FOR LEASE

13,347 - 19,460 SF

3350 MIKE COLLINS DR

EAGAN, MN



CUSHMAN & WAKEFIELD

PROPERTY INFORMATION

PROPERTY HIGHLIGHTS

- Easy access to I-494, I-35 & Hwy 55
- Unique outdoor storage opportunity
- Local amenities
- +/- .5 acre fenced yard space

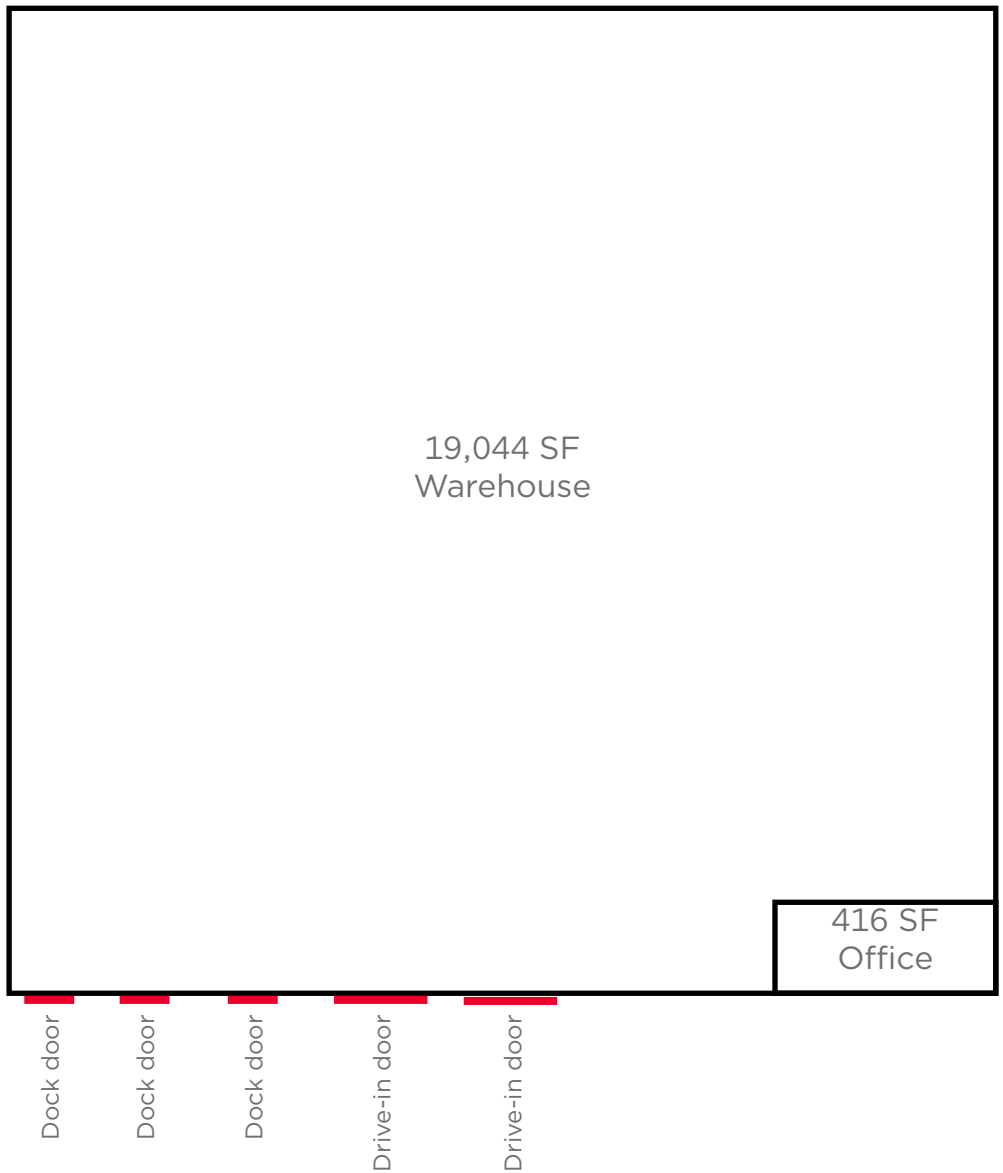
Address	3350 Mike Collins Dr Eagan, MN
Building Size	19,044 SF Warehouse 416 SF Office 19,460 SF Total
Total Land	1.24 AC
Year Built	1971
Clear Height	16’
Loading	2 Drive-Ins 3 Dock Doors
Power	800 amp, 3 phase 480 volt
Lease Rate	Negotiable
2026 Tax & CAM	$5.00 PSF
Fenced Yard	+/- .5 acres (potential to add next door)



FLOOR PLAN

19,044 SF Warehouse
416 SF Office
19,460 SF Total

2 Drive-Ins
3 Dock Doors

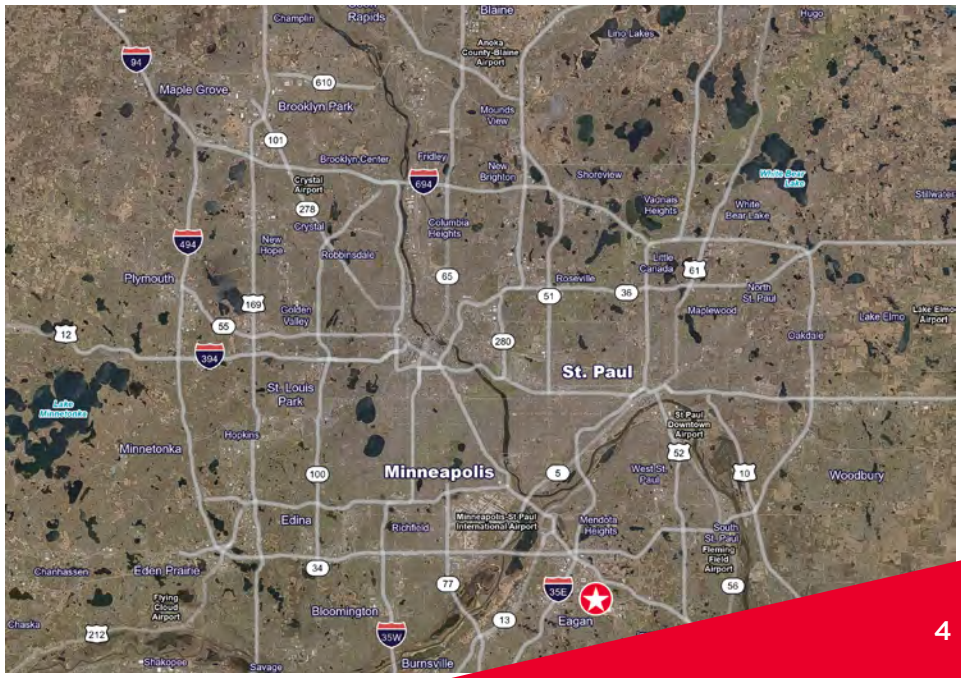


PROPERTY PHOTOS









AERIAL



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