

FOR SALE: OWNER/USER INDUSTRIAL W/ INCOME

1299 EAGAN INDUSTRIAL ROAD
EAGAN, MINNESOTA 55121



SITE INFORMATION

- Rare Eagan owner/user opportunity
- 15,375 square foot office/shop/warehouse building
- Outdoor storage potential with Conditional Use Permit (CUP)
- Built in 1973
- 1.61 acres of land
- Dock & drive-in loading
- 18' clear height
- I-1, Limited Industrial zoning
- Flexible office, warehouse, fleet and service configuration with supplemental tenant income
- Easy access to I-494, I-35E, Hwy 55, and MSP Int'l Airport

CONTACT US

Steve Nelson, SIOR
TEL **612.746.5022**
snelson@hoytproperties.com

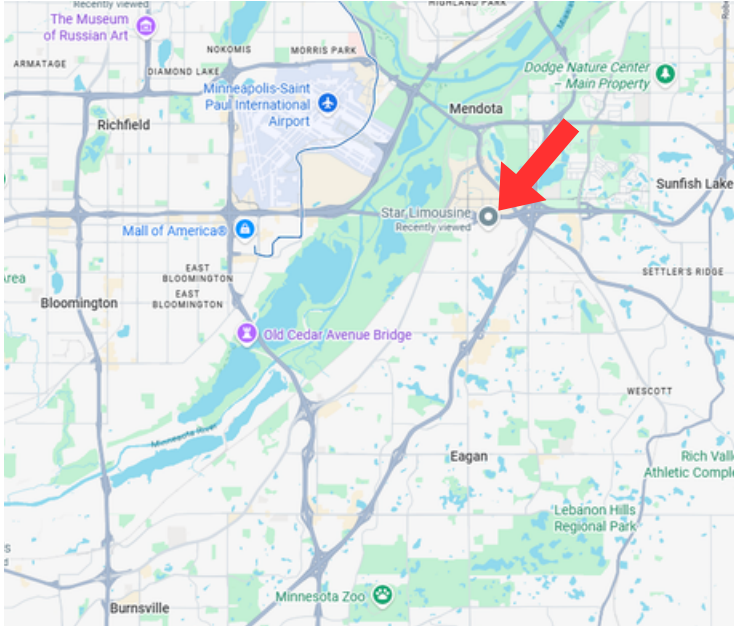
Ches Masserano
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HOYT PROPERTIES, INC.
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PURCHASE PRICE

Negotiable - Contact Broker

2026 REAL ESTATE TAXES

RE Tax: \$2.56 per sf

Total: \$39,422

LAND

1.61 Acres

PID

10-22500-02-132

YEAR BUILT

1973

ZONING

I-1, Limited Industrial Zoning

PROPERTY OVERVIEW

Located in Eagan, this approximately 15,375-square-foot industrial office/warehouse facility offers a highly functional layout for fleet, automotive, service, light manufacturing, distribution, or contractor users. The well-maintained building includes approximately 6,057 square feet of office space and 9,318 square feet of warehouse space, with approximately 18-foot clear height, one (1) dock door, three (3) drive-in doors, trench drains, waste traps, and ample surface parking. Separate entrances and loading areas provide flexibility for an owner-user to occupy all or a portion of the building while benefiting from supplemental tenant income.

BUILDING SIZE (APPROX.)

First Floor Office:	3,971 sf
Second Floor Office:	2,086 sf
Warehouse:	9,318 sf
Total:	15,375 sf

CLEAR HEIGHT

18'

LOADING

One (1) loading dock

Three (3) drive-ins - three (3) with openers

PARKING

50 surface stalls, 3.25/1000 sf

RECENT COMPLETED CAPEX

New roof, exterior paint, common area upgrades, and landscaping

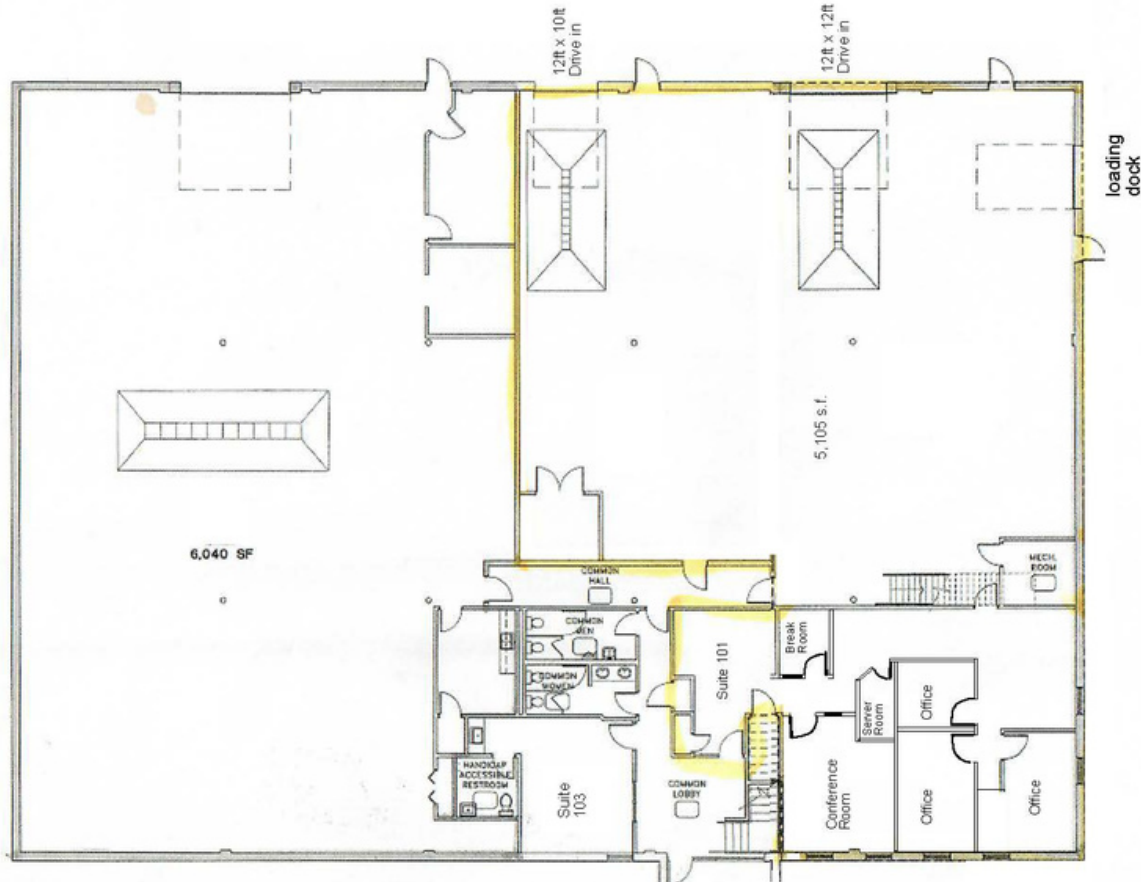
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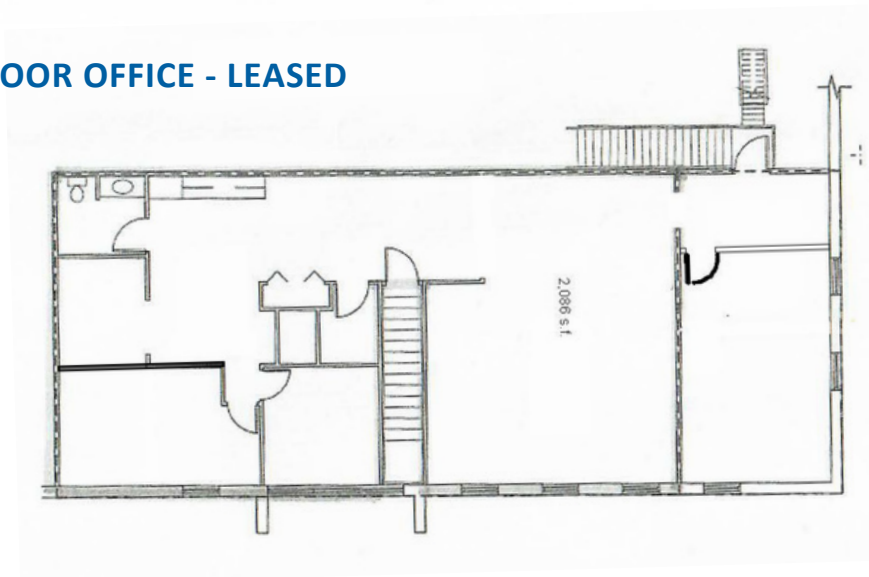


MAIN FLOOR - AVAILABLE IMMEDIATELY



TEL 612.338.7787 FAX 612.338.7797

SECOND FLOOR OFFICE - LEASED



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