

FOR LEASE

**STACK**  
INDUSTRIAL PARTNERS

# 1010 ALDRIN DRIVE

Eagan, MN 55121



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# PROPERTY OVERVIEW

## General Building Information

**Total Square Footage**

41,168 SF

**Parcel Size**

10.74 acres

**Year Built**

2001

**Clear Height**

18'

**Zoning**

I-1 (Limited Industrial)

**Building Ownership**

The Meritex Company

## Vacancy Specifications

**Vacancy Size**

34,869 SF (approx. 3,500 SF office)

**Available Date**

May 2026

**Loading**

30 Dock Doors  
1 Oversided Drive-In Door

**Climate Control**

Warehouse: Radiant  
Office: A/C

**Trailer Parking**

Ample

**Parking**

61 Stalls

**Sprinklers**

Yes

**Restrooms**

1 Warehouse Restroom, 2 Office Restrooms

## Lease Details

**Lease Rate**

Negotiable

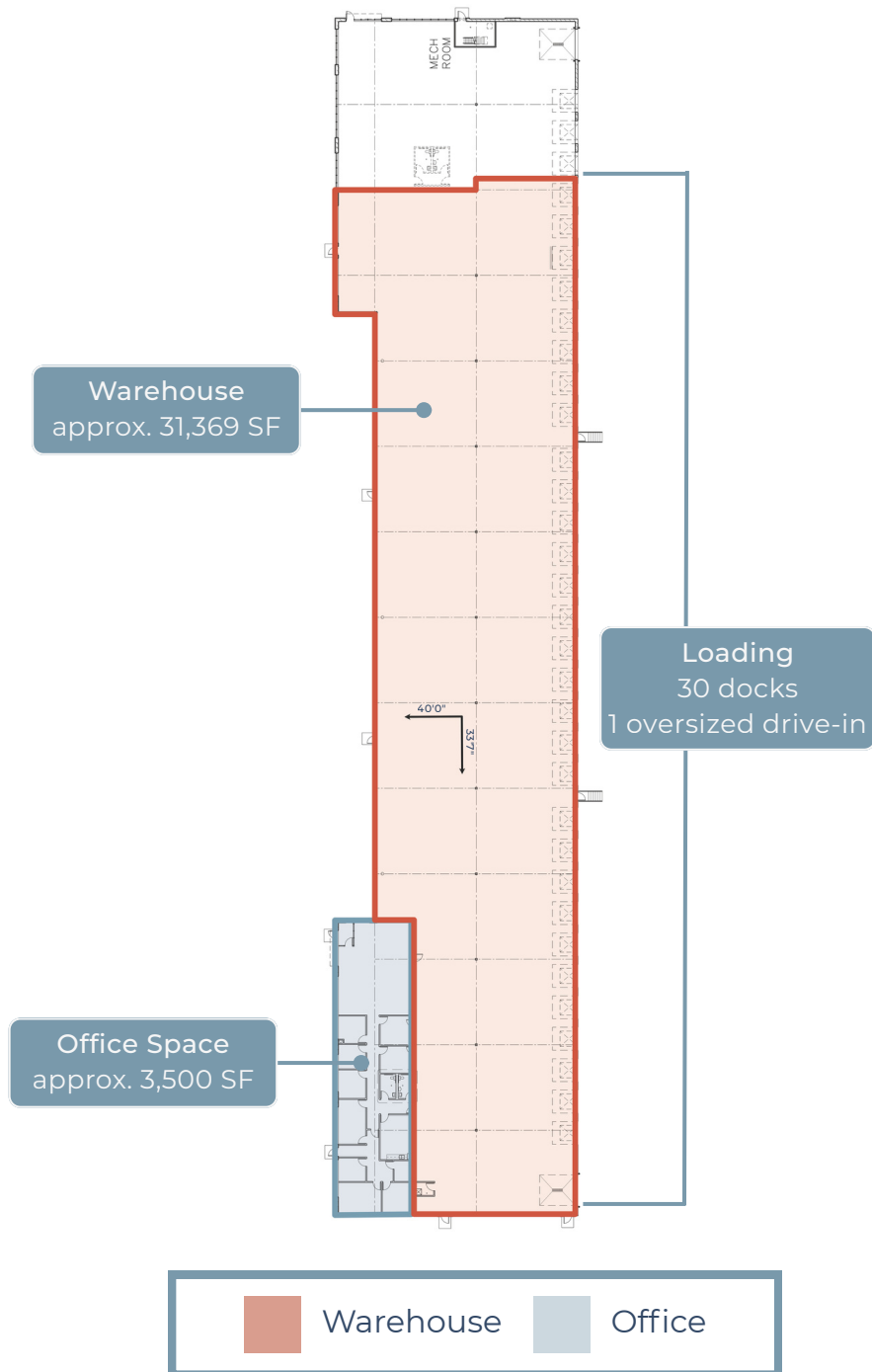
**CAM/Tax (2026)**

\$5.76 PSF (includes gas)

## About The Meritex Company

Committed to growth and success, Meritex is a real estate investment and management company with a broad portfolio of well-located, highly functional infill industrial properties. For over 100 years, we've provided local businesses and national brands with best-in-class facilities and partnership, all so we can thrive for generations, together.

# AVAILABLE SPACE



34,869 SF  
Total

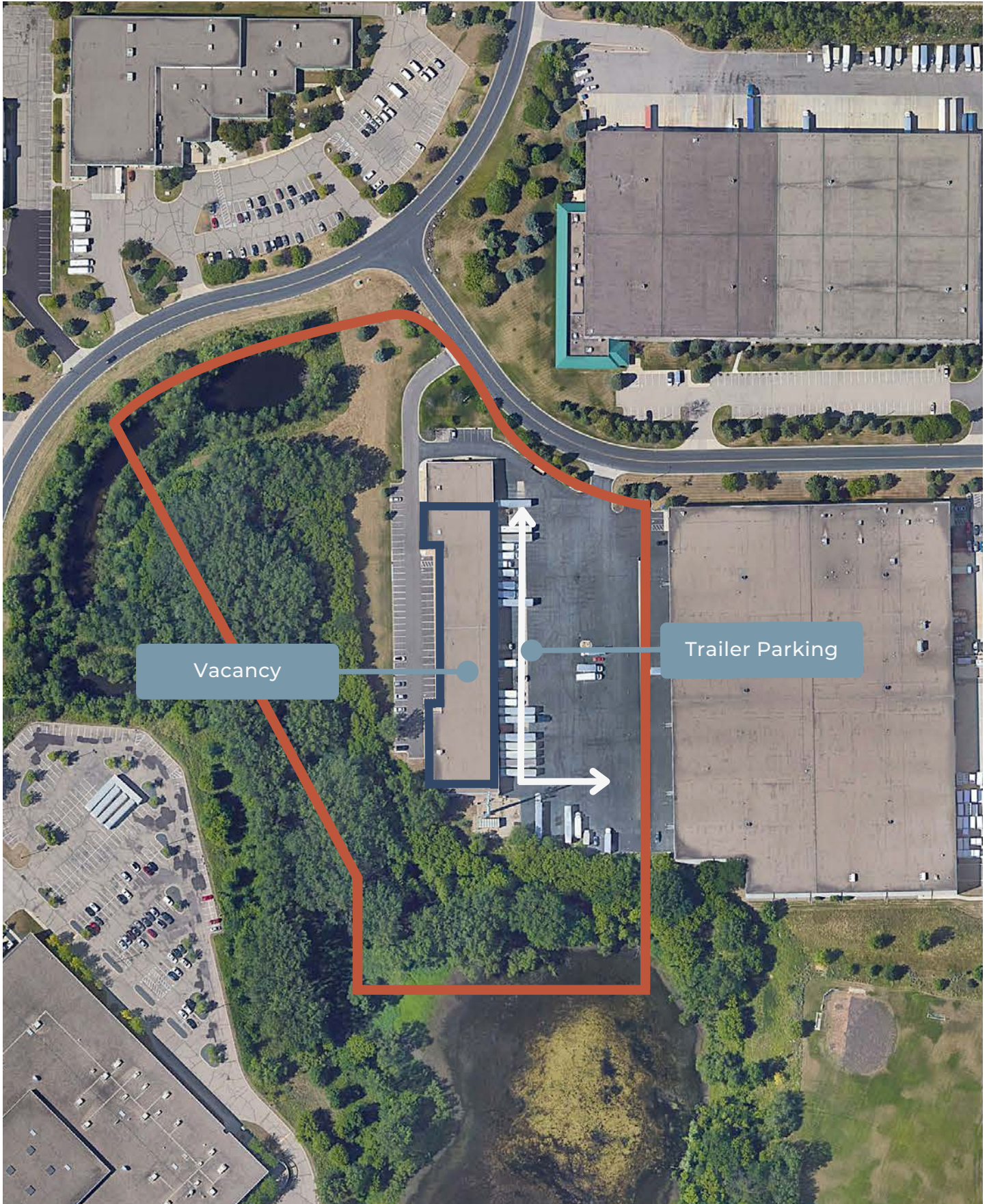


3,500 SF  
Office

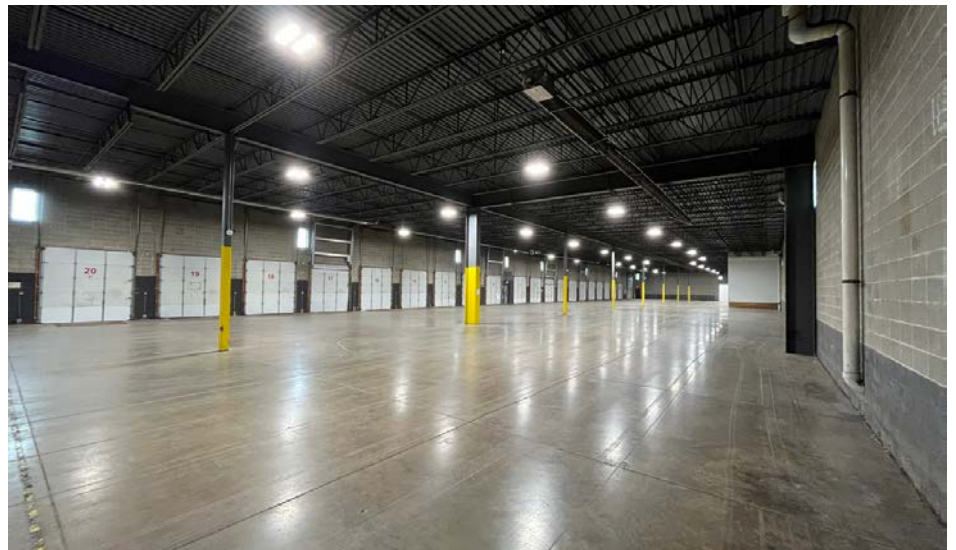
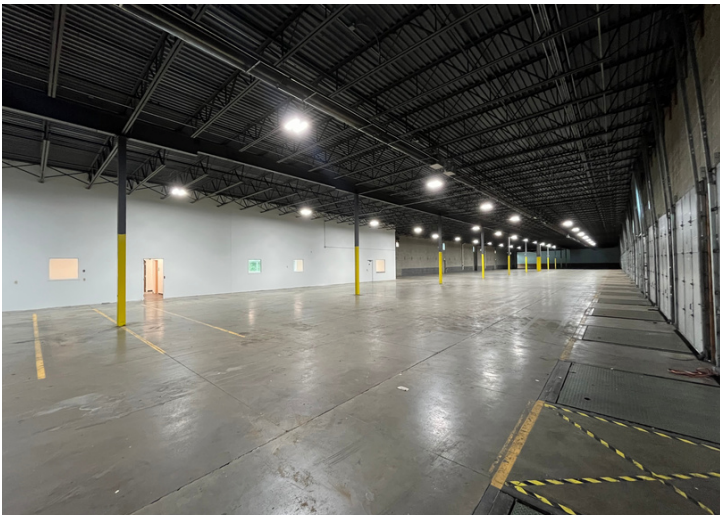


31,369 SF  
Warehouse

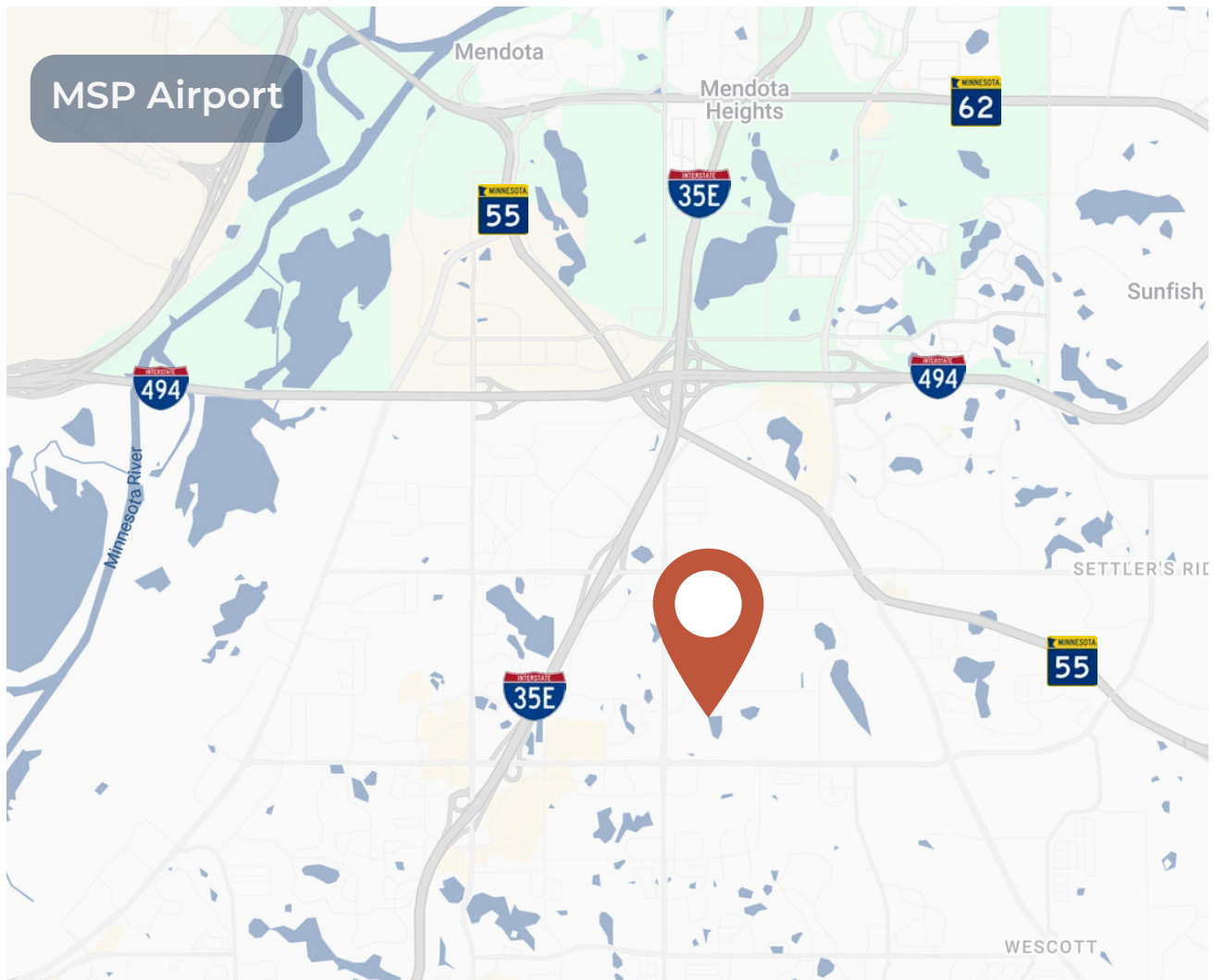
# PROPERTY AERIAL



# PROPERTY IMAGES



# LOCATION & HIGHWAY ACCESS



**Strategic Location with Seamless Highway Access -  
Only 10 Minutes from MSP Airport**

## 5 Minutes

Interstate 35E  
Interstate 494  
Highway 55  
Viking Lakes

## 15 Minutes

Mall Of America  
Downtown St. Paul  
Downtown Minneapolis

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