

FOR LEASE

3303

TERMINAL  
DRIVE

Eagan | MN



OPTION 1

TOTAL EST. 6.75  
ACRES

TOTAL EST. 18,176  
FINISHED SQ FT

OUTDOOR  
STORAGE AND  
TRUCK TERMINAL  
/SHOP



OPTION 2

EST. 3 ACRES  
OUTDOOR  
STORAGE



### OPTION 3

EST. 1.92 ACRES  
WITH 17,254 SF  
TRUCK TERMINAL/  
SHOP SPACE &  
OFFICE



## OPTION 4

EST. 5.42 ACRES  
USABLE ACRES  
WITH 17,254  
SF TRUCK  
TERMINAL/SHOP  
SPACE & OFFICE



# PROPERTY HIGHLIGHTS

External power plug-ins  
bordering the site

Secured lot with electronic  
gate access

Gravel lot coverage with  
concrete trailer pads

2 dock doors

9 overhead doors

18 ft clear height

Floor drains with oil water  
separator



# ADDITIONAL IMAGES

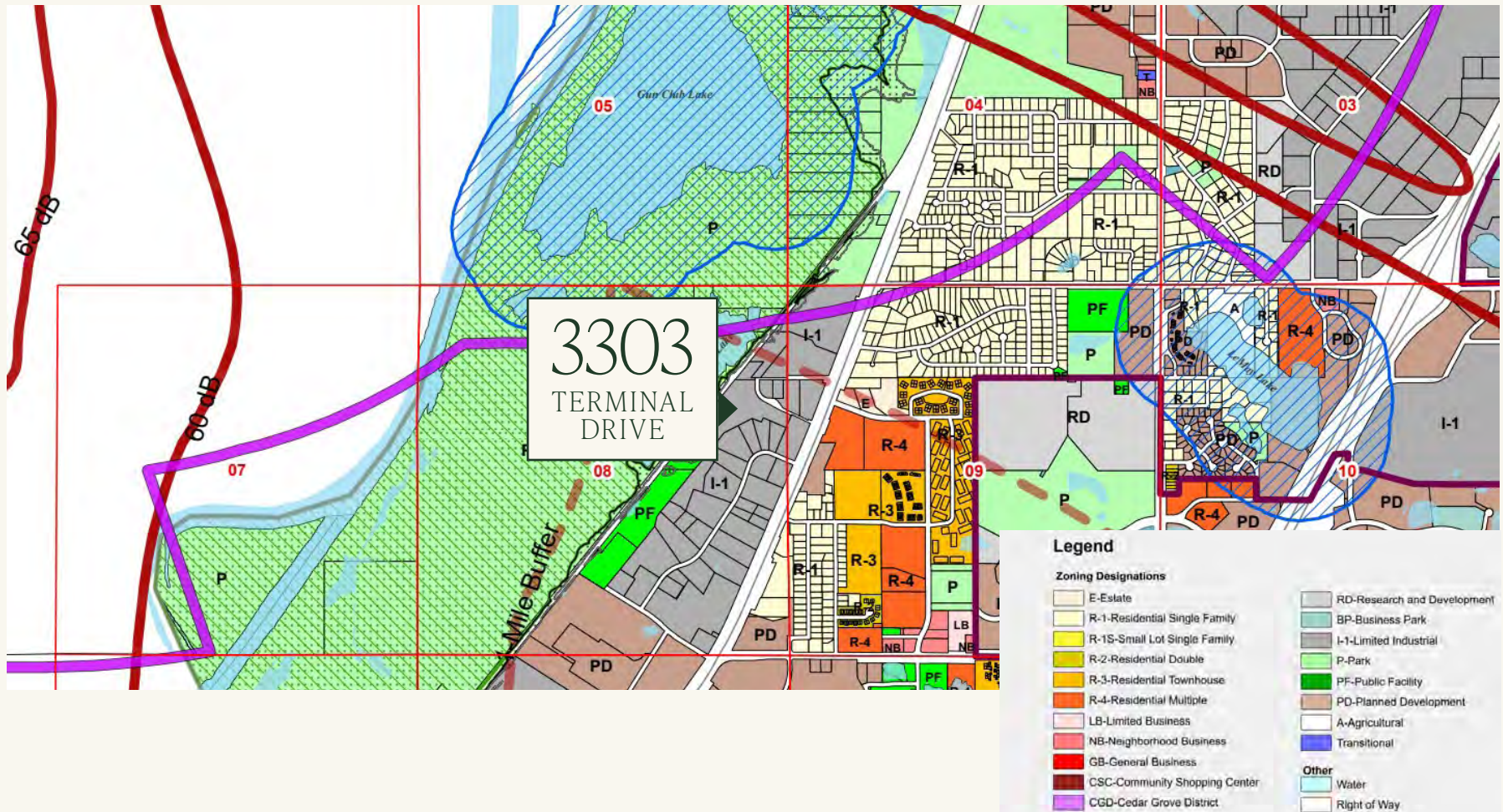


# ZONING

## I-1 LIMITED INDUSTRIAL

Industrial use means the use of land or buildings for the production, manufacture, warehousing, storage, or transfer of goods, products, commodities, or other wholesale items.

Outdoor storage means to stock, keep, sell or trade outside a commercial or industrial building any items of merchandise, supplies, materials, finished goods, inventory or other movable property or motor vehicles. For purposes of this definition and the regulation of outdoor storage, an outdoor event—seasonal and temporary shall not constitute outdoor storage. For additional information, select this [link](#).



# WETLANDS

3303  
TERMINAL  
DRIVE



# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Population - Current Year Estimate	4,899	47,432	166,476
2029 Population - Five Year Projection	4,779	48,617	167,251
2020 Population - Census	4,988	46,509	164,655
2010 Population - Census	4,260	41,352	152,955
2020-2024 Annual Population Growth Rate	-0.42%	0.46%	0.26%
2024-2029 Annual Population Growth Rate	-0.49%	0.49%	0.09%
<b>HOUSEHOLDS</b>			
2024 Households - Current Year Estimate	2,186	21,448	68,522
2029 Households - Five Year Projection	2,147	22,380	69,569
2020 Households - Census	2,219	20,548	66,938
2010 Households - Census	1,876	18,162	62,149
2020-2024 Compound Annual Household Growth Rate	-0.35%	1.01%	0.55%
2024-2029 Annual Household Growth Rate	-0.36%	0.85%	0.30%
2024 Average Household Size	2.23	2.19	2.40
<b>HOUSEHOLD INCOME</b>			
2024 Average Household Income	\$104,732	\$114,481	\$122,583
2029 Average Household Income	\$117,529	\$130,713	\$139,815
2024 Median Household Income	\$78,835	\$83,316	\$90,161
2029 Median Household Income	\$86,455	\$93,672	\$102,712
2024 Per Capita Income	\$48,939	\$51,691	\$50,516
2029 Per Capita Income	\$55,354	\$60,077	\$58,235
<b>HOUSING UNITS</b>			
<b>2024 Housing Units</b>	<b>2,303</b>	<b>22,312</b>	<b>71,139</b>
2024 Vacant Housing Units	117 5.1%	864 3.9%	2,617 3.7%
2024 Occupied Housing Units	2,186 94.9%	21,448 96.1%	68,522 96.3%
2024 Owner Occupied Housing Units	1,085 47.1%	11,467 51.4%	42,264 59.4%
2024 Renter Occupied Housing Units	1,101 47.8%	9,981 44.7%	26,258 36.9%
<b>EDUCATION</b>			
<b>2024 Population 25 and Over</b>	<b>3,560</b>	<b>34,532</b>	<b>118,079</b>
HS and Associates Degrees	1,818 51.1%	17,057 49.4%	55,152 46.7%
Bachelor's Degree or Higher	1,526 42.9%	16,079 46.6%	55,587 47.1%
<b>PLACE OF WORK</b>			
2024 Businesses	188	2,819	6,761
2024 Employees	2,365	52,651	117,624

47,432  
Population

21,448  
Households

\$114,481  
Household income

52,051  
Employees

2,819  
Businesses

FOR LEASE

# Prime IOS Opportunity

*3303 Terminal Drive | Eagan | Minnesota*



MYLES HARNDEN  
Vice President  
+1 952 924 4632  
myles.harnden@cbre.com

HUNTER WEIR  
Associate  
+1 843 422 0660  
hunter.weir@cbre.com

**CBRE**