

FOR LEASE

21075 Eaton Ave

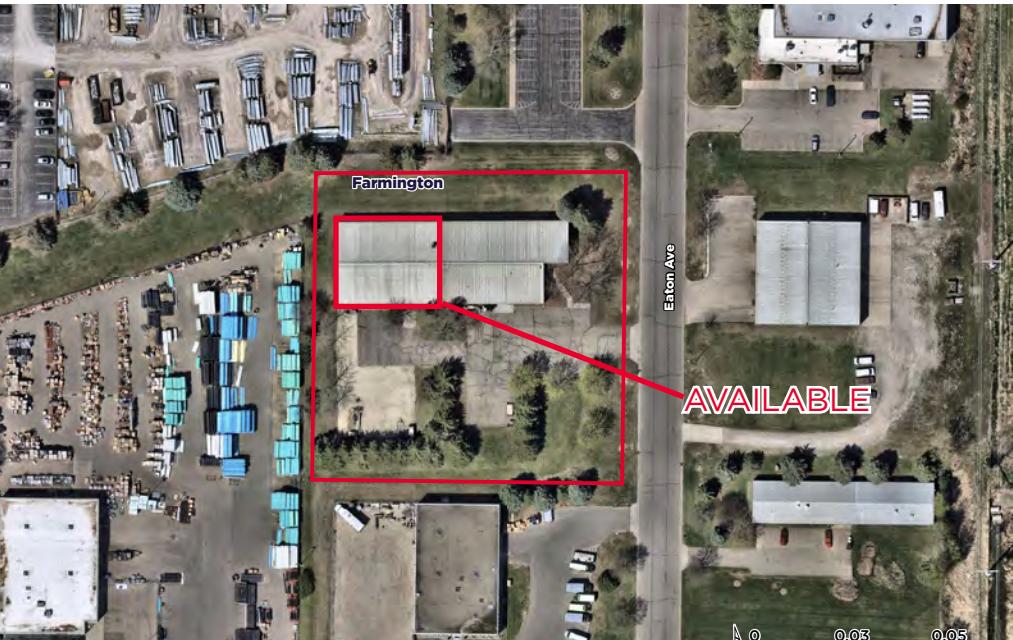
Farmington, MN

8,000 SF Available

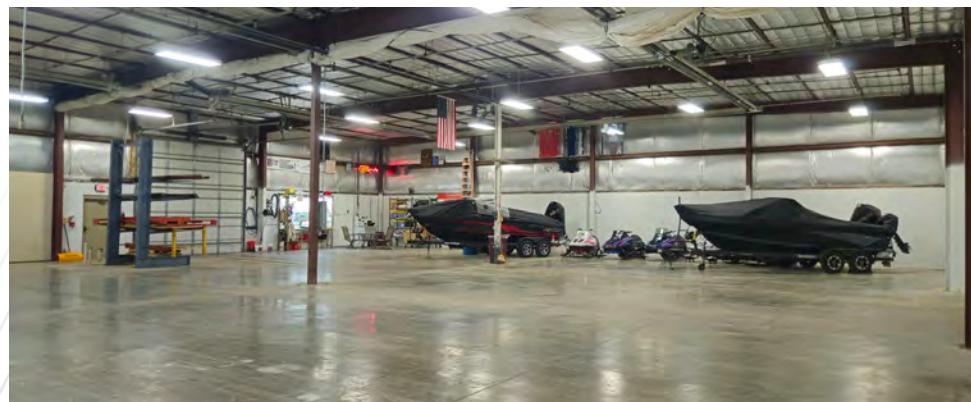
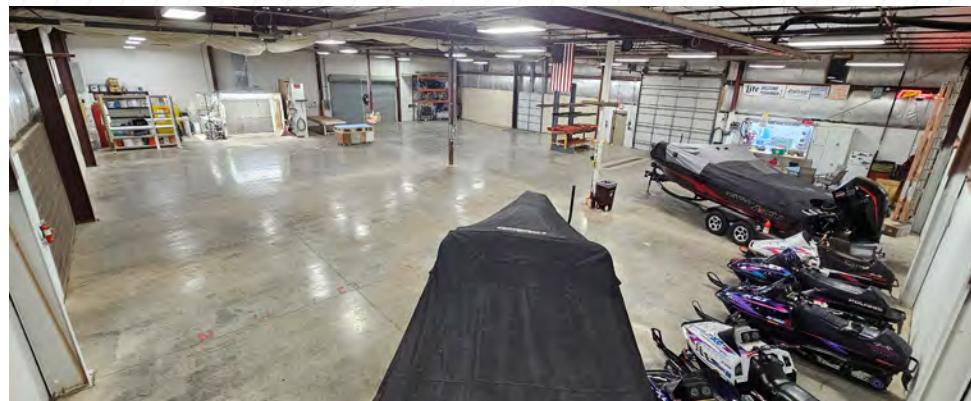


PROPERTY FEATURES

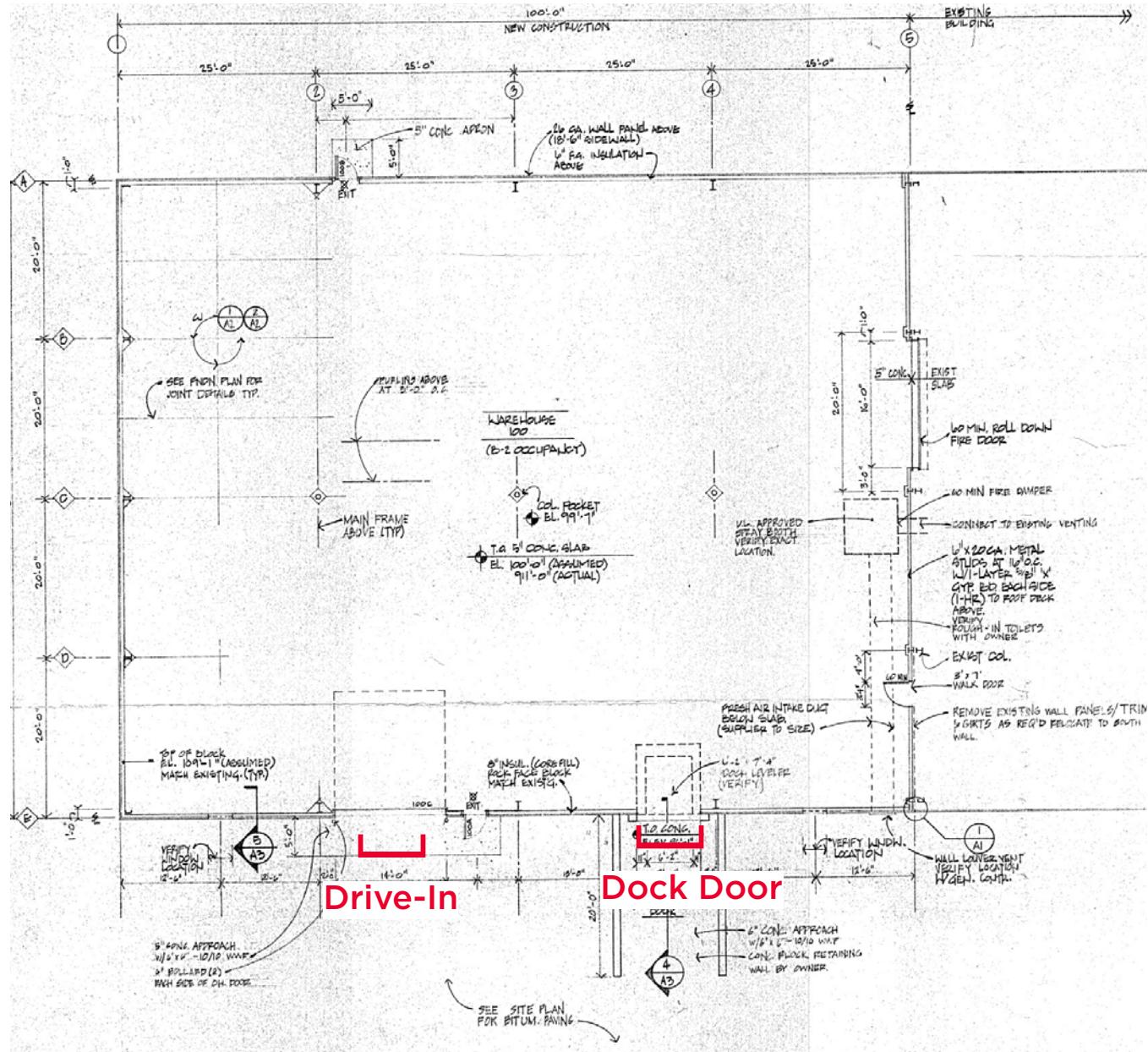
- RARE SMALL BAY VACANCY IN FARMINGTON
- BOTH DOCK AND DRIVE-IN LOADING



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	<u>\$2.25 PSF Tax</u> <u>\$2.25 PSF CAM</u> \$4.50 PSF Total

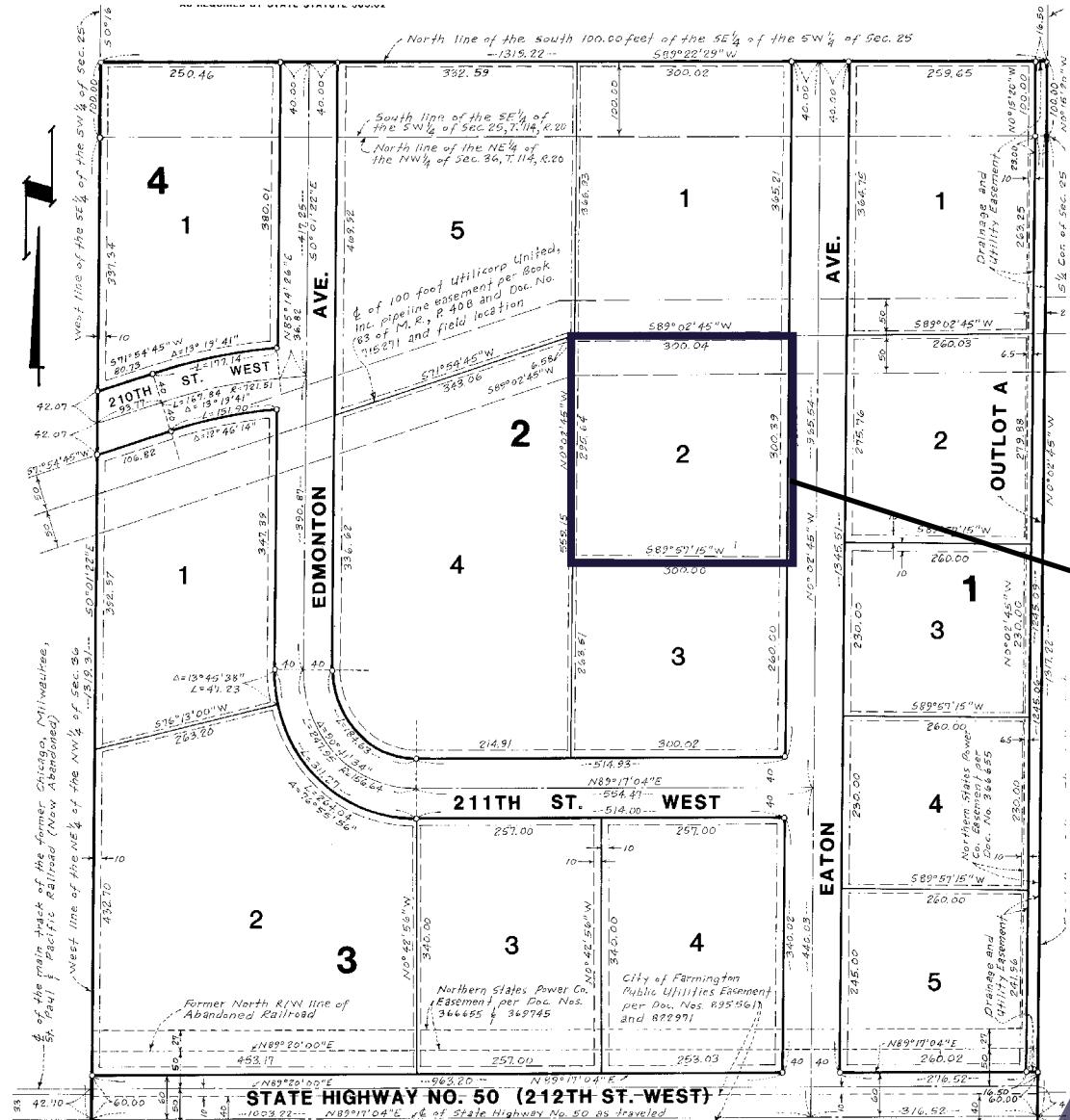


FLOOR PLAN



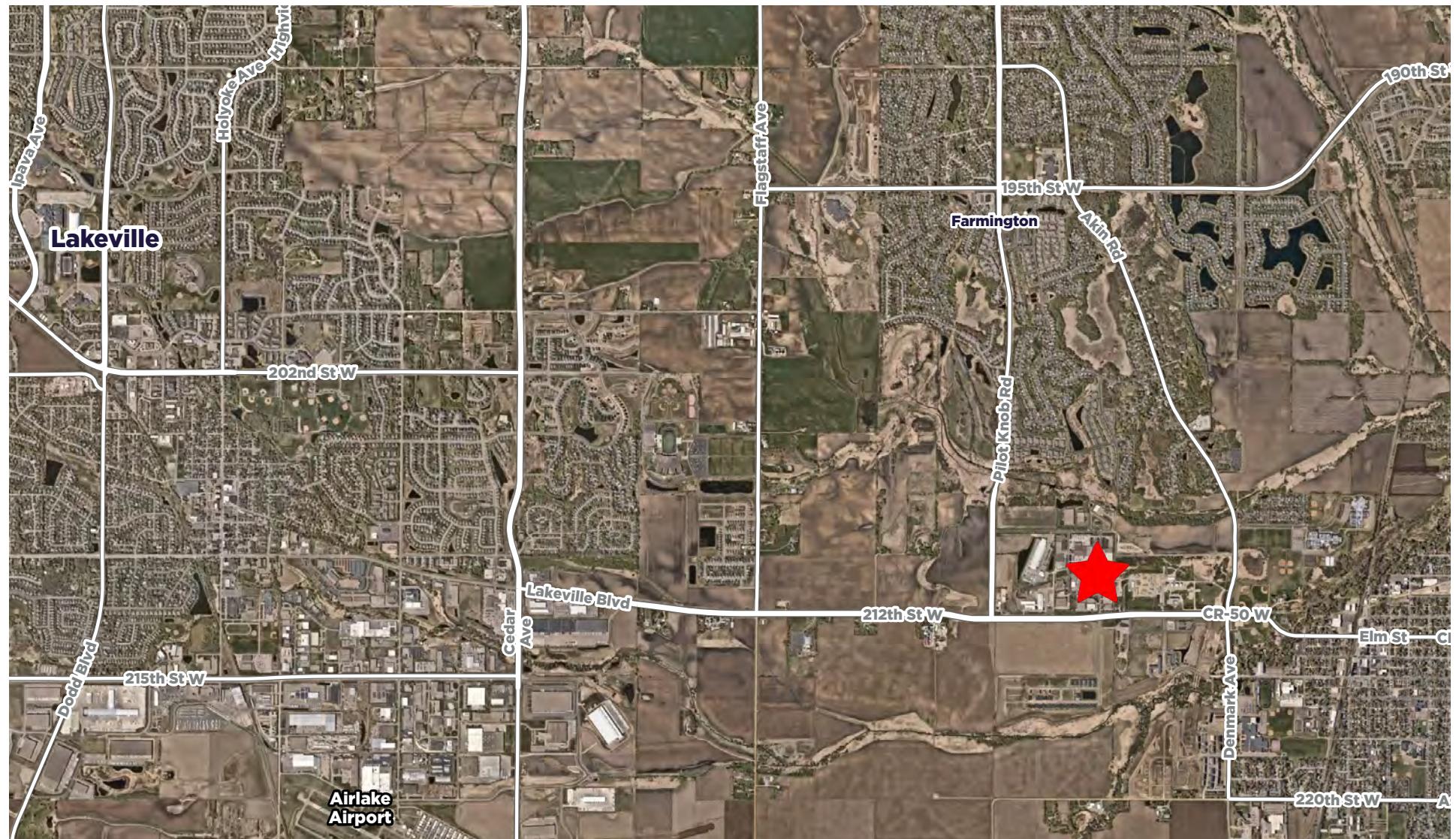
SITE PLAN

FARMINGTON INDUSTRIAL PARK



**8,000 SF
AVAILABLE**

AERIAL





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