

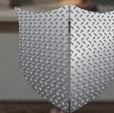
HIGHWAY 55 BUSINESS CENTER

EAGAN, MINNESOTA

Up to 265,424 SF
**Available For
Lease Q4 2027**



CUSHMAN &
WAKEFIELD



ENDEAVOR
DEVELOPMENT

PROPERTY OVERVIEW

Highway 55 Business Center is a new Class A industrial development located on the Highway 55 corridor in Eagan, Minnesota. Strategically positioned within the Southeast Twin Cities industrial submarket, this development offers exceptional highway visibility, seamless regional access, and modern specifications designed for a diverse array of users.

- Incredible access to Hwy 55, I-35 & 494
- Proximity to local retail
- Minutes from MSP airport
- New Construction



HIGHWAY 55 BUSINESS CENTER

Eagan, MN - For Lease

KEY SPECIFICATIONS

ADDRESS	3400 Hwy 55, Eagan, MN
TOTAL SF	40,000 - 265,424 SF
OFFICE AREA	BTS
CLEAR HEIGHT	32'
DOCK DOORS	24
DRIVE-IN DOORS	2
CONSTRUCTION	Q2 2027 - Construction Start Q4 2027 - Delivery
SPRINKLER	ESFR
COLUMN SPACING	50' x 50' with 60' speed bay
LEASE RATE	Negotiable

SITE PLAN

HIGHWAY 55 BUSINESS CENTER

Eagan, MN - For Lease



ALTERNATIVE SITE PLAN

HIGHWAY 55 BUSINESS CENTER

Eagan, MN - For Lease



SHELL DESCRIPTION

HIGHWAY 55 BUSINESS CENTER

Eagan, MN - For Lease

ADDRESS	3400 Highway 55 W, Eagan, MN 55121	FLOOR SEALER	One (1) coat of Ashford Formula or equivalent
SITE SIZE	24.58 acres	GLASS AND GLAZING	Three (3) main entrances with storefront
BUILDING SIZE	265,424 square feet	DOORS AND EQUIPMENT	Twenty-Four (24) 9' x 10' manual dock doors w/ vision windows
BUILDING DIMENSIONS	1,252' x 212'		Twenty-Four (24) 35,000 lb mechanical 7' x 8' dock levelers
COLUMN SPACING	50' x 50' with a 60' speed bay		Twenty-Four (24) rubber dock bumpers
CLEAR HEIGHT	32' clear to bottom of structure at first interior column		Twenty-Four (24) foam dock seals
LIGHT DUTY PAVEMENT	6" aggregate base + 1.5" bituminous base + 1.5" bit wear layer	FIRE PROTECTION	Two (2) 12' x 14' automatic drive-in doors with vision windows
HEAVY DUTY PAVEMENT	8" aggregate + 2" bit base + 2" bit wear		ESFR
CONCRETE PAVEMENT	6" aggregate base + 6" concrete pavement		ROOF DRAIN SYSTEM
TRUCK COURT	120' deep asphalt truck court with 60' concrete apron		Internally piped roof drains located along perimeter walls
CAR PARKING	254 parking stalls	PLUMBING	Sanitary sewer and water mains located along the front wall with extensions to the rear wall at the center and ends of the building
FOUNDATIONS	Shallow spread footings	HVAC	Gas-fired unit heaters to maintain 50 degrees; Each unit heater controlled by individual thermostat; Ventilation per code
SLAB ON GRADE	7" thick unreinforced concrete	ELECTRICAL SERVICE	4,000 amp, 480 volt, 3 phase
EXTERIOR WALLS	Precast concrete structural wall panel with brick façade	INTERIOR LIGHTING	LED motion-sensored emergency lighting per code
STRUCTURAL STEEL	Tube steel columns, white roof deck, gray joists and girders	EXTERIOR LIGHTING	LED wall packs to provide lighting over paved surfaces per code
STRUCTURAL ROOF	Sloped ¼" per foot from single ridge to low point at perimeter walls	UTILITY SEPARATION	Exterior switchgear will be separated for Tenant provided electrical connection and utility provided meter for the Leased Premises
		MARKET / SUBMARKET	Minneapolis / South Central

ACCESS MAP

HIGHWAY 55 BUSINESS CENTER

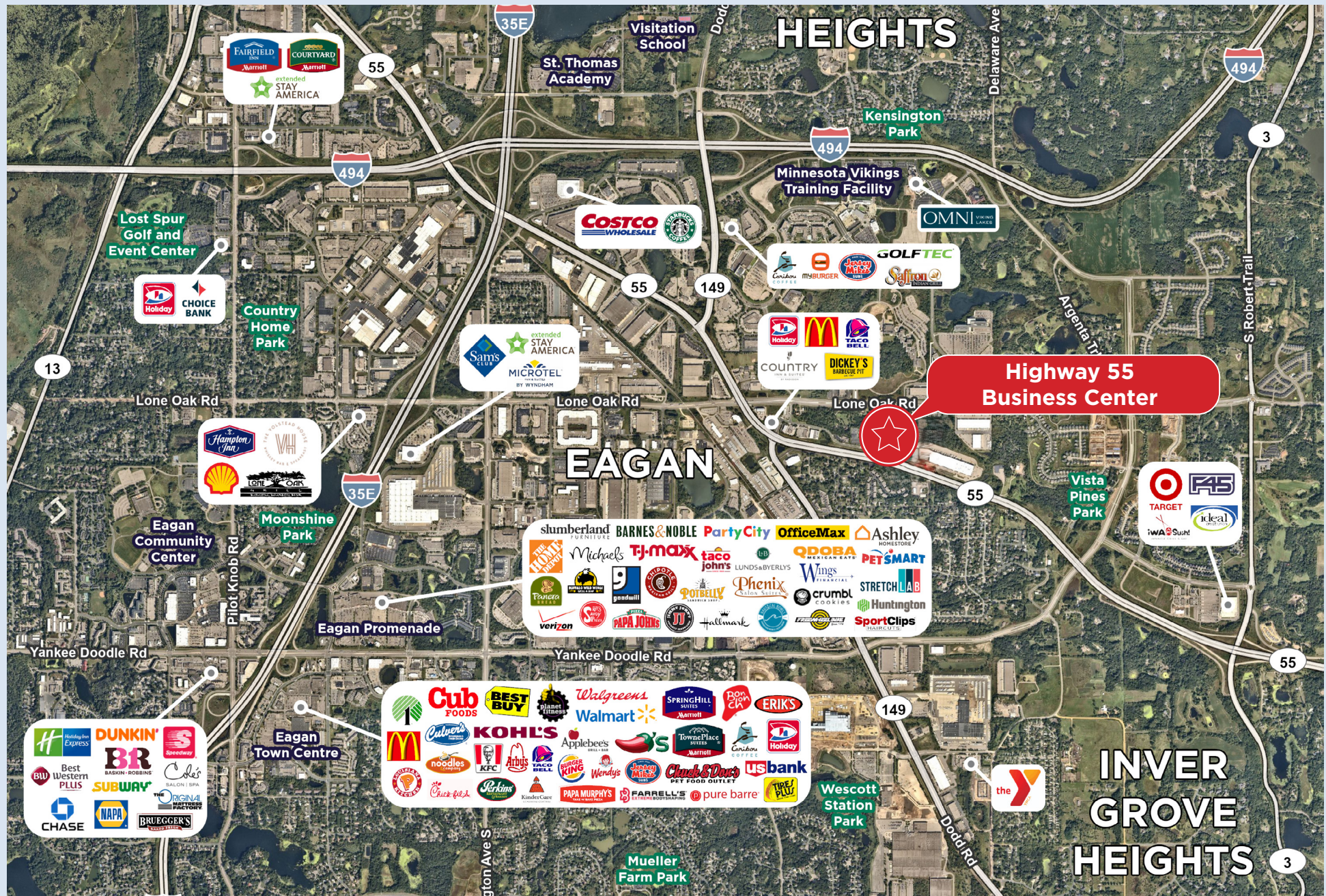
Eagan, MN - For Lease



NEARBY AMENITIES

HIGHWAY 55 BUSINESS CENTER

Eagan, MN - For Lease



ABOUT ENDEAVOR DEVELOPMENT

The need for industrial real estate has greatly accelerated. It's a specialized market Endeavor knows well. We develop, acquire and manage industrial real estate assets using our thorough understanding of the current climate and landscape. Drawing on our results in the Minneapolis- St. Paul metro area, we have successfully brought our proven approach to new markets. The Endeavor business model provides our clients unmatched industry knowledge and allows our team the flexibility and entrepreneurial spirit to get creative with solutions. We can adapt to your needs when others often can't. Offering unique solutions and opportunities to clients is where Endeavor shines.

INSTITUTIONAL EXPERIENCE ENTREPRENEURIAL SPIRIT



Minneapolis – St. Paul

Arbor Lakes Buildings 3 - 9, *Maple Grove*
 Blu Dot Distribution Center, *Otsego*
 Cobalt Business Center, *Mendota Heights*
 Columbia Business Center, *Eagan*
 Highway 5 Business Center, *Eden Prairie*
 Highview 610 Business Center, *Brooklyn Park*
 I-94 Logistics Center, *Rogers*
 Nathan Lane Business Center, *Plymouth*
 Nexus at Opus Park 1 & 2, *Eden Prairie*
 Park 35E 1 & 2, *White Bear*
 Pilot Knob Business Center, *Mendota Heights*
 Yankee Doodle Business Center, *Eagan*
 Zachary Distribution Center, *Maple Grove*

Des Moines

I-35 Distribution Center, *Ankeny*
 I-80 Distribution Center, *Altoona*

Milwaukee

I-94 Business Center, *Mt. Pleasant*



2024

Top Three
Industrial Developer
Minneapolis-St. Paul Business
Journal



2025

#1 Pure Play
Industrial Developer
Minneapolis-St. Paul Business
Journal

Nimble and Adaptable Approach

Endeavor has the flexibility and expertise to deliver state-of the-art projects for clients. We deliver build-to-suit for lease, build-to-suit for sale, and speculative building projects to fit a variety of needs.



HIGHWAY 55 BUSINESS CENTER

EAGAN, MINNESOTA

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