

# EAGANDALE BUSINESS CAMPUS IV

MINNEAPOLIS - ST. PAUL

1230 Eagan Industrial Road  
Eagan, MN 55121



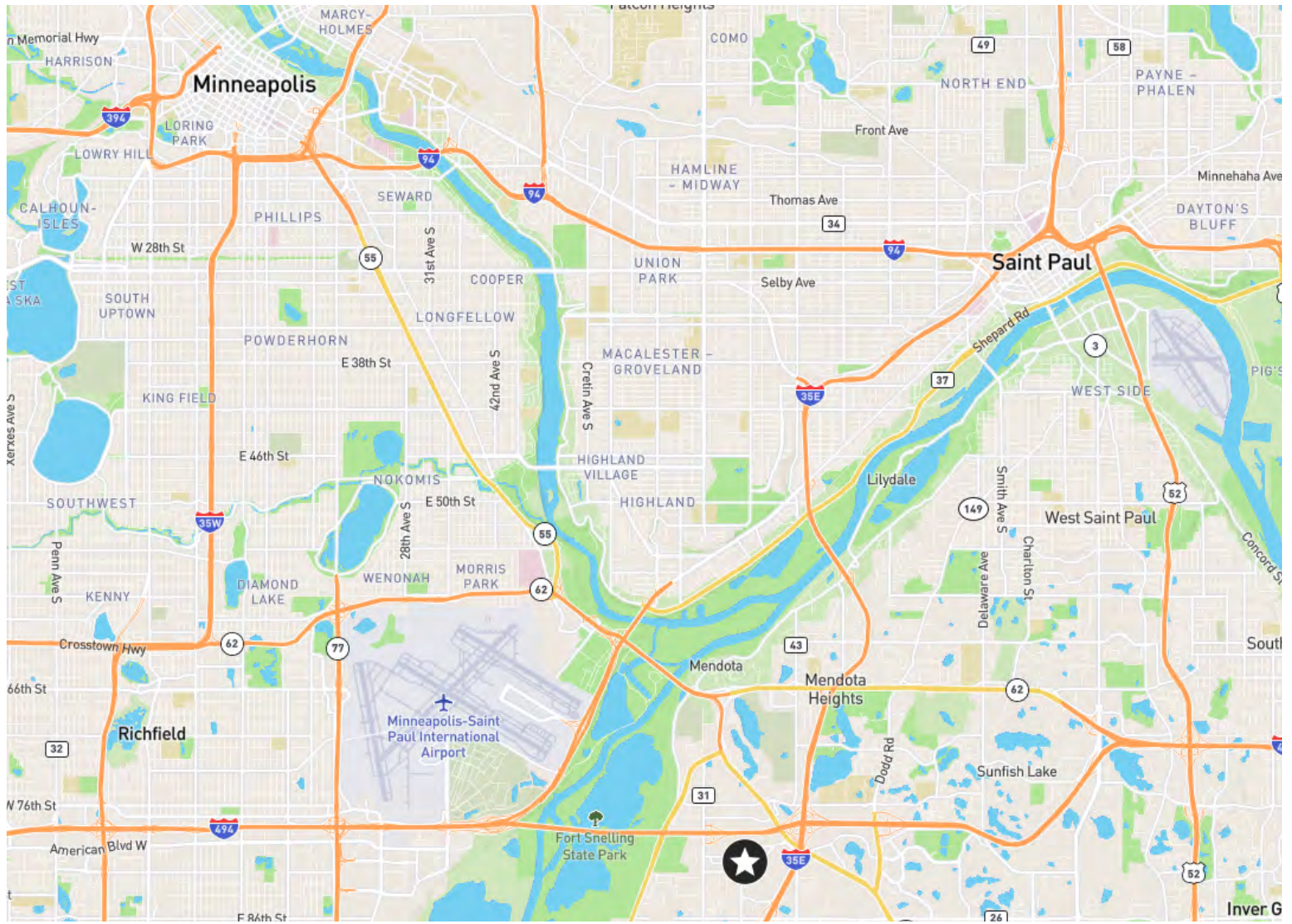
FOR LEASE

10,350 - 27,114 SF



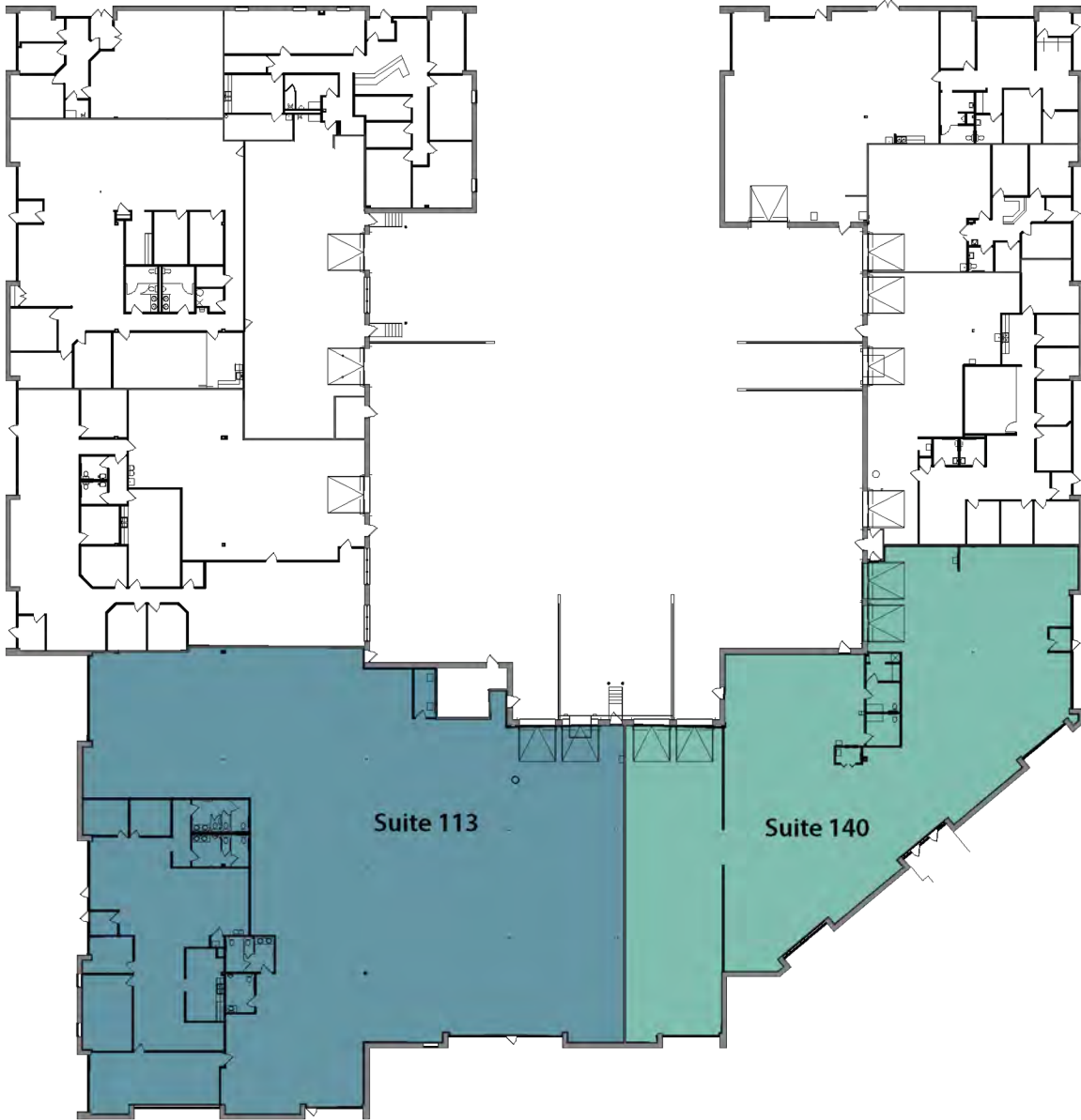
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## FEATURES

|                |                         |                |                                  |
|----------------|-------------------------|----------------|----------------------------------|
| Freeway Access | I-35E and I-494, HWY 55 | Power          | 480 V / 3 Phase                  |
| Total Building | 57,767 SF               | Loading        | Dock High and Drive-in Available |
| Available SF   | 10,350 - 27,114 SF      | Clear Height   | 14'3"                            |
| Lot Size       | 5.19 Acres              | Parking        | 4.24 / 1,000                     |
| Year Built     | 1984                    | 2026 Tax / CAM | \$4.80 PSF                       |
| Construction   | Brick/Block             | Rates          | Negotiable                       |



### Suite 113

- ➔ Total: 16,764 SF
- ➔ Office: 3,988
- ➔ Warehouse: 12,776
- ➔ Loading: 1 Drive-in, 1 Dock
- ➔ \*Full HVAC in Warehouse

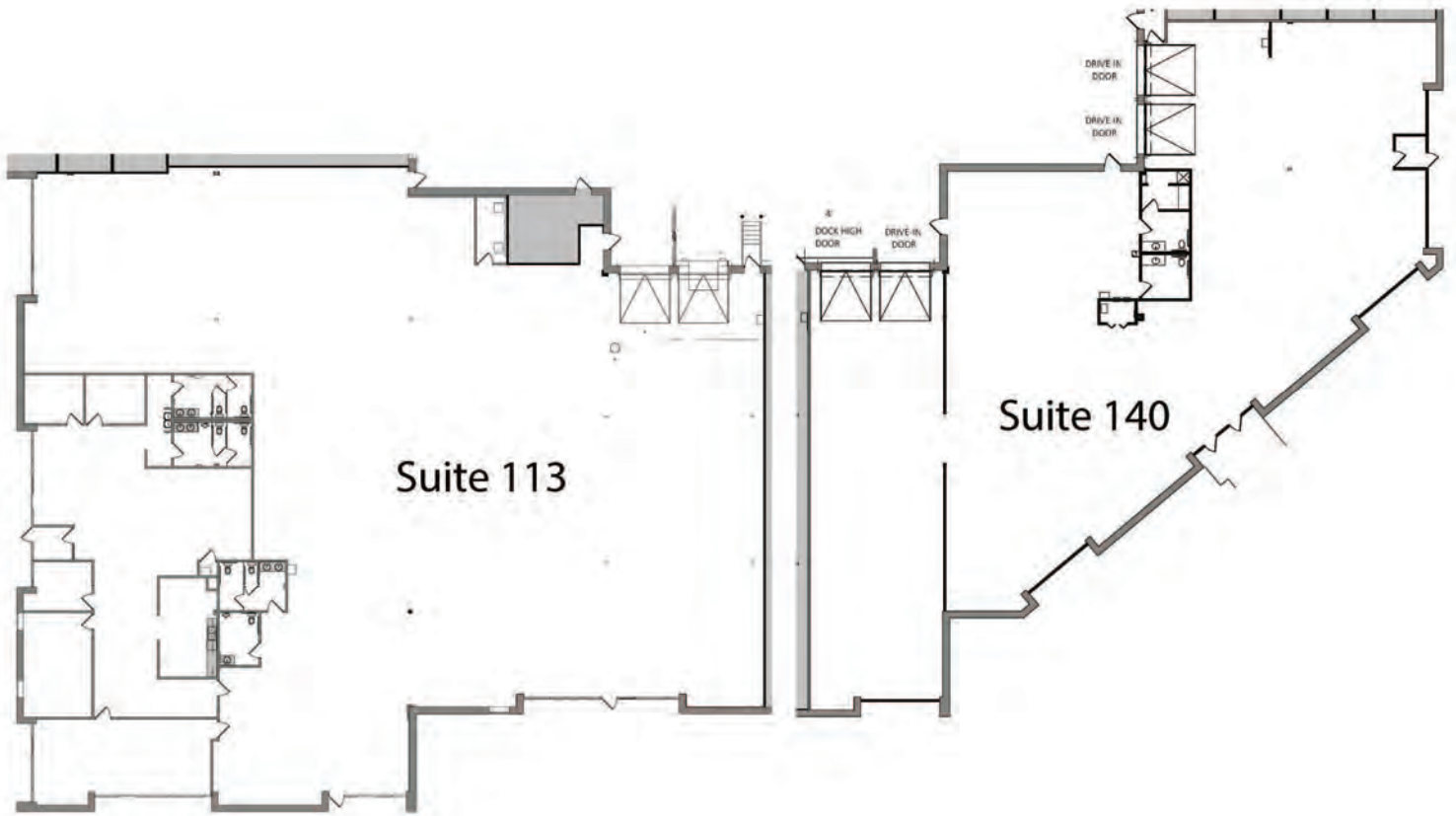
### Suite 140

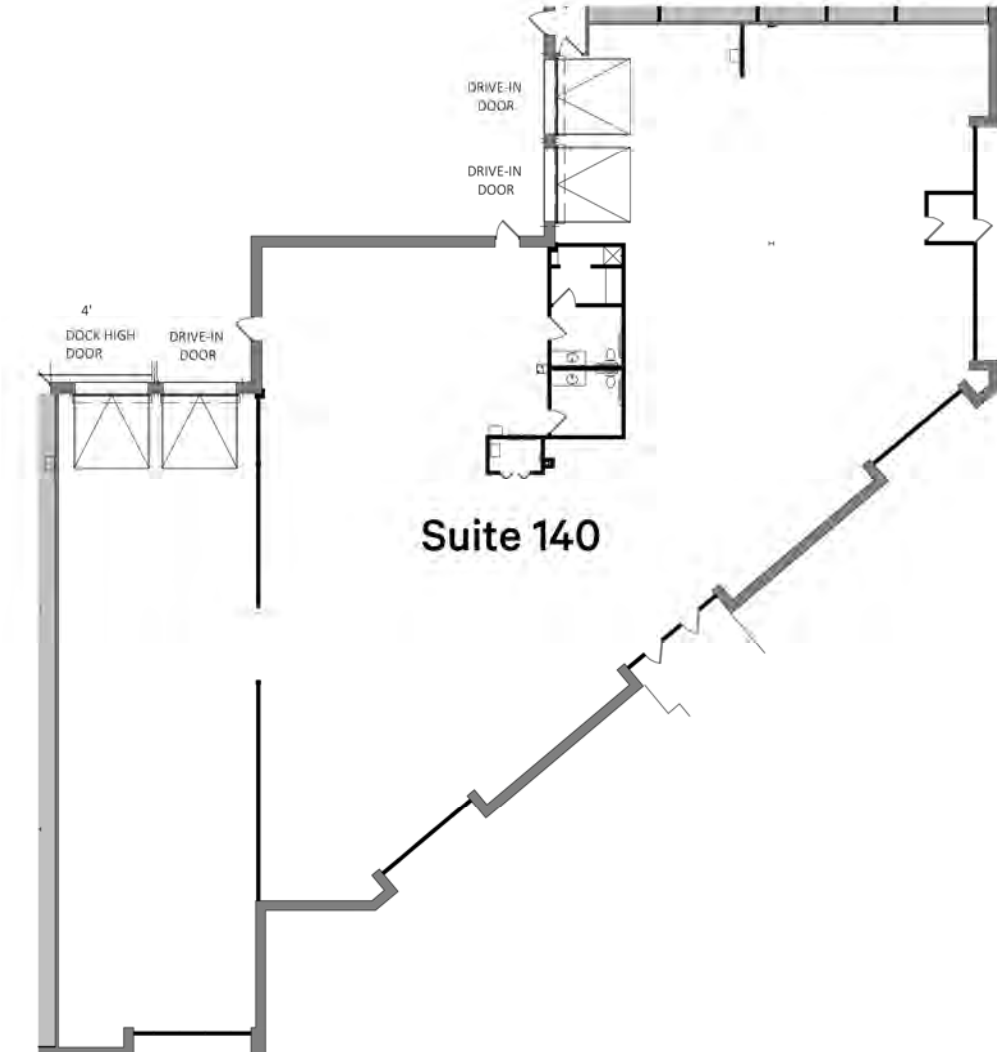
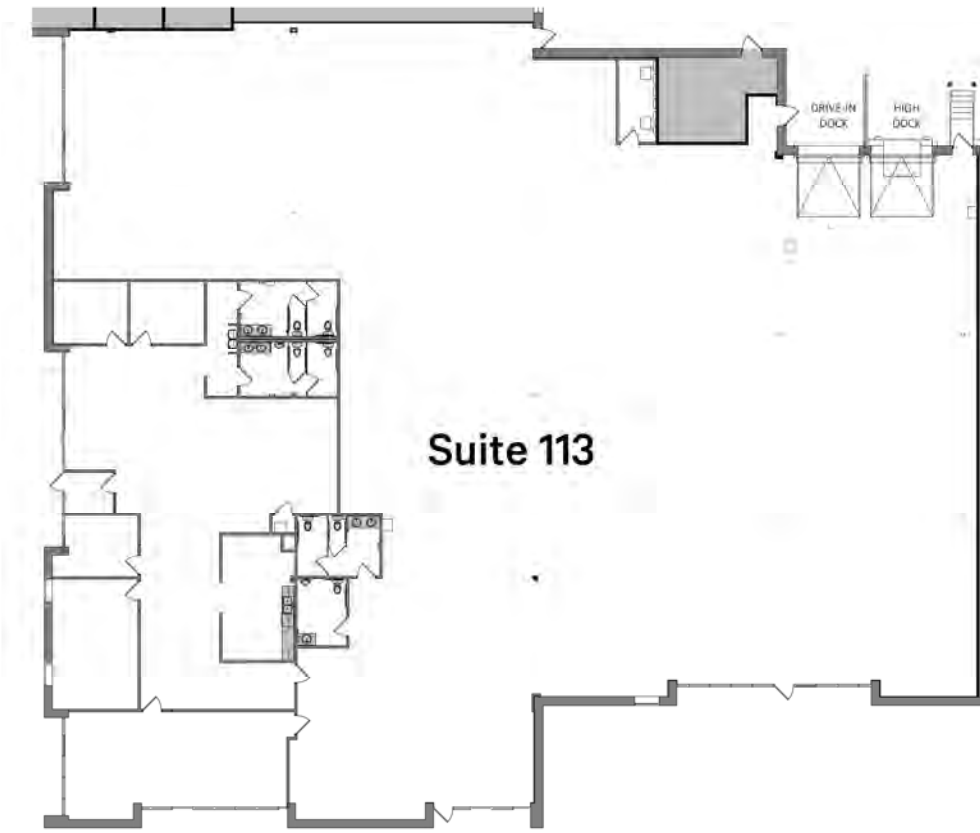
- ➔ Total: 10,350 SF
- ➔ Warehouse: 10,350
- ➔ Loading: 3 Drive-ins, 1 Dock

### Suites 113 & 140

- ➔ Total: 27,114 SF
- ➔ Office: 3,988 SF
- ➔ Warehouse: 23,126 SF
- ➔ Loading: 4 Drive-ins, 2 Docks







# Committed to Driving Value for Our Customers

## Properties with a Competitive Edge

Our scale, proprietary data and local relationships allow our 1,200+ skilled team members to help customers stay ahead of market trends.

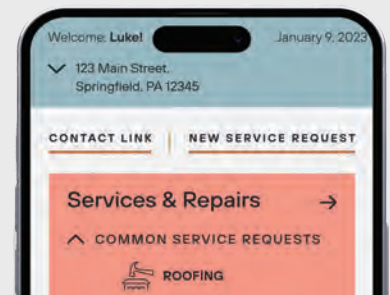


## Best-in-Class Customer Service

Our on-the-ground regional teams provide you with local expertise, leveraging data-driven insights to find the right solutions for your business.

## Link+

Our digital customer experience platform provides easy access to your property management teams, lease documents, billing and service requests. Sign up today!



500 Million Square Foot Portfolio

## Energy Solutions

Link Logistics' award-winning utility management program helps customers save time and money while unlocking energy efficiency opportunities. Enroll today through Link+.



# CONTACT INFORMATION

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