

FOR LEASE

21075 Eaton Ave

Farmington, MN

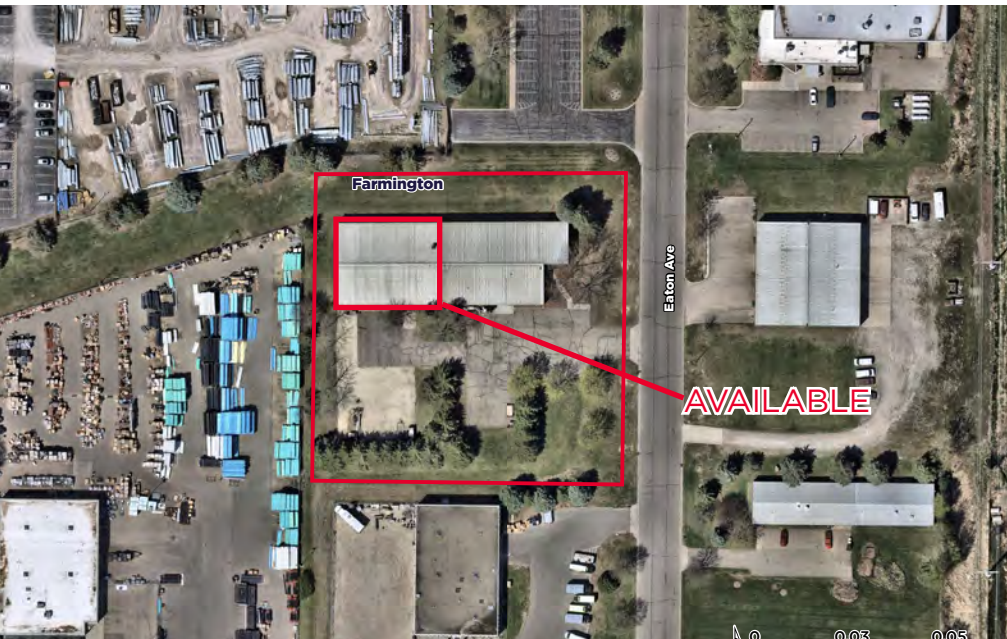
8,000 SF Available

VACANT

OCCUPIED

PROPERTY FEATURES

- RARE SMALL BAY VACANCY IN FARMINGTON
- BOTH DOCK AND DRIVE-IN LOADING



Available SF 8,000 SF - All Warehouse

Total Building SF 18,600 SF

Lease Rate \$8.25 PSF Net

Total Land 2.05 Acres

Year Built 1990/1994

Clear Height 17'2"

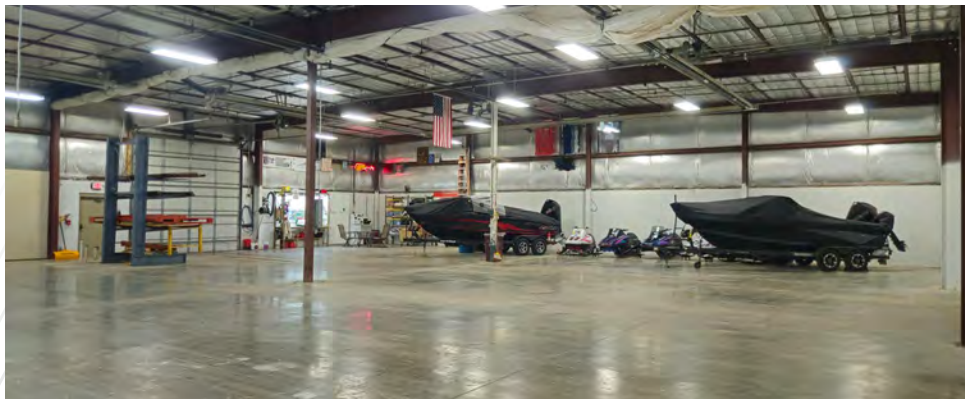
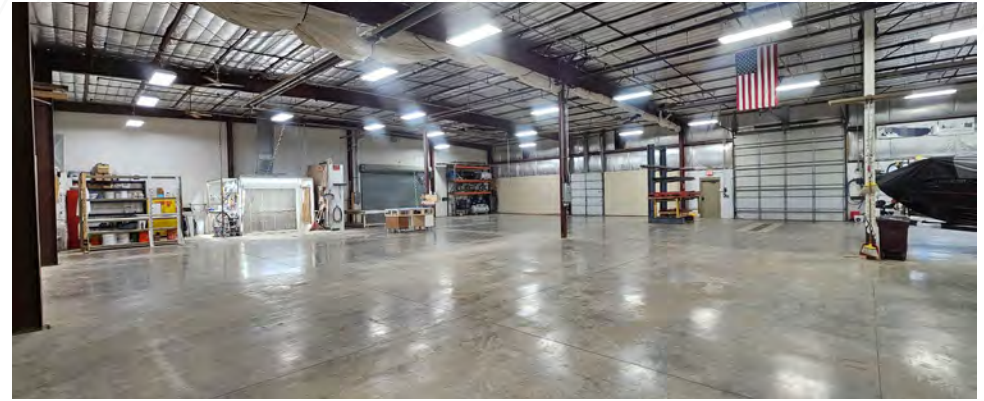
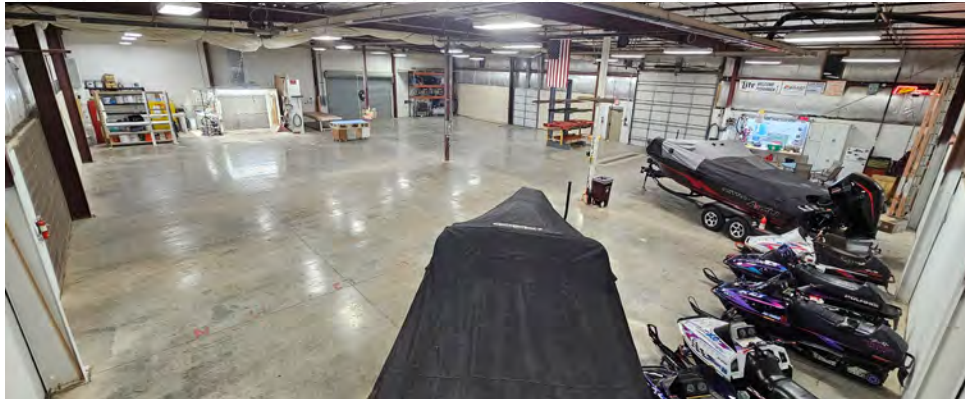
Loading 1 Dock & 1 Drive-In

HVAC Radiant heat in warehouse

Sprinklered 100% Wet system

Restrooms Build-to-Suit

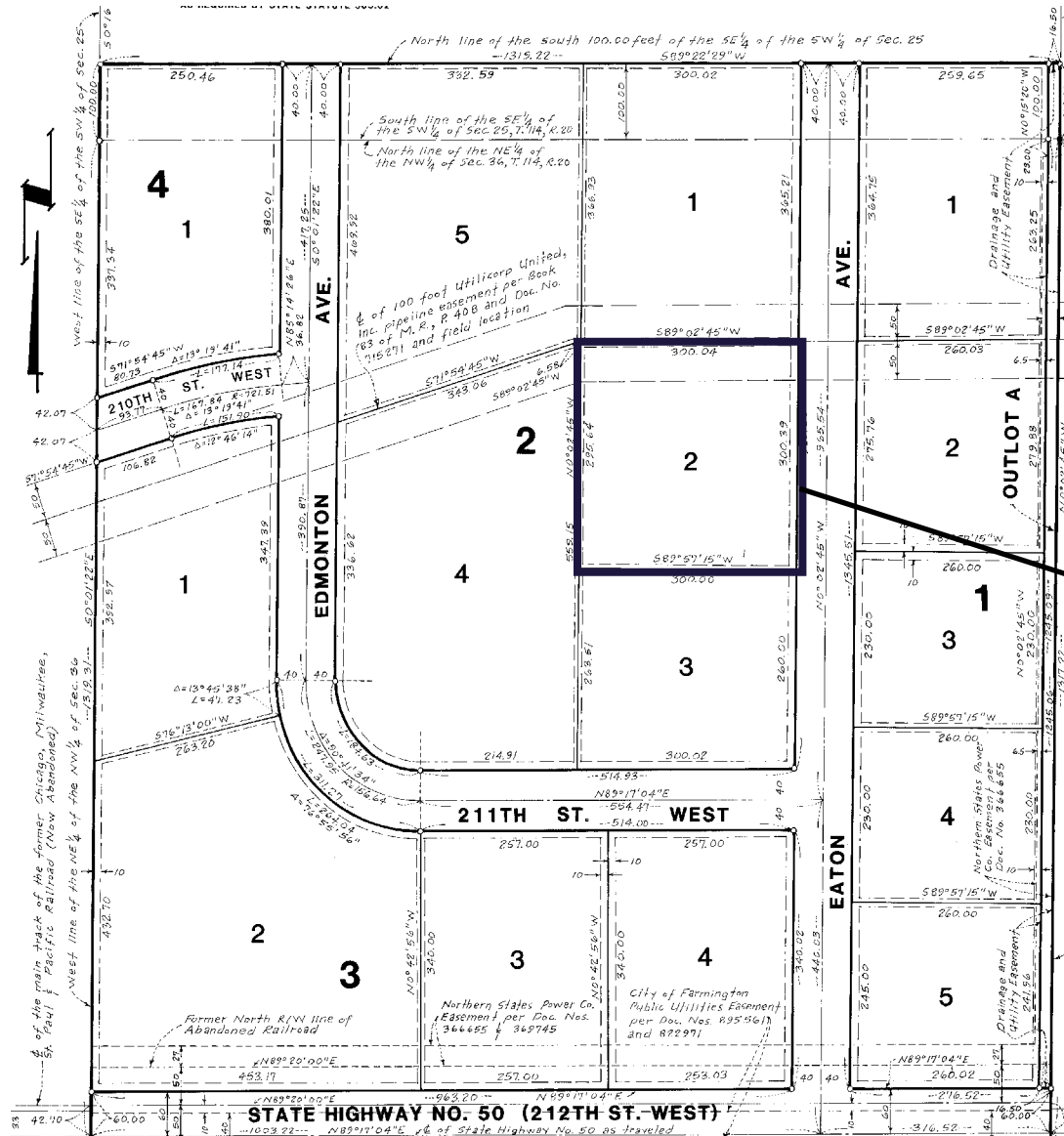
2026 Tax & CAM \$2.25 PSF Tax
\$2.25 PSF CAM
\$4.50 PSF Total



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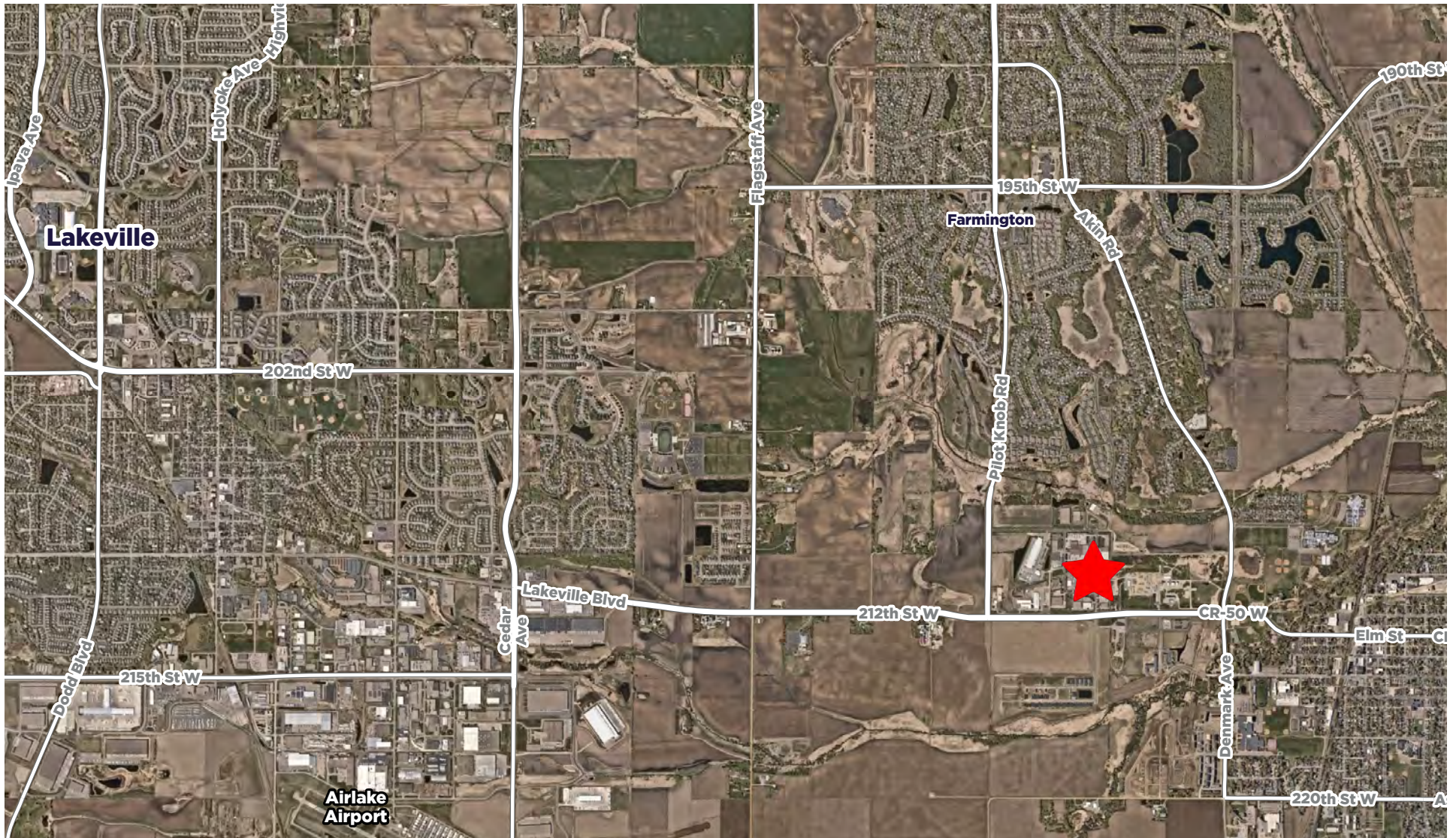
SITE PLAN

FARMINGTON INDUSTRIAL PARK



**8,000 SF
AVAILABLE**

AERIAL





CONTACT

HUDSON BROTHEN

Executive Director
+1 952 893 8261
HUDSON.BROTHEN@CUSHWAKE.COM

KRIS SMELTZER

Executive Managing Director
+1 952 837 8575
KRIS.SMELTZER@CUSHWAKE.COM