



For Sale or For Lease

2805 W SERVICE ROAD EAGAN, MINNESOTA

2805 W Service Rd, Eagan, MN 55121

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Property Profile

This property conveniently located along the 35E & 494 corridor in Eagan, MN. It was previously a produce building with a cooler, washable walls, floor drains, and ample power. The interior walls can be removed if the preference is open warehouse.



Address 2805 W Service Rd, Eagan, MN 55121

Availability Approx. 48,062 SF Total

- 43,000 SF Warehouse
- 5,052 SF Office

Sale Price Negotiable

For Lease Negotiable + (Cam/Taxes) \$4.75/sf 2025

Clear Height 18'

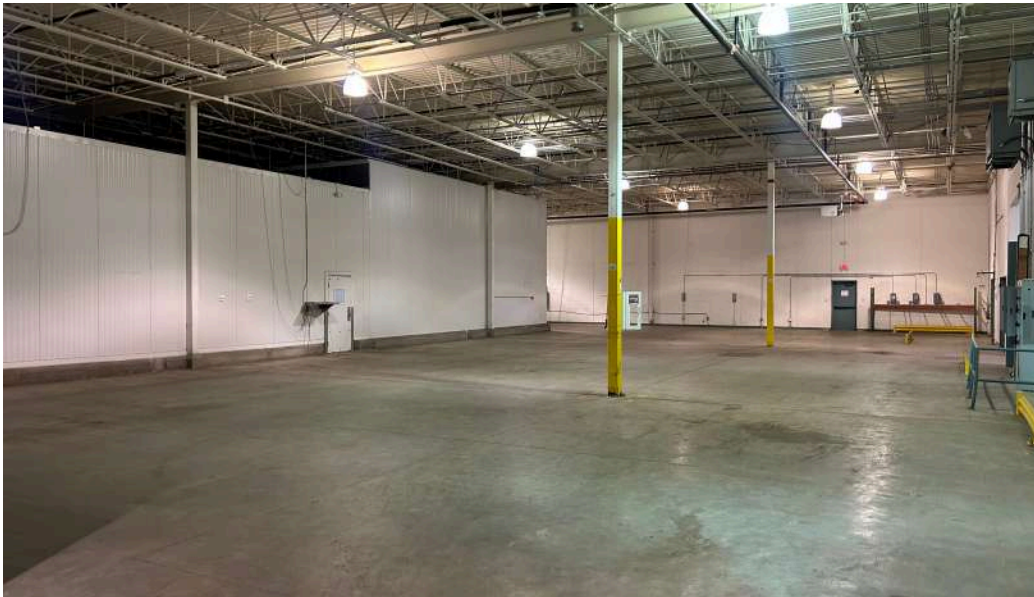
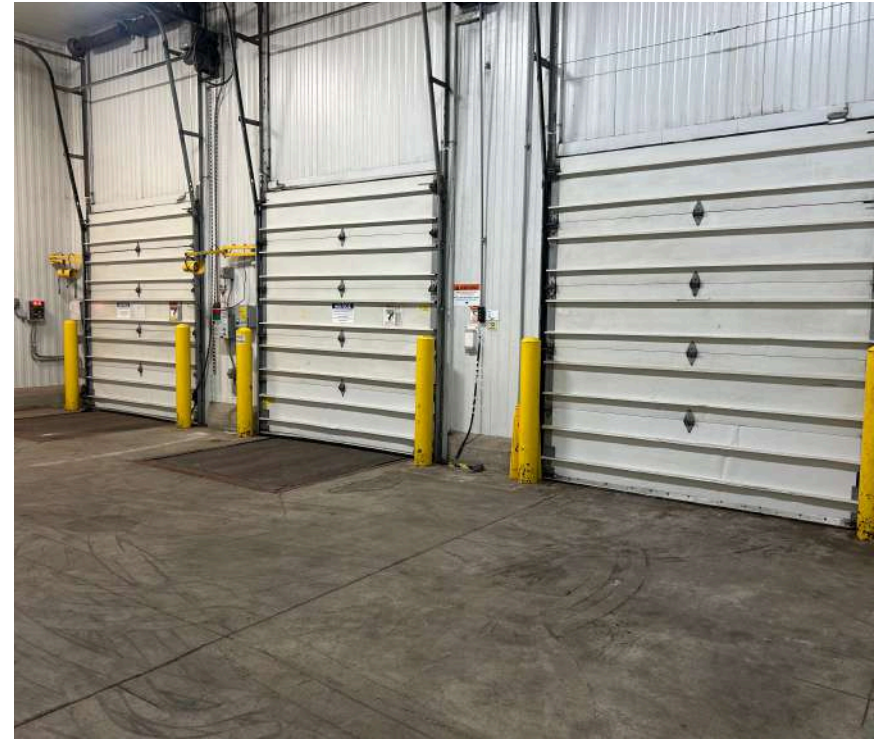
Coloumn 32'x 41' (varies)

Loading 4 Docks + 1 Drive-In

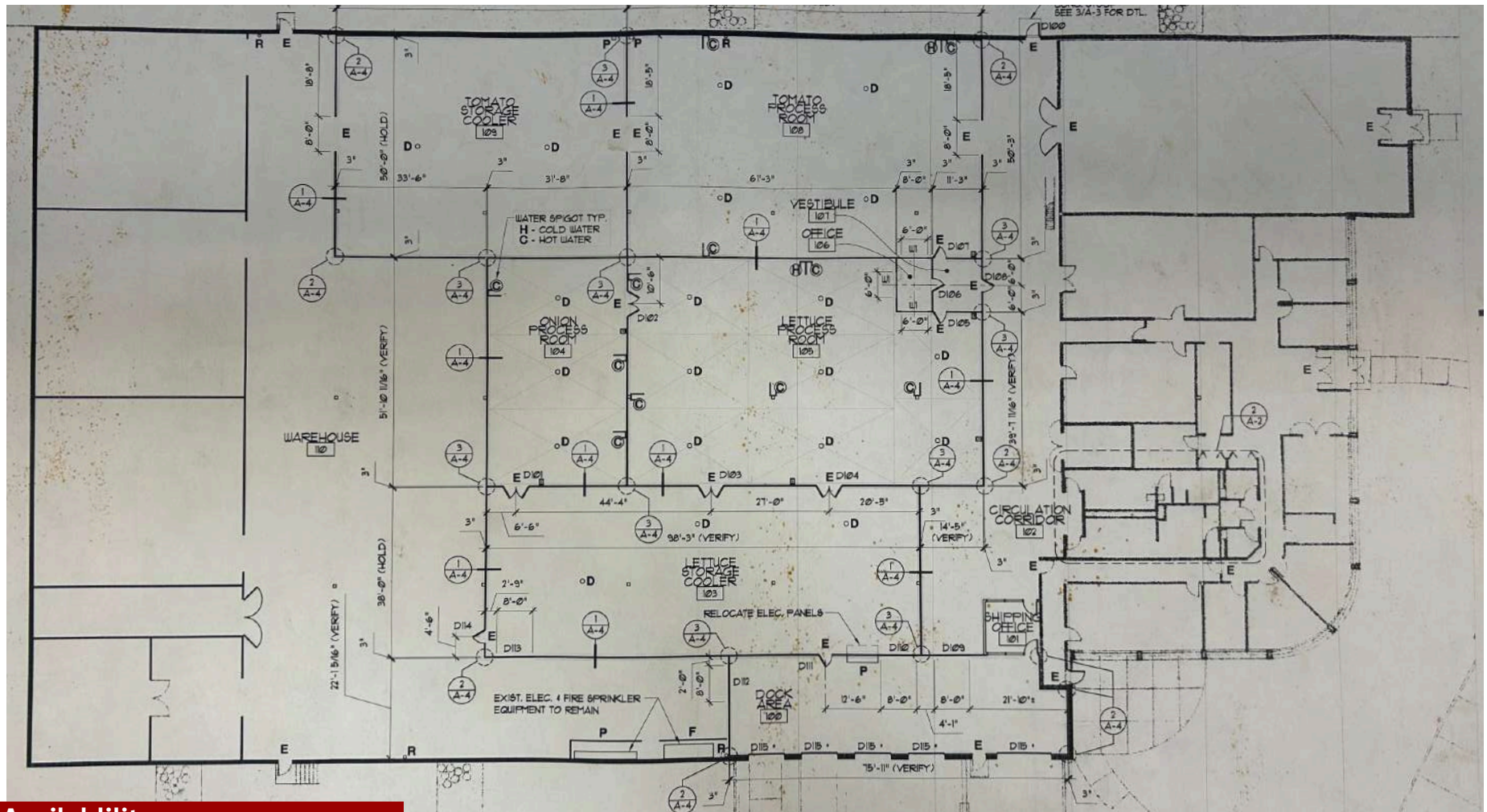
Uses Warehouse/Cold Storage



Property Photos



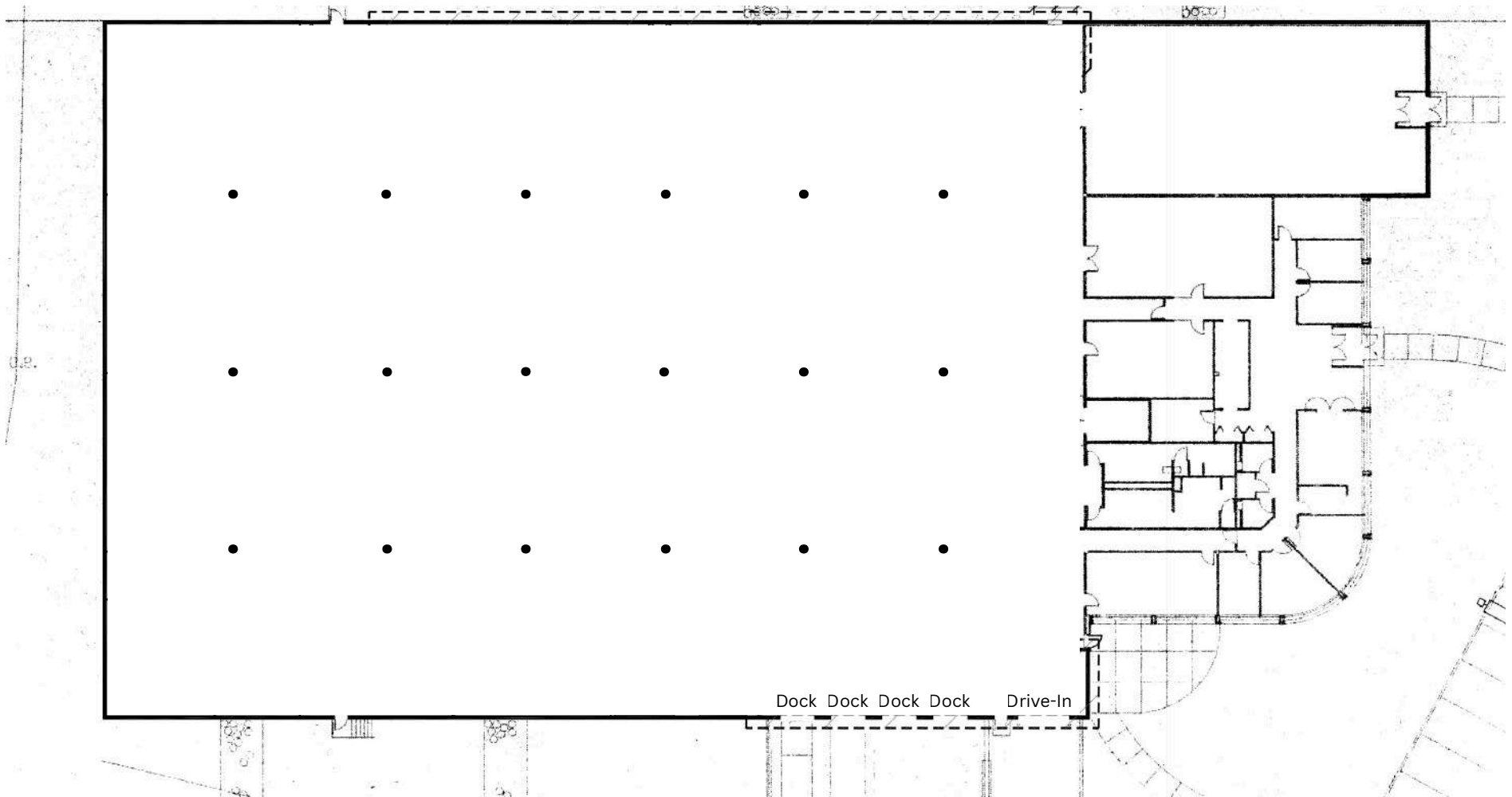
Available Space



Availability

- Approx. 48,062 Square Feet (interior walls can be removed).
- 3 Docks + 1 Drive-In
- 18' Clear Height

Available Space



Availability

- Approx. 48,062 Square Feet (**interior walls shown removed**)
- 4 Docks + 1 Drive-In
- 18' Clear Height

Property Proximity



POPULATION		1 MILE	3 MILES
POPULATION		1,318	35,265
MEDIAN AGE		34	40
DAYTIME EMPLOYEES		13,996	50,590
HOUSEHOLDS		1 MILE	3 MILES
HOUSEHOLDS		530	14,674
MEDIAN HH INCOME		\$73,124	\$96,983





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