

SINGLE-TENANT INDUSTRIAL/ OPERATIONS CAMPUS FOR LEASE



**3401 HIGHWAY 55
EAGAN, MN 55121**

High-Visibility Hwy 55 Location | Pull-Through Bays
Dedicated Field Office | Secure Outdoor Storage

CONTACT BROKER FOR INFORMATION & TOUR

Ted LaFave • 612.875.3858 • tlafave@grandrea.com • www.grandrea.com

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REAL ESTATE ADVISORS

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BUILT FOR FLEXIBLE INDUSTRIAL OPERATIONS

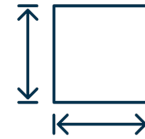
A rare opportunity to lease a highly functional industrial property with 45,000 SF of dedicated outdoor storage. Situated on 3.73 acres along Highway 55 in Eagan, the property offers excellent visibility and convenient access to I-494, I-35E, MSP International Airport and the greater Twin Cities metro.

Property Specifications

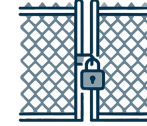
Total Building Area	18,600 SF Across 3 Buildings
Main Building	4,500 SF (1,500 SF Office/3,000 SF WH)
Building #2	6,000 SF (50'x120')
Building #3	7,200 SF (60'x120')
Field Office	Approx. 900 SF
Site Area	3.73 Acres (162,479 SF)
Outdoor Storage	±45,000 SF
Loading	8 Drive-In Doors
Clear Height	16'
Fuel	Active/On-Site
Access	Louis Lane & Courthouse Blvd off Hwy 55
2026 Property Taxes	\$30,294
Lease Rate	\$220,000 NNN Annually



18,600 SF
TOTAL BLDG
AREA



3.73 ACRES
SITE AREA



±45,000 SF
OUTDOOR
STORAGE



8
DRIVE-IN
DOORS

Property Overview



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Main Building

- **Total Area:** Approximately 4,500 SF
- **Layout:** 1,000 SF of office space, 500 SF 2nd floor mezzanine office, and 3,000 SF of warehouse space

Building #2

- **Total Area:** 6,000 SF (120' x 50' footprint)
- **Loading:** Exceptional "Pull-Through" capability with large drive-in doors (16' x 20') situated on both ends
- **Clear Height:** 16'
- **Flooring:** Heavy-duty Class 5 reinforced flooring

Available private & active fleet fueling station

Field Office

- **Total Area:** Approximately 900 SF
- **Layout:** Functional workspace featuring a private restroom, ideal for a dispatch center or administrative office

Building #3

- **Total Area:** 7,200 SF (120' x 60' footprint)
- **Loading:** Exceptional "Pull-Through" capability with large drive-in doors (16' x 20') situated on both ends
- **Clear Height:** 16'
- **Flooring:** Heavy-duty Class 5 reinforced flooring

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The Yard (Premier Outdoor Storage)

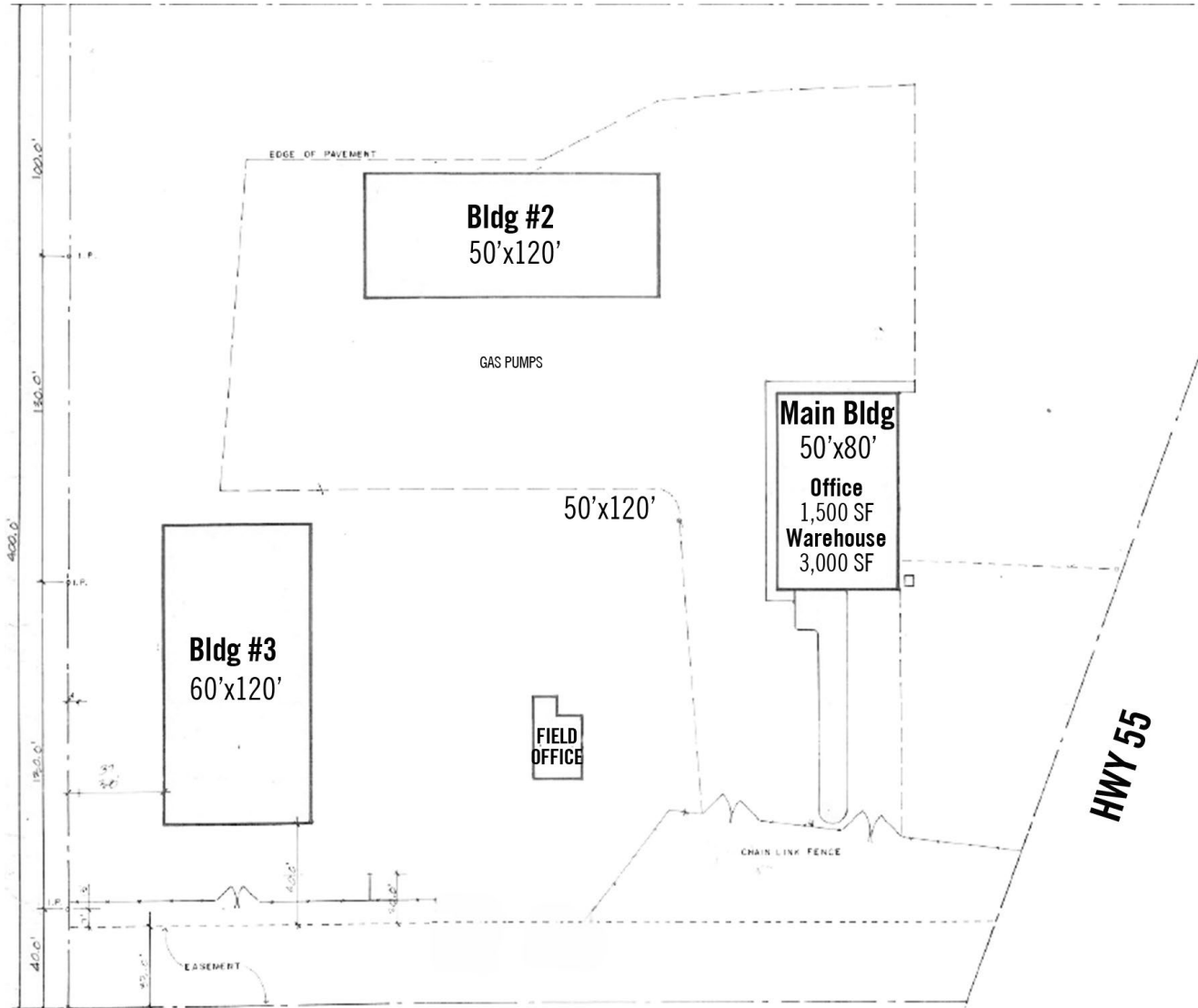
- **Yard:** 45,000 SF outdoor storage area. Fully fenced, paved, and lit. Reinforced asphalt to accommodate heavy loads. Secured & gated entrance. Mechanical gate opener being installed.
- **Scarce Resource:** Rare site capability for outdoor storage, a feature currently in extremely limited supply in the SE Twin Cities metro.
- **Site Layout:** The 3.73-acre parcel provides expansive room for vehicle maneuvering and equipment staging.

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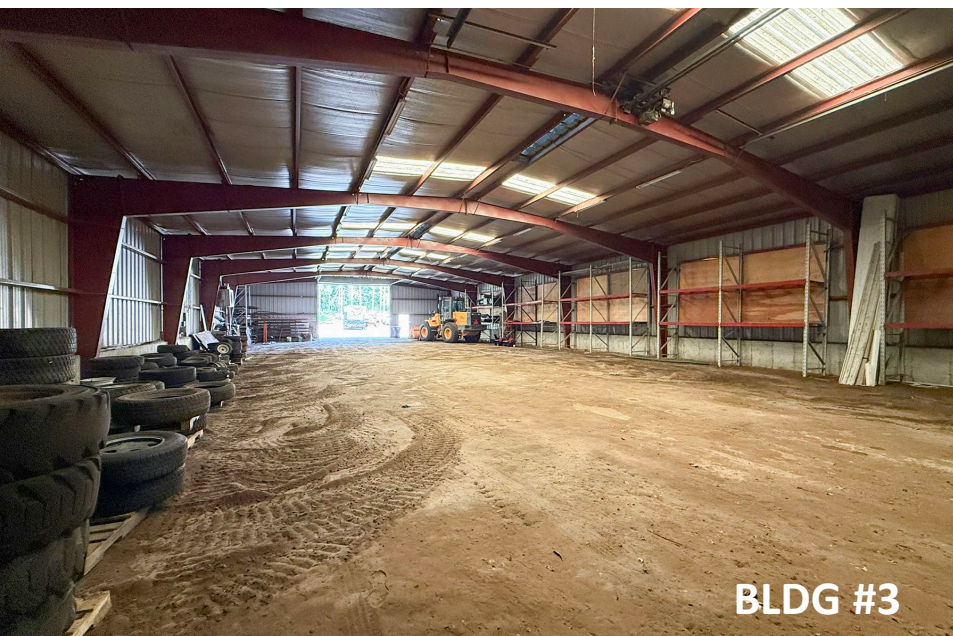


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MAIN BLDG



MAIN BLDG-Warehouse



MAIN BLDG-Warehouse



MAIN BLDG-Warehouse

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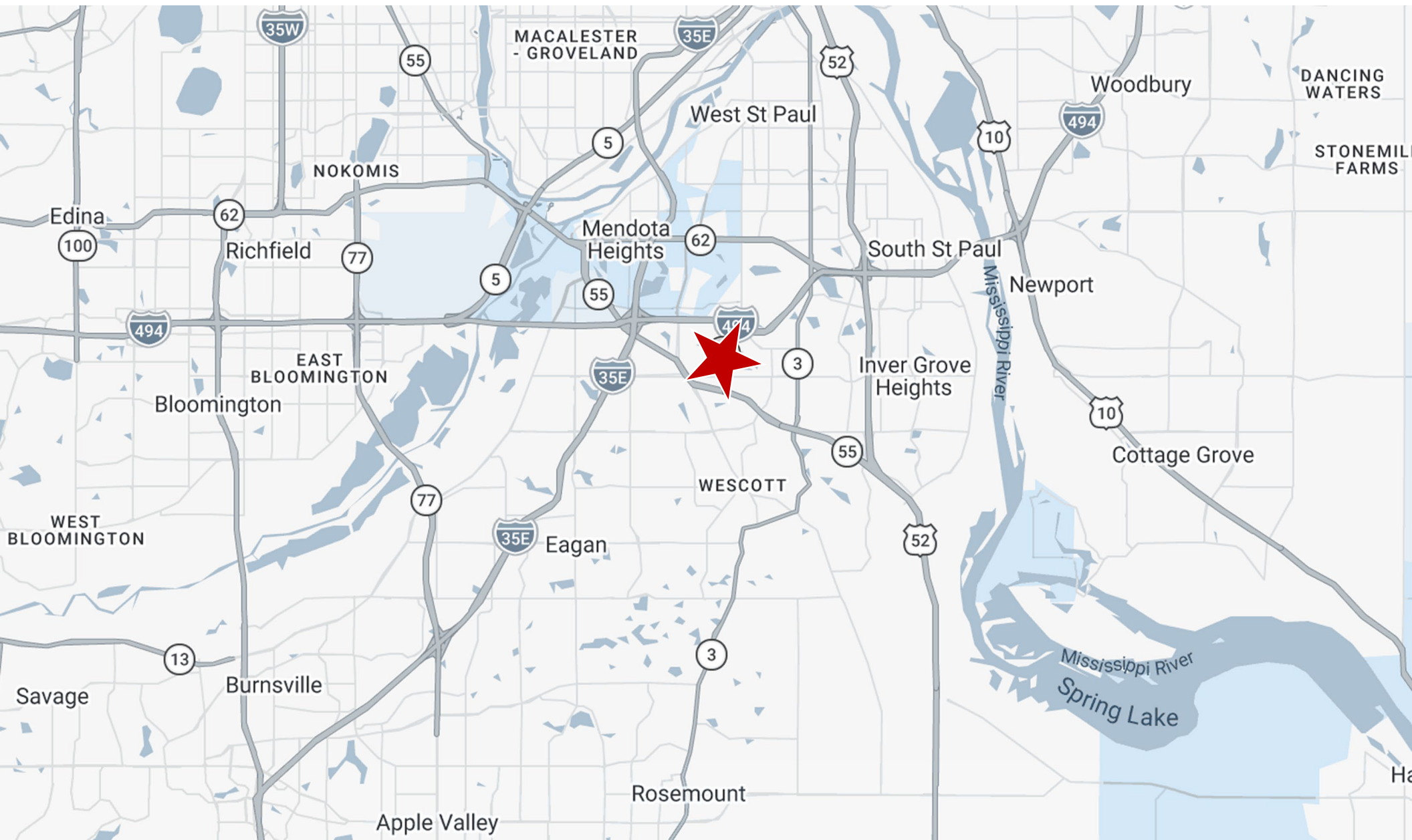
This unique offering in the heart of Southeast Eagan is perfectly suited for contractors or product distribution users requiring **high-utility indoor space** paired with **extensive outdoor storage**.

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