

Industrial | For Lease

Owned by:
Capital Partners

CBRE

Eagan Industrial Warehouse

1170 Eagan Industrial Road | Eagan, MN

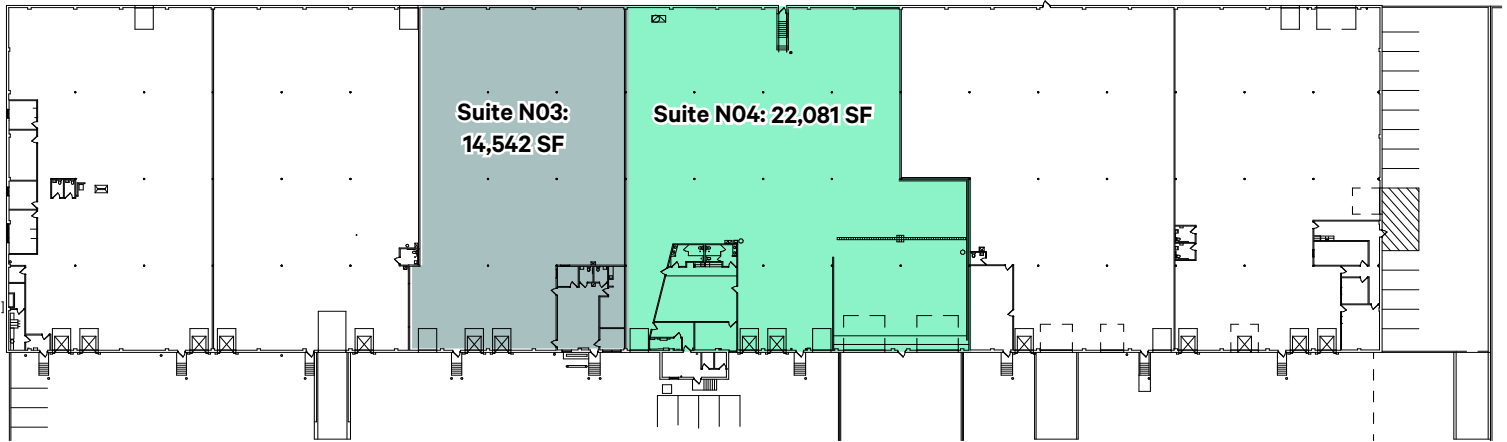


Contact Us

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Space Overview

Total Available: 14,542 SF – 36,623 SF

Clear Height: 20'

Column Spacing: 30' x 40'

Parking: 57 stalls

Lease Rates: Negotiable

Site Size: 4.79 acres

Est. 2025 Tax/CAM: \$3.30 psf

Year Built: 1968

Suite 3:

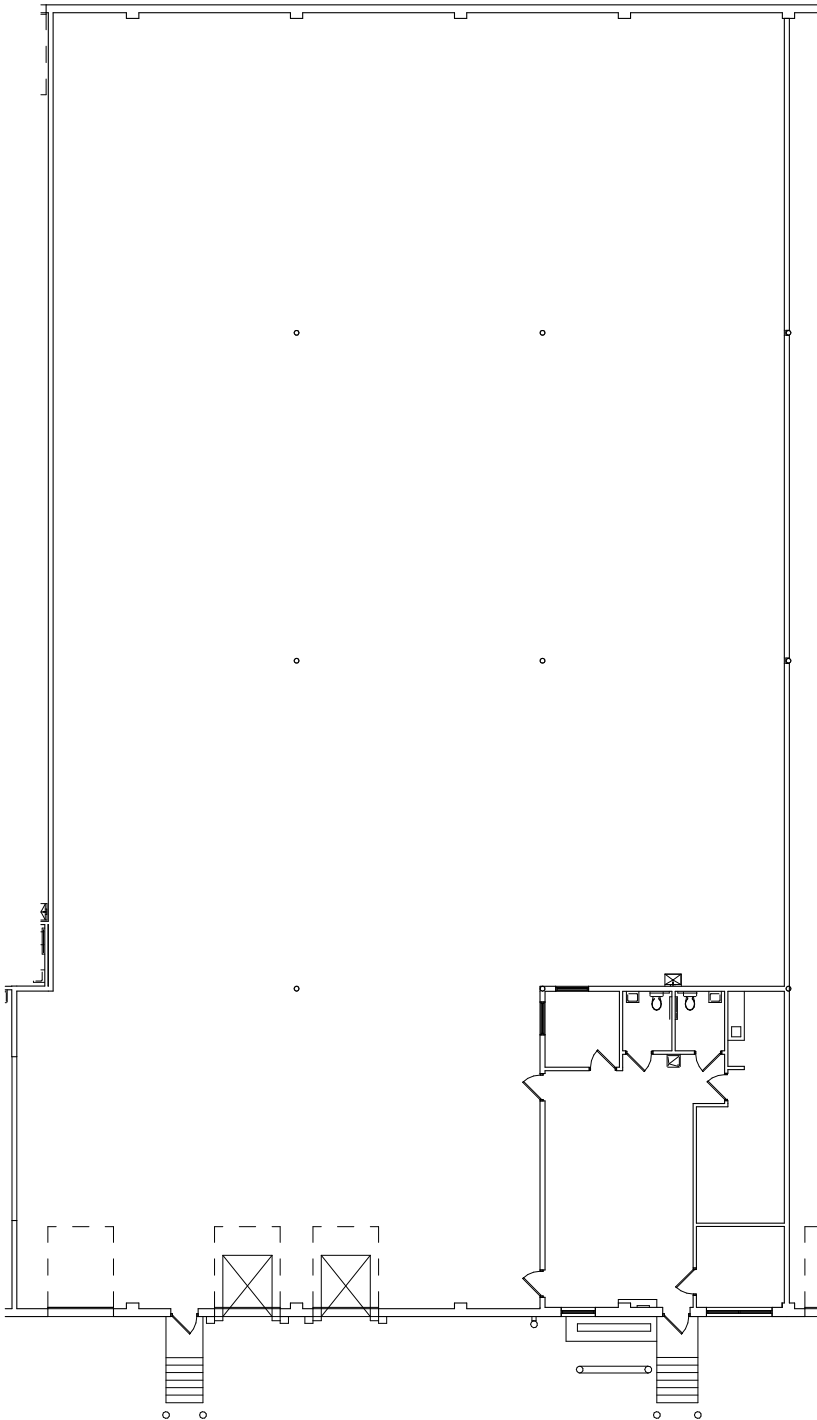
- + **Total: 14,542 SF**
- + Office: 1,199 SF
- + Warehouse: 13,343 SF
- + (3) docks

Suite 4:

- + **Total: 22,081 SF**
- + Office: 1,788 SF
- + Warehouse: 20,293 SF
- + (4) docks
- + (2) oversized drive-in doors

Suite 3

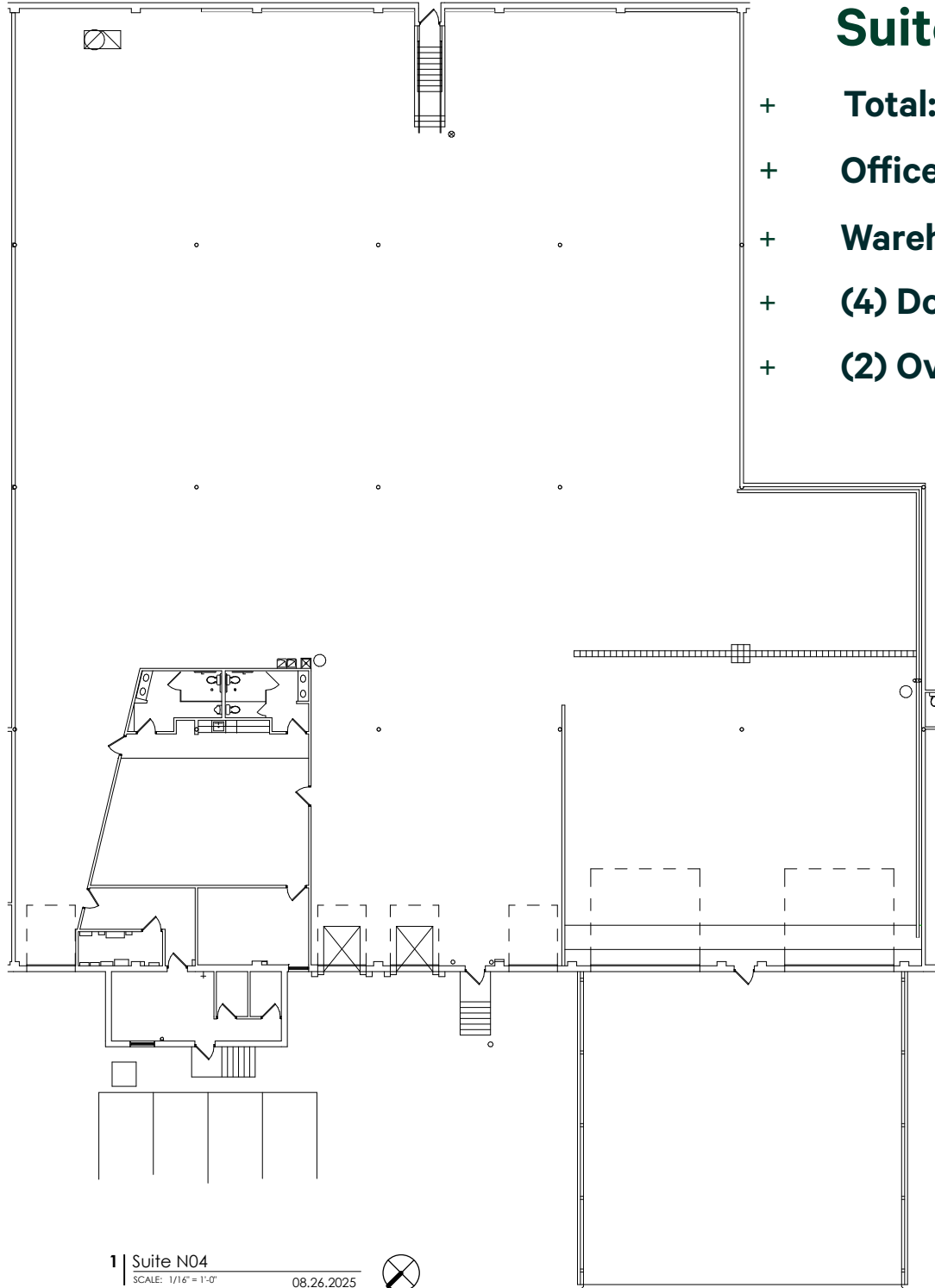
- + **Total:** 14,542 SF
- + **Office:** 1,199 SF
- + **Warehouse:** 13,343 SF
- + **(3) Docks**



AREAS

OFFICE:	1,199 SF
WAREHOUSE:	13,343 SF
TOTAL:	14,542 SF





Suite 4

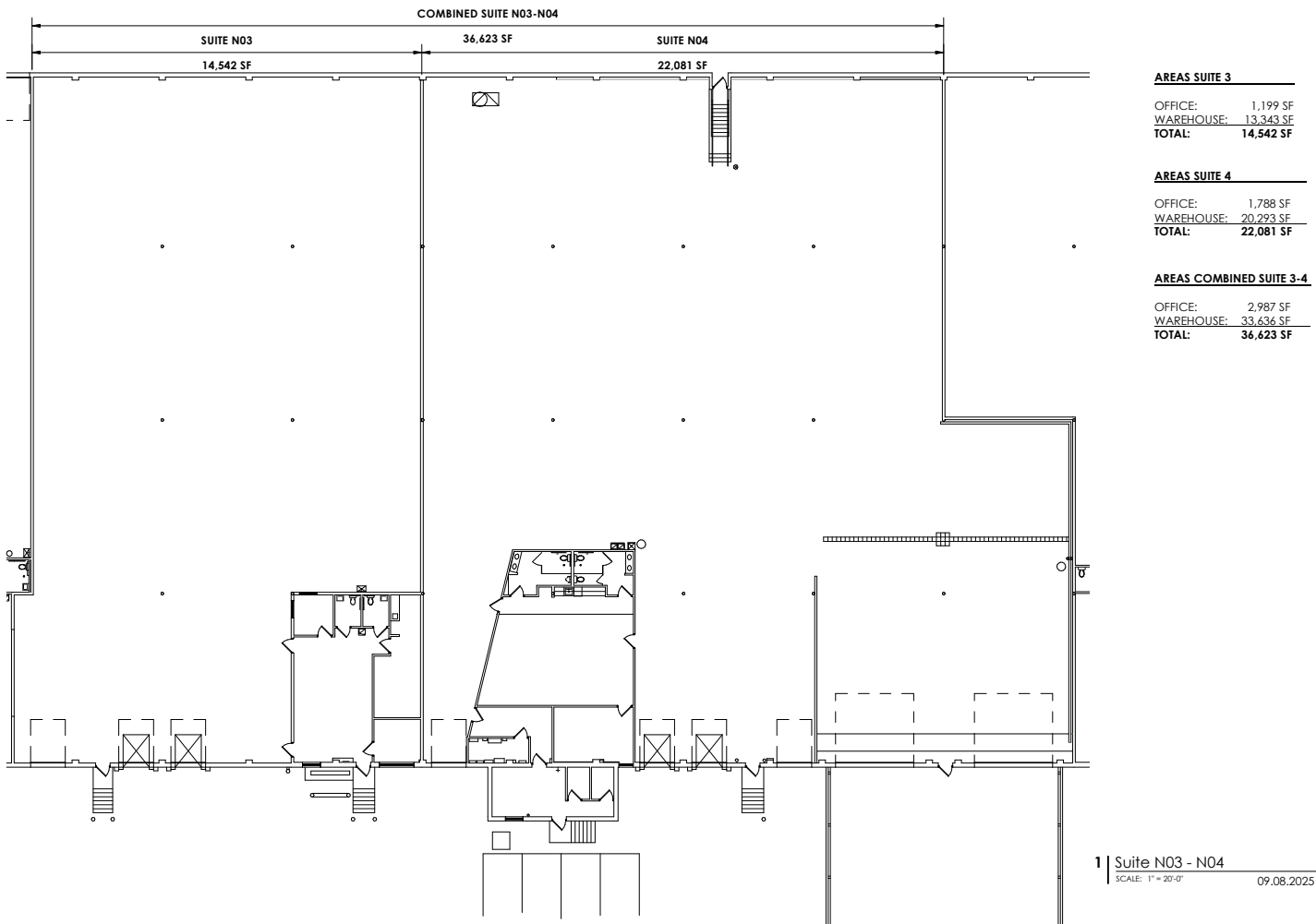
- + **Total:** 22,081 SF
- + **Office:** 1,788 SF
- + **Warehouse:** 20,293 SF
- + **(4) Docks**
- + **(2) Oversized Drive-In Doors**

1 | Suite N04
SCALE: 1/16" = 1'-0" 08.26.2025



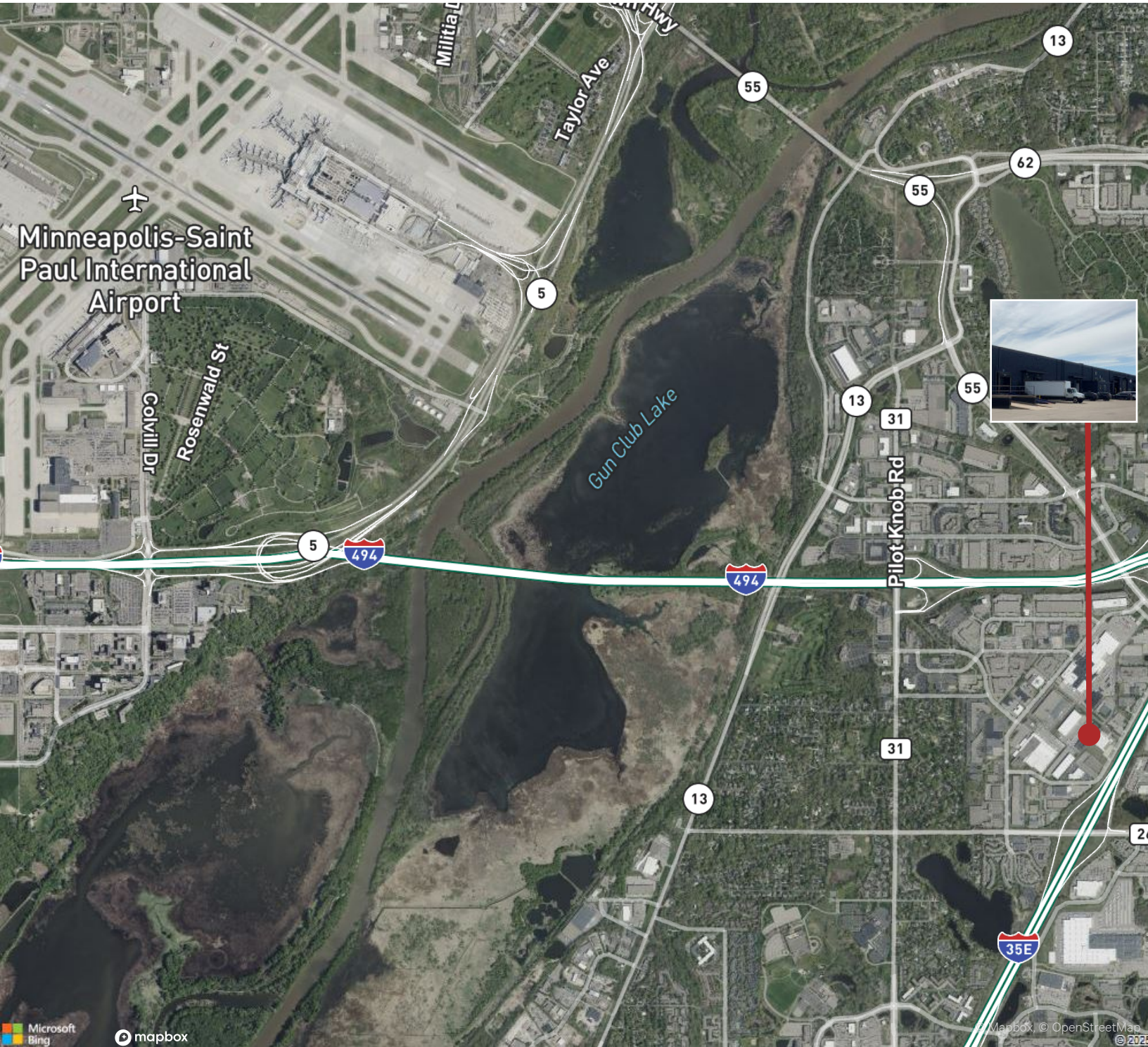
AREAS

OFFICE: 1,788 SF
WAREHOUSE: 20,293 SF
TOTAL: 22,081 SF



Suites 3-4

- + **Total:** 36,623 SF
- + **Office:** 2,987 SF
- + **Warehouse:** 33,636 SF
- + **(7) Docks**
- + **(2) Oversized Drive-In Doors**



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