

# FOR SALE FLEX | OFFICE/WAREHOUSE + OUTDOOR STORAGE

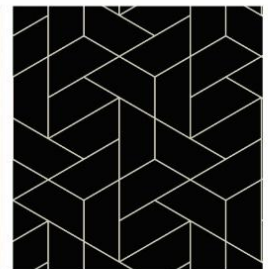
4155 OLD SIBLEY HWY, EAGAN, MN 55122

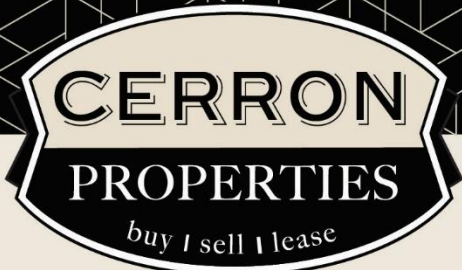


FOR SALE | 15,240 SF + THREE (3) DRIVE-IN DOORS



CERRON Commercial Properties, LLC | 21476 Grenada Ave | Lakeville, MN  
WWW.CERRON.COM





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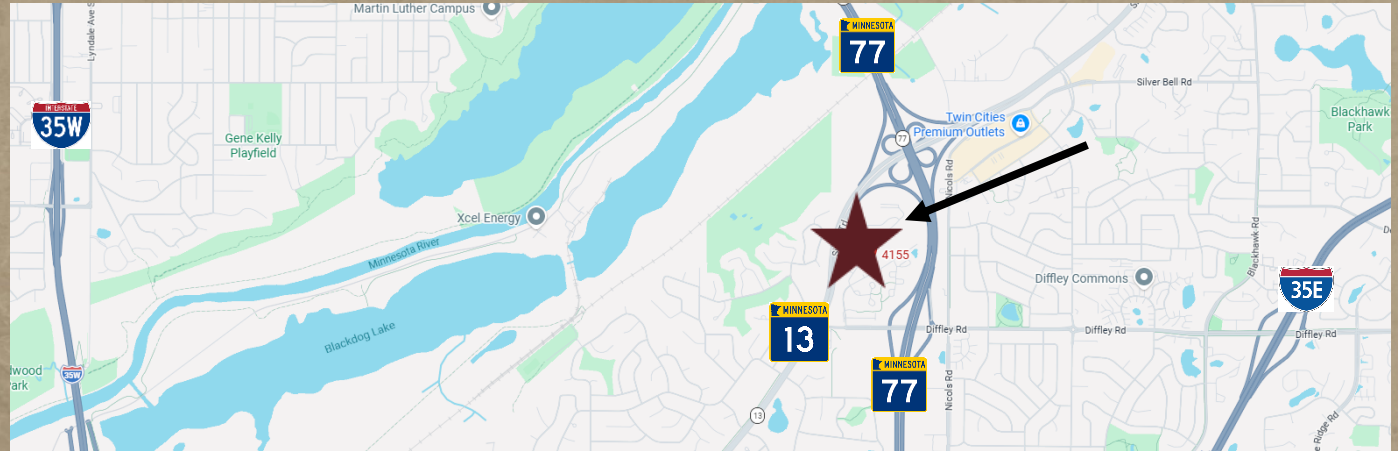
FOR SALE | AVAILABLE NOW

CERRON Commercial Properties, LLC  
21476 Grenada Avenue  
Lakeville, MN 55044  
[www.CERRON.com](http://www.CERRON.com)

## ■ PROPERTY HIGHLIGHTS

### 15,240 SF FLEX

- RARE owner-user flex/office/Warehouse
- 0.19 Acres Outdoor Storage
- Approx. 15,240 SF
- SINGLE LEVEL building on 1.9 acre site for sale
- Approx. 11,340 office
- Approx. 3,900 warehouse
- GREAT ACCESS (.5 Miles) from MN 77 & Hwy 13
- (3) drive-in doors: (2-12'x14' and 1-10'x14")
- Built in 1984
- Zoning: I-1 Limited Industrial
- Permitted Uses: Light industrial, office, contractor
- PID 10-31000-01-010
- 2026 RE Taxes: \$42,000



15,240 SF | AVAILABLE NOW | \$1,850,000.00

DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

*Becky Zueber*  
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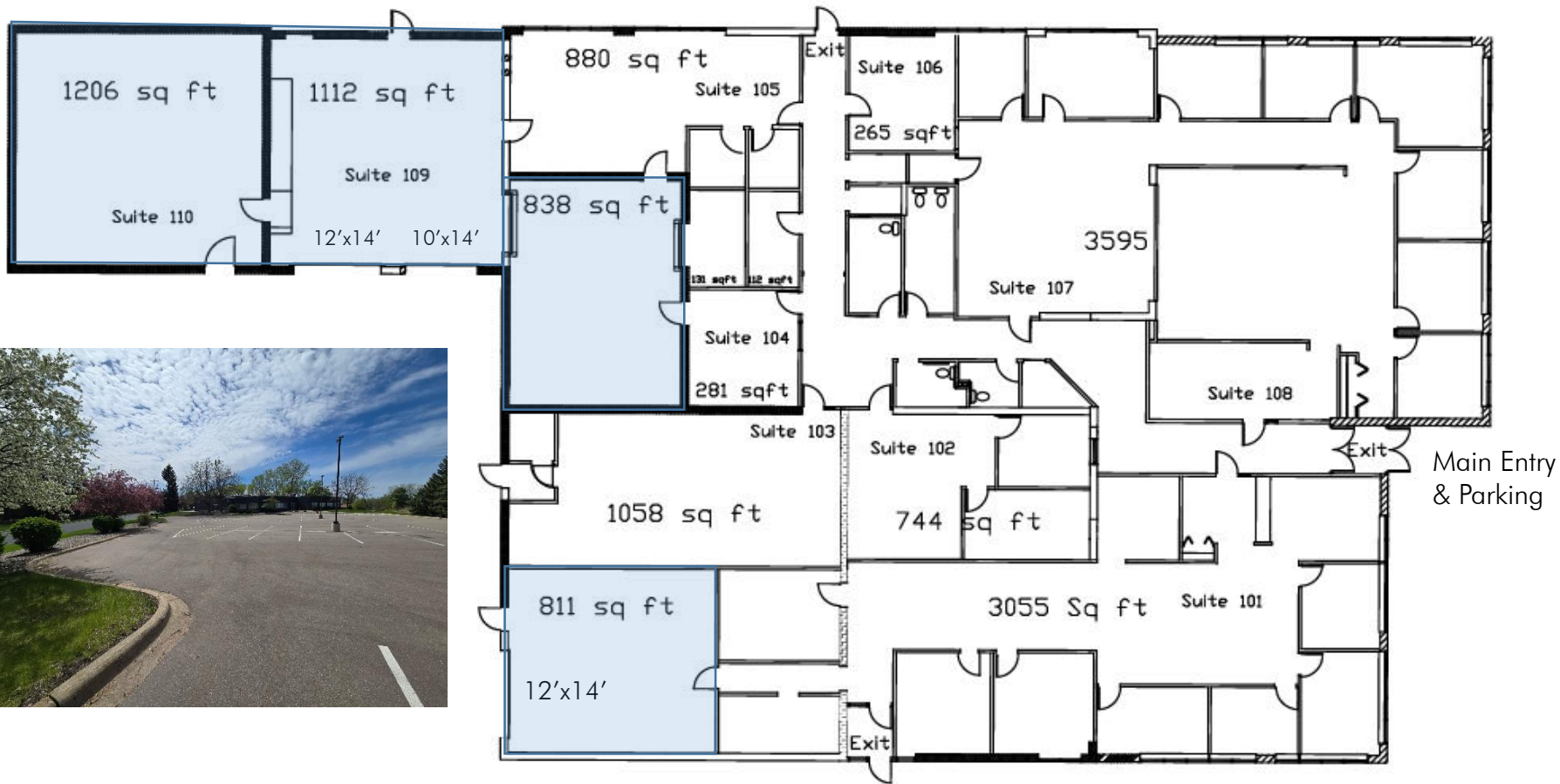


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## FLOOR PLAN

Highlighted Spaces are Warehouse



Side Entry

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## EXTERIOR PHOTOS



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## SUMMARY

### Executive Summary

**4155 Old Sibley Highway | Eagan, MN**

Exceptional opportunity to acquire a **15,240 SF flex office-industrial building** in a highly desirable Eagan location with immediate access to **Cedar Avenue (Hwy 77) and Highway 13**. The property features a versatile office and warehouse layout, **three (3) drive-in doors (2 – 12' x 14' and 1 – 10' x 14')**, **0.19 acres of fenced outdoor storage**, and **65+ parking spaces**. Professionally maintained landscaping and a move-in-ready condition make this an ideal opportunity for owner-users or investors.

### Highlights

- 15,240 SF Flex Office / Industrial Building
- Prime Eagan location near Hwy 13 & Cedar Ave
- Three (3) drive-in doors (2 – 12' x 14' and 1 – 10' x 14')
- ±0.19 acres of outdoor storage
- 65+ parking spaces
- Excellent access to MSP Airport and major highways
- Move-in ready

Ideal for office, warehouse, service, or light industrial users  
**A rare opportunity to own a highly functional flex property in one of the Twin Cities' strongest commercial submarkets.**

**Call agent for showing today.**

*\*Cell tower not part of property*



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*let's get started!*



Becky Zweber | Cerron Properties

COMMERCIAL REAL ESTATE ADVISOR



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