



# EAGAN INDUSTRIAL OPPORTUNITY

**INNOVATION'S NEW ADDRESS**

INDUSTRIAL BTS OPPORTUNITY | ± 30 ACRES | 610 OPPERMAN DRIVE, EAGAN, MN 55123



## WHERE **INNOVATION** MEETS **OPPORTUNITY**

- 30 Acre Built-to-Suit Opportunity
  - Site A: 20 Acres, Up to ±400,000 SF
  - Site B: 10 Acres, Up to ±150,000 SF
- Prime location in Eagan. A vibrant community fostering innovation and growth
- Surrounded by top-tier companies driving industry advancements
- Convenient freeway access for seamless travel
- Close to the airport and central business districts of Minneapolis and St. Paul
- Easy access to premier shopping and dining

**UNLIMITED POTENTIAL**

PROJECT NOVA

DODD RD

**SITE A**  
**20 ACRES**

UP TO  
**±400,000 SF**

2

**SITE A**

EXISTING  
DATA CENTER

**SITE B**

**SITE B**  
**10 ACRES**

UP TO  
**±150,000 SF**

# EFFORTLESS CONNECTIVITY

# STRATEGIC PROXIMITY

# ACCESS





# FULL SITE PLAN



## THOMSON REUTERS MASTER PLAN LEGEND

- ① INFILTRATION BASIN
- ② POND - STORMWATER MANAGEMENT
- ③ EXISTING WETLAND
- ④ PARK DEDICATION
- FUTURE TRAIL
- EXISTING TRAIL TO INCORPORATE



**RYAN**

 **CUSHMAN &  
WAKEFIELD**

**JON RAUSCH**

+1 612 685 8288

[JON.RAUSCH@CUSHWAKE.COM](mailto:JON.RAUSCH@CUSHWAKE.COM)

**KRIS SMELTZER**

+1 952 837 8575

[KRIS.SMELTZER@CUSHWAKE.COM](mailto:KRIS.SMELTZER@CUSHWAKE.COM)

**BEN DREW**

+1 952 210 4637

[BEN.DREW@CUSHWAKE.COM](mailto:BEN.DREW@CUSHWAKE.COM)