

FOR LEASE

STACK
INDUSTRIAL PARTNERS

1010 ALDRIN DRIVE

Eagan, MN 55121



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ALEX BARON, SIOR

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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

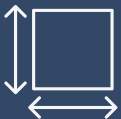
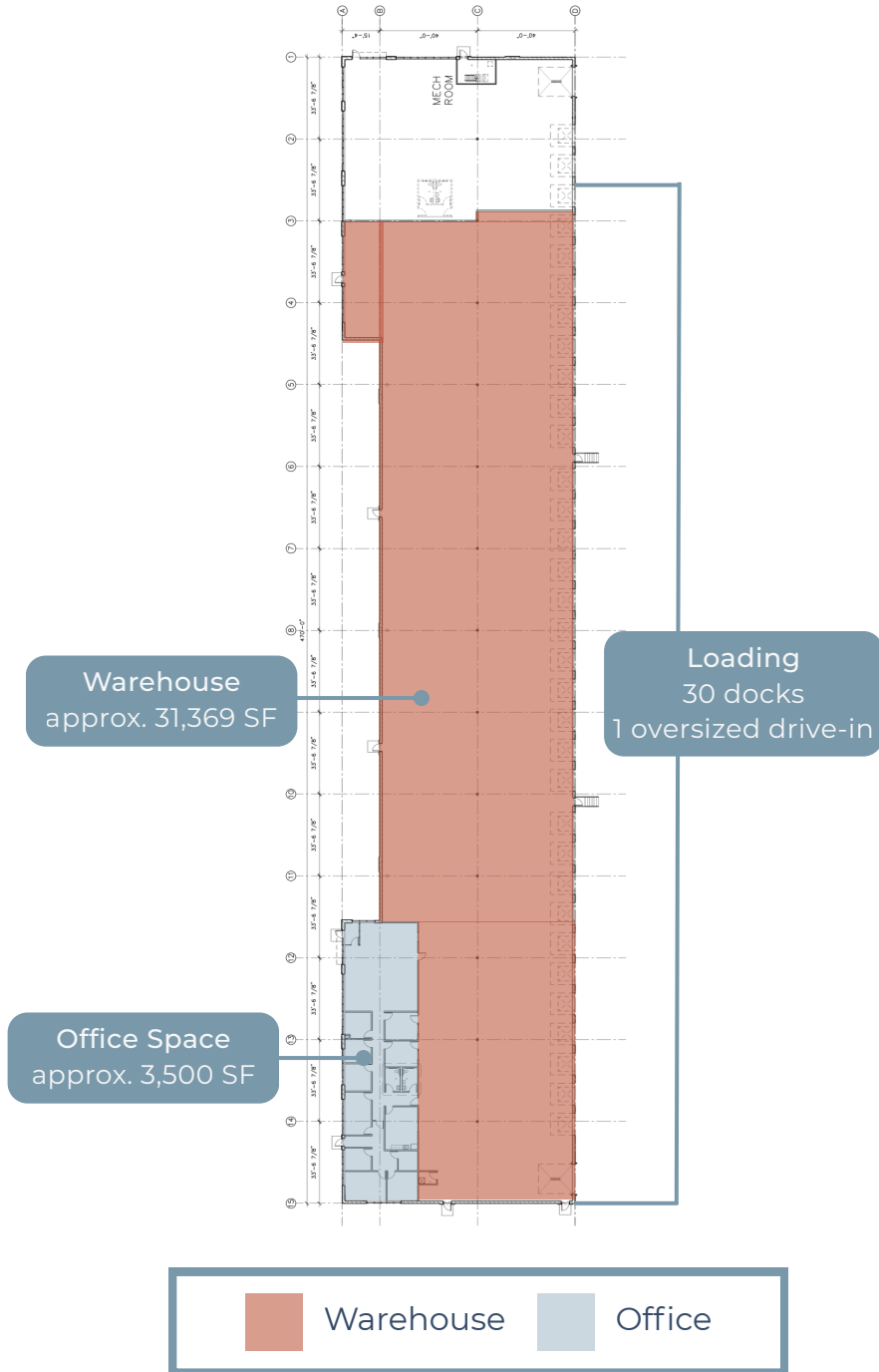
Lease Rate
Negotiable

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

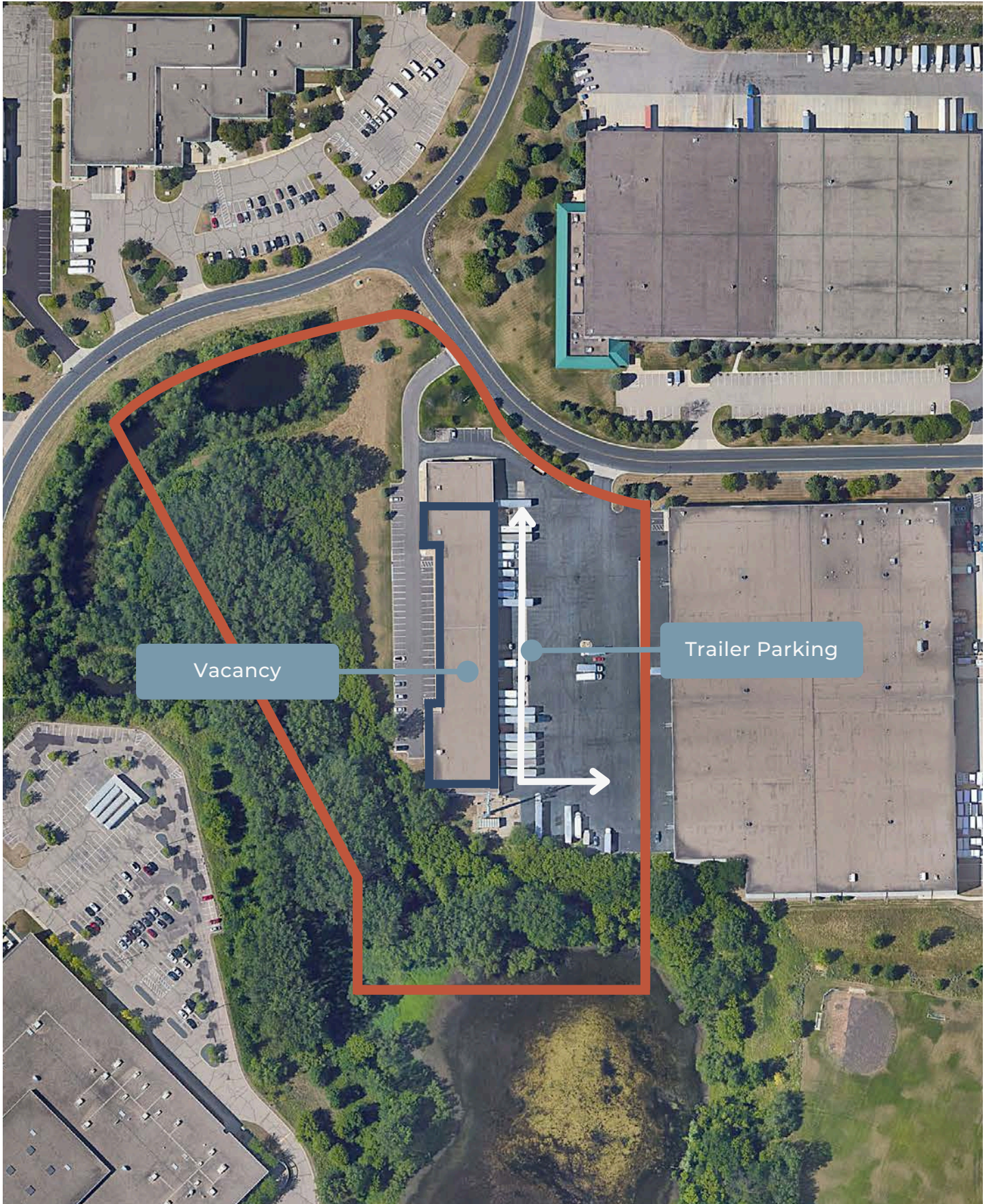


3,500 SF
Office



31,369 SF
Warehouse

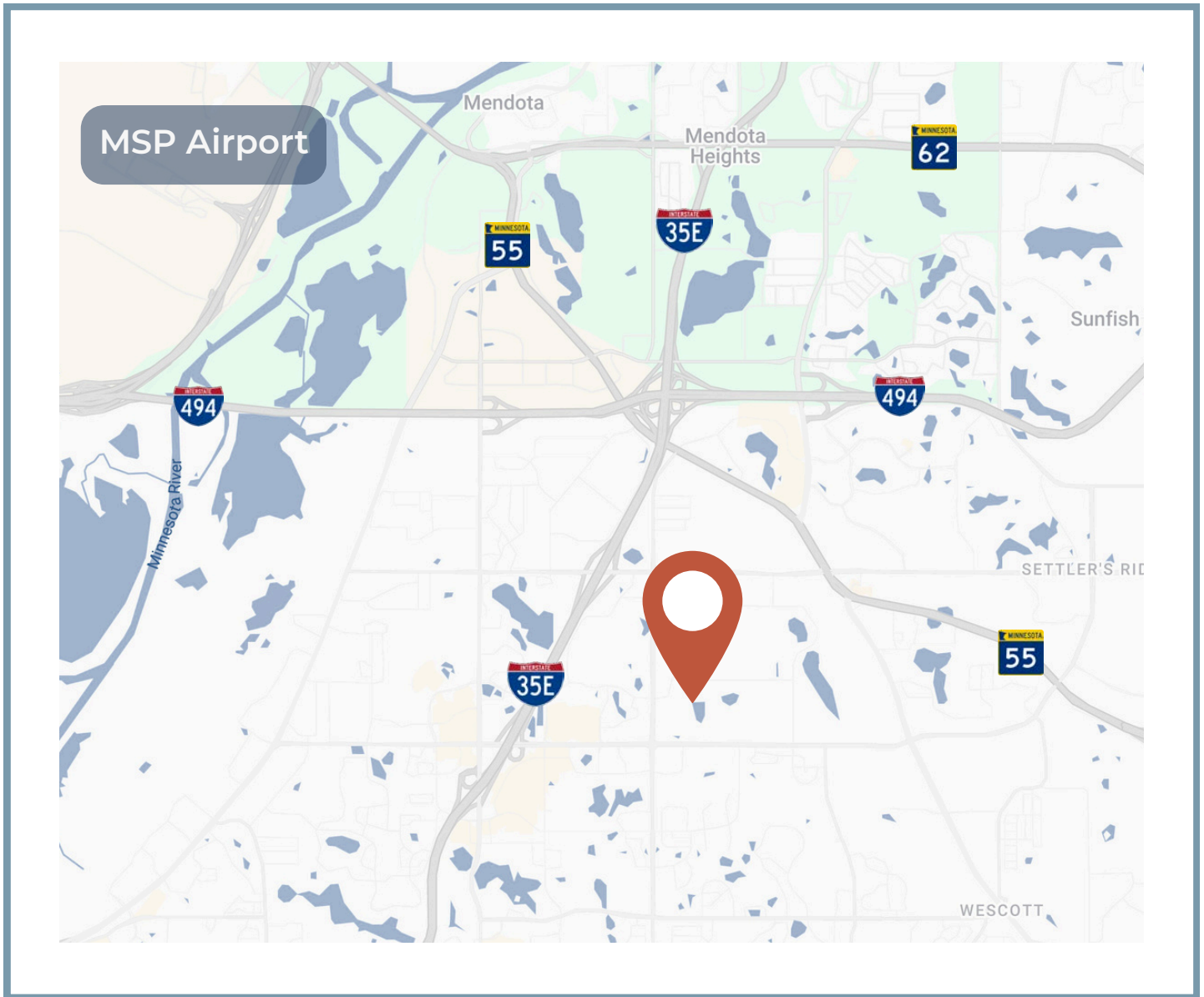
PROPERTY AERIAL



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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