

11551 Eagle Street NW

Coon Rapids, MN 55448

Premier 13,707-41,937 SF Leasing Opportunity



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Property Summary

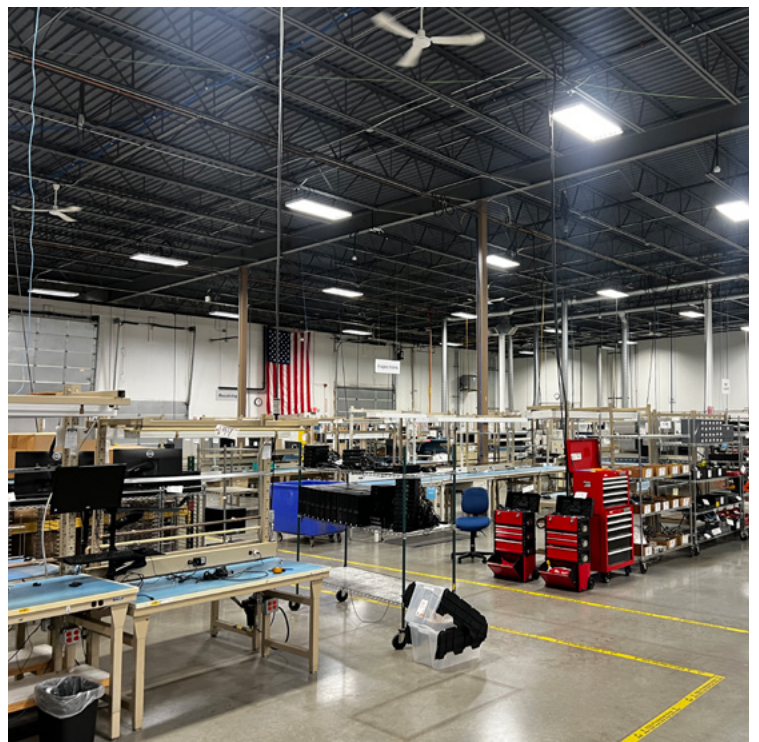
11551 Eagle Street NW is a premier leasing opportunity in the heart of Coon Rapids, Minnesota. This 41,937 SF availability is designed to meet the standards of manufacturing/distribution businesses seeking a strategic location with nearby amenities and excellent connectivity. The building is conveniently accessible from Hwy-10 via Hanson Blvd and Northdale Blvd and is located approximately 15 miles from the Minneapolis core.

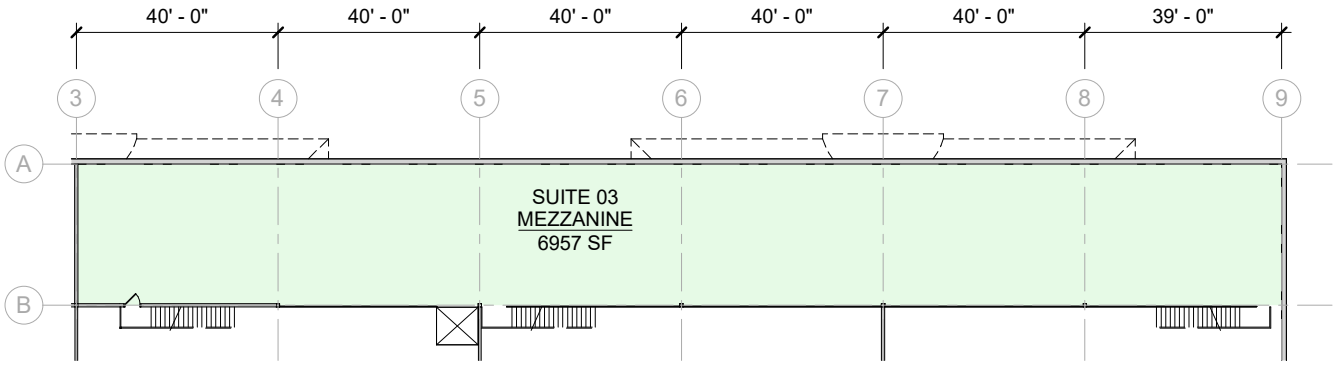
BUILDING FEATURES

Total Building Size	54,751 SF
Available SF	27,910 SF Warehouse 7,070 SF Office 6,957 SF Mezzanine 13,707 - 41,937 SF Total
Year Built	2007
Clear Height	22'
Power	1600 Amps/480V/3-Phase
Sprinkler	Wet System
HVAC	Fully air-conditioned
Floor Slab	8" concrete (static dissipative)
Column Spacing	40' x 29' typical
Loading	3 drive-in doors (1 at 16'x14' / 2 at 12'x12') 1 dock-high door (10'x9')
Recent Improvements	HVAC (all units 2024), Roof (2024), Landscaping (2025)
Warehouse Lighting	LED
Other Features	+ In place power drops + Exhaust system (no make-up air) + Available security system + Warehouse bathrooms

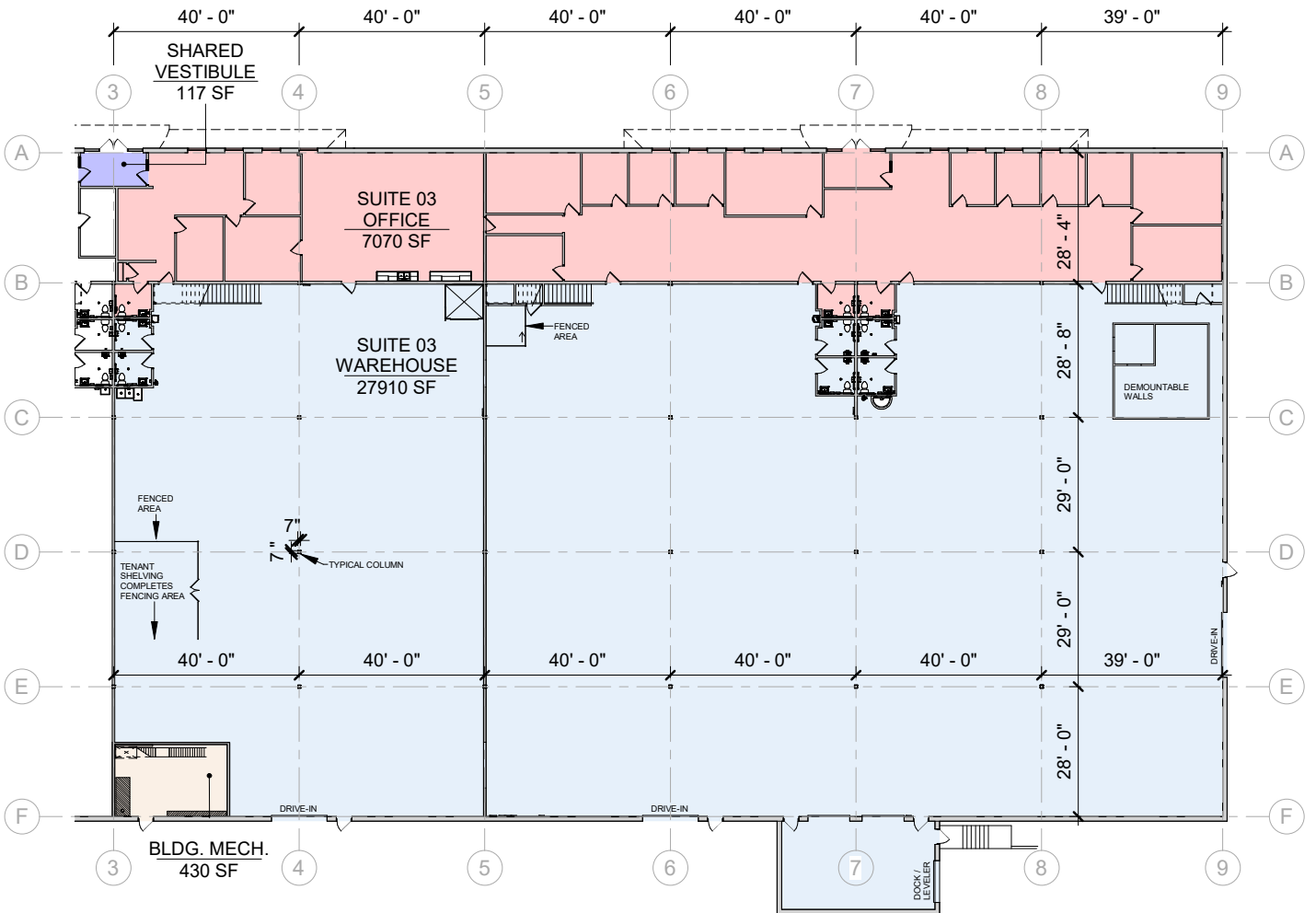
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For Lease



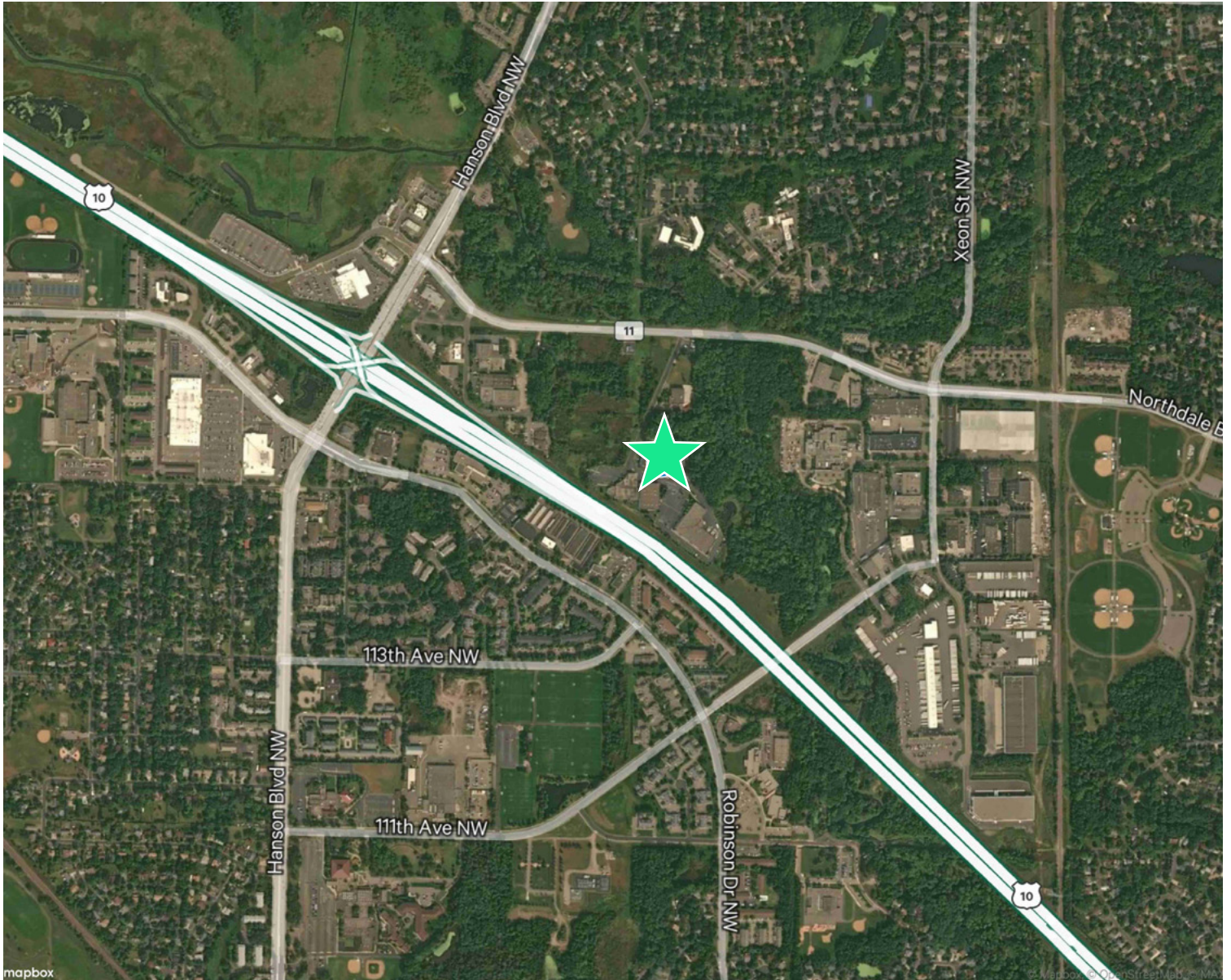


1 AREA PLAN - MEZZANINE - SUITE 03
R-3 SCALE: 1" = 30'-0"



2 AREA PLAN - SUITE 03
R-3 SCALE: 1" = 30'-0"





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