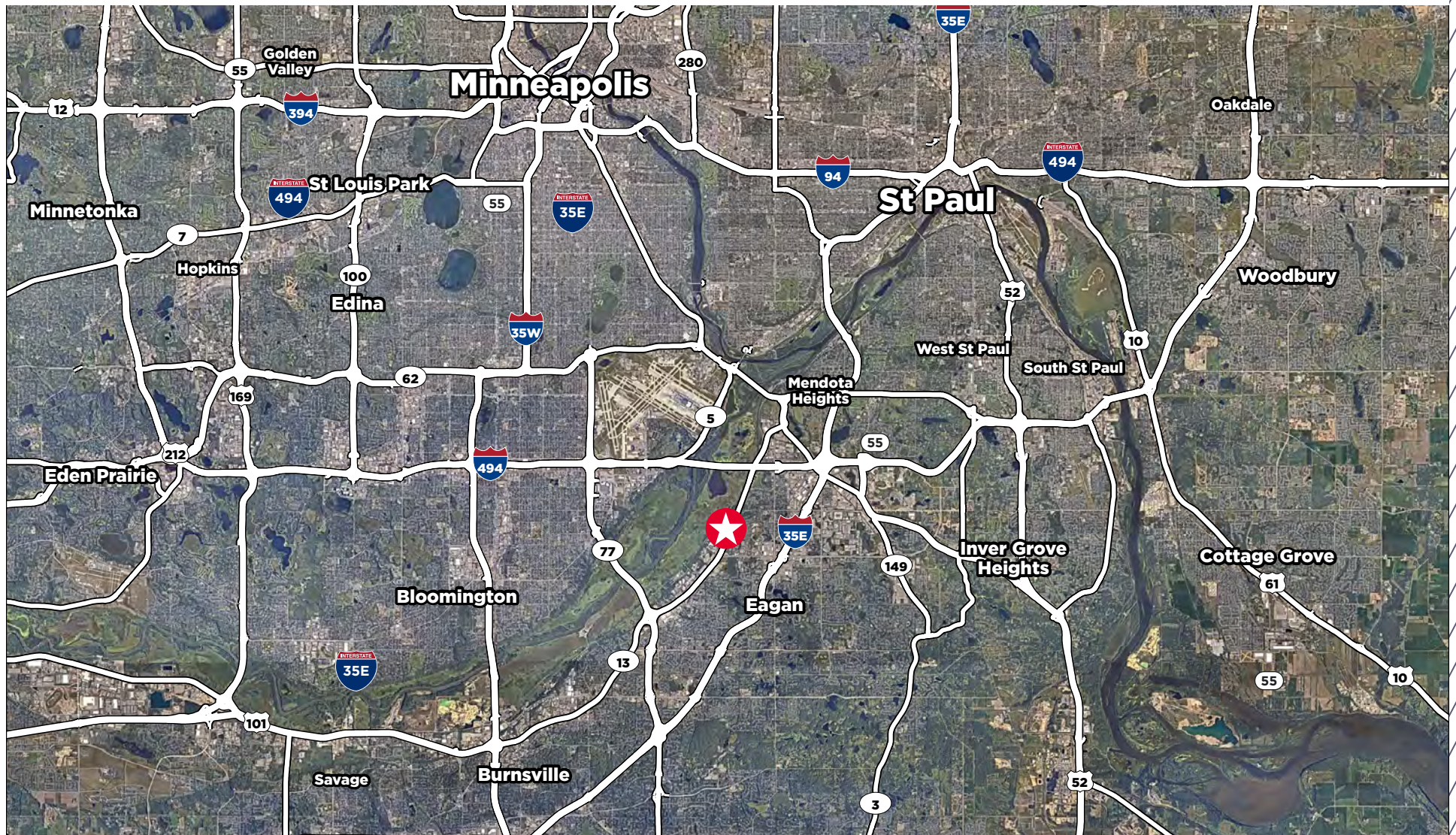
# PROPERTY PHOTOS



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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