

# EAGANDALE BUSINESS CAMPUS IV

MINNEAPOLIS - ST. PAUL

1230 Eagan Industrial Road  
Eagan, MN 55121



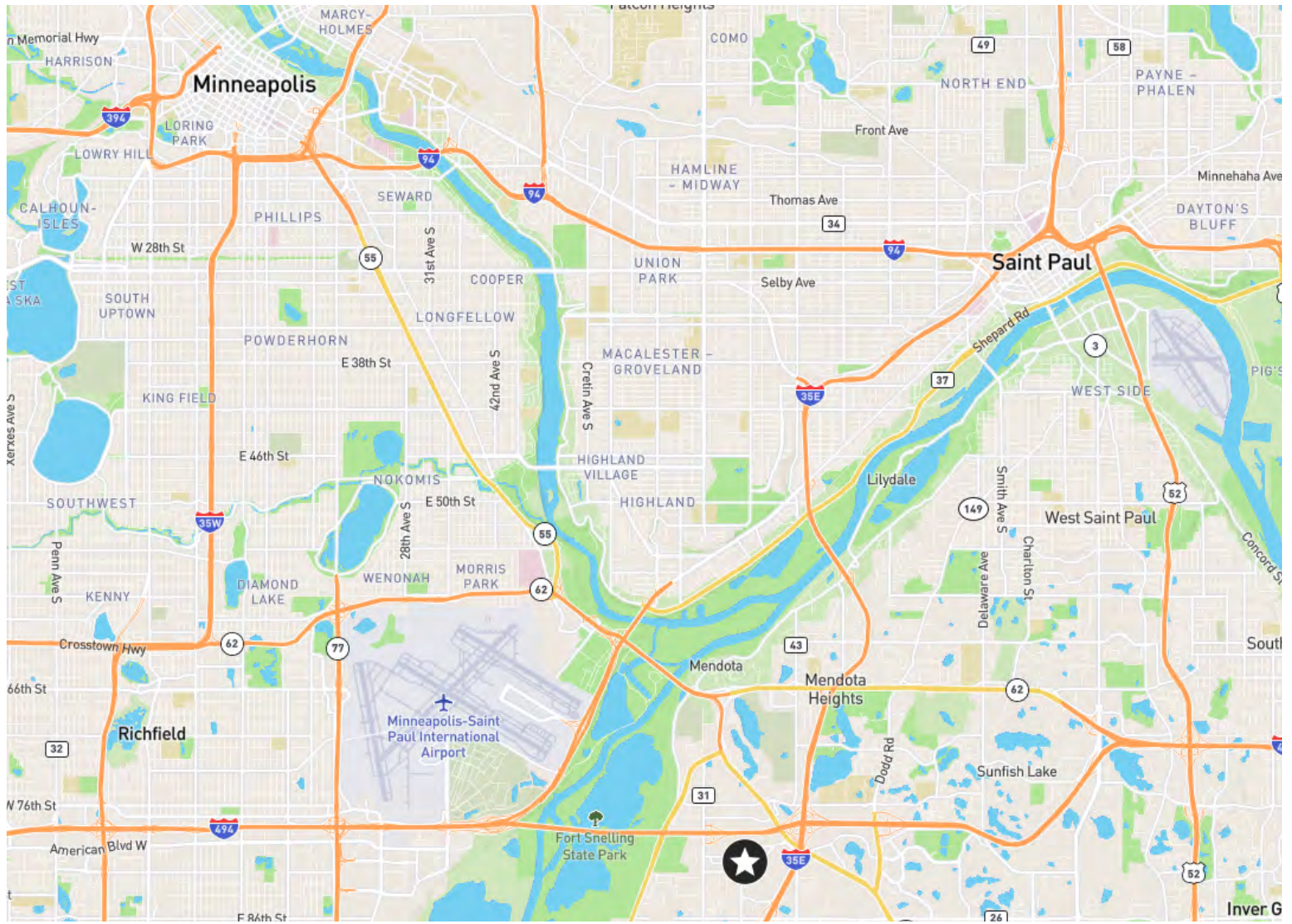
FOR LEASE

2,052 - 27,114 SF



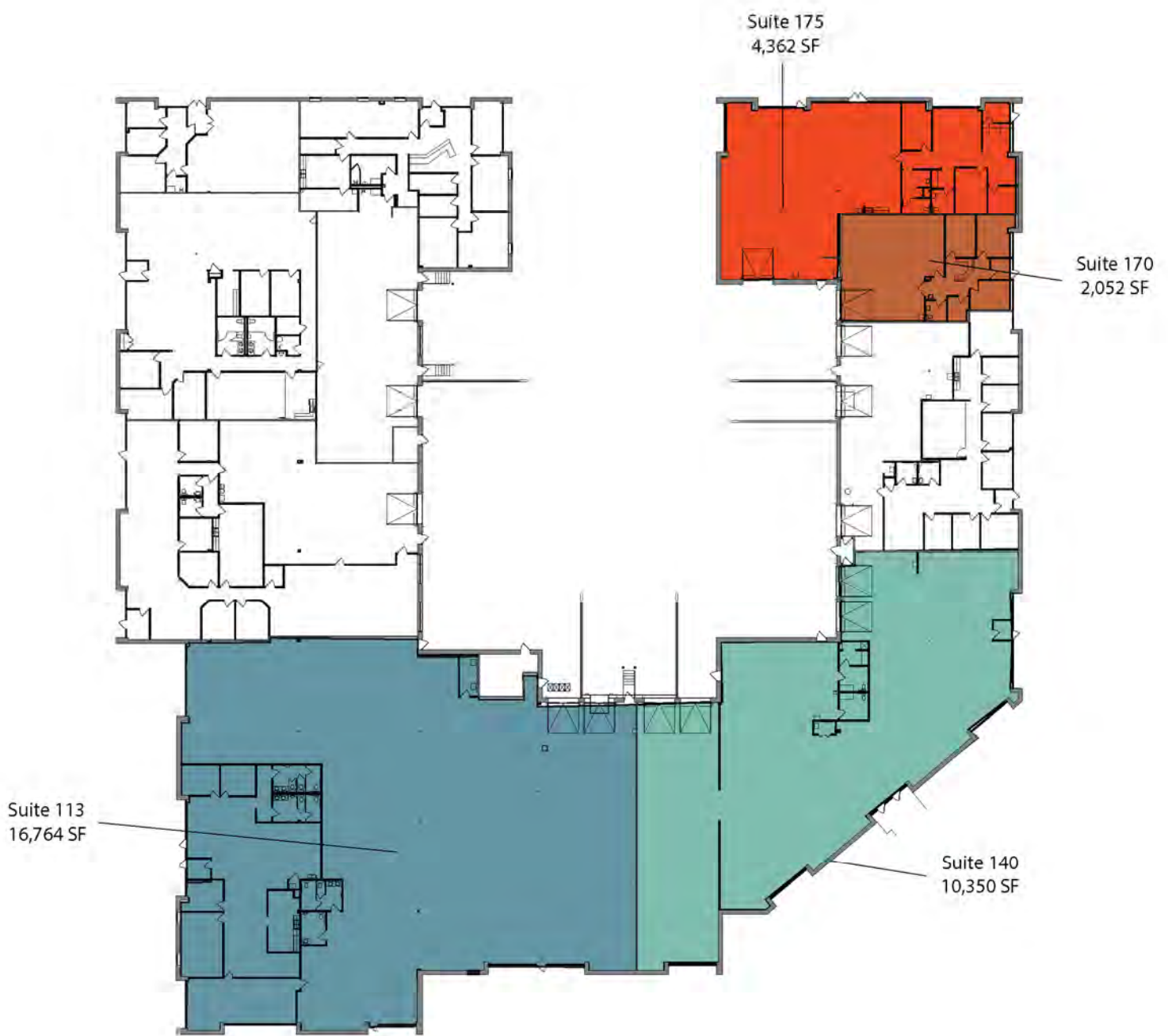
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## FEATURES

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	2,052 - 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  
16,764 SF

### 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
- Available: 5/1/26

### Suites 113 & 140

- ➔ Total: 27,114 SF
- Office: 3,988 SF
- Warehouse: 23,126 SF
- Loading: 4 Drive-ins, 2 Docks
- Available 5/1/26

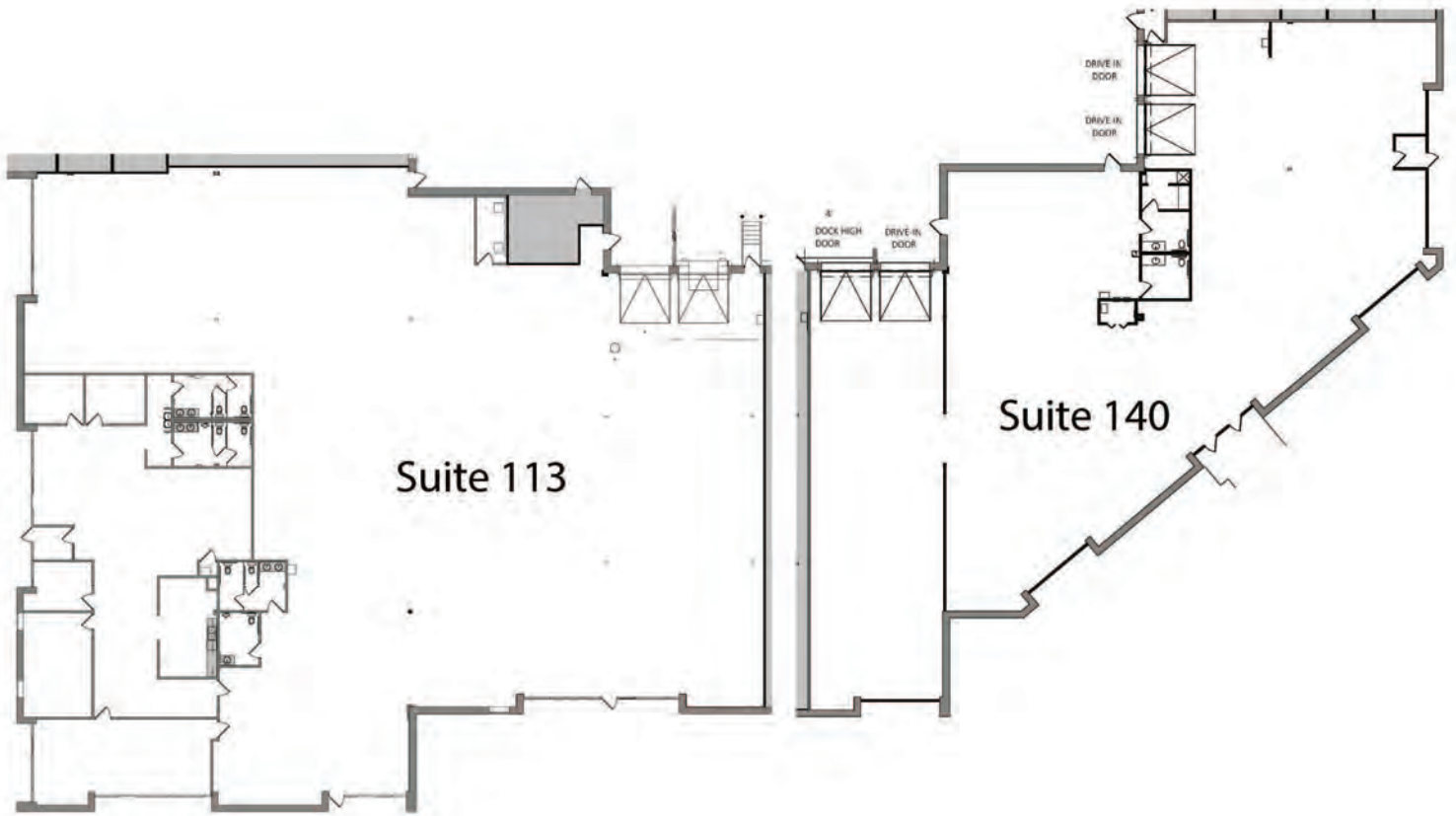
### Suite 175

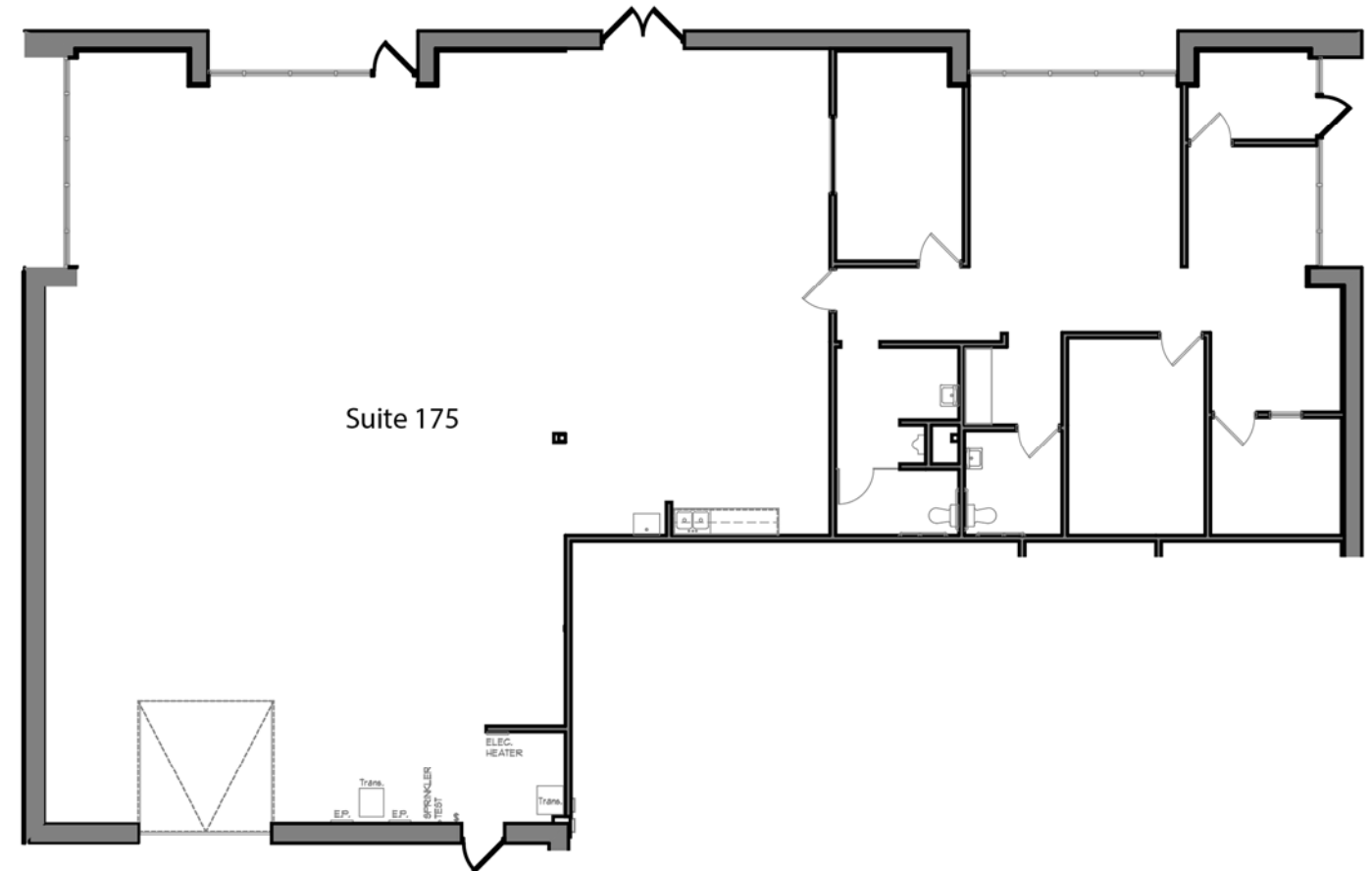
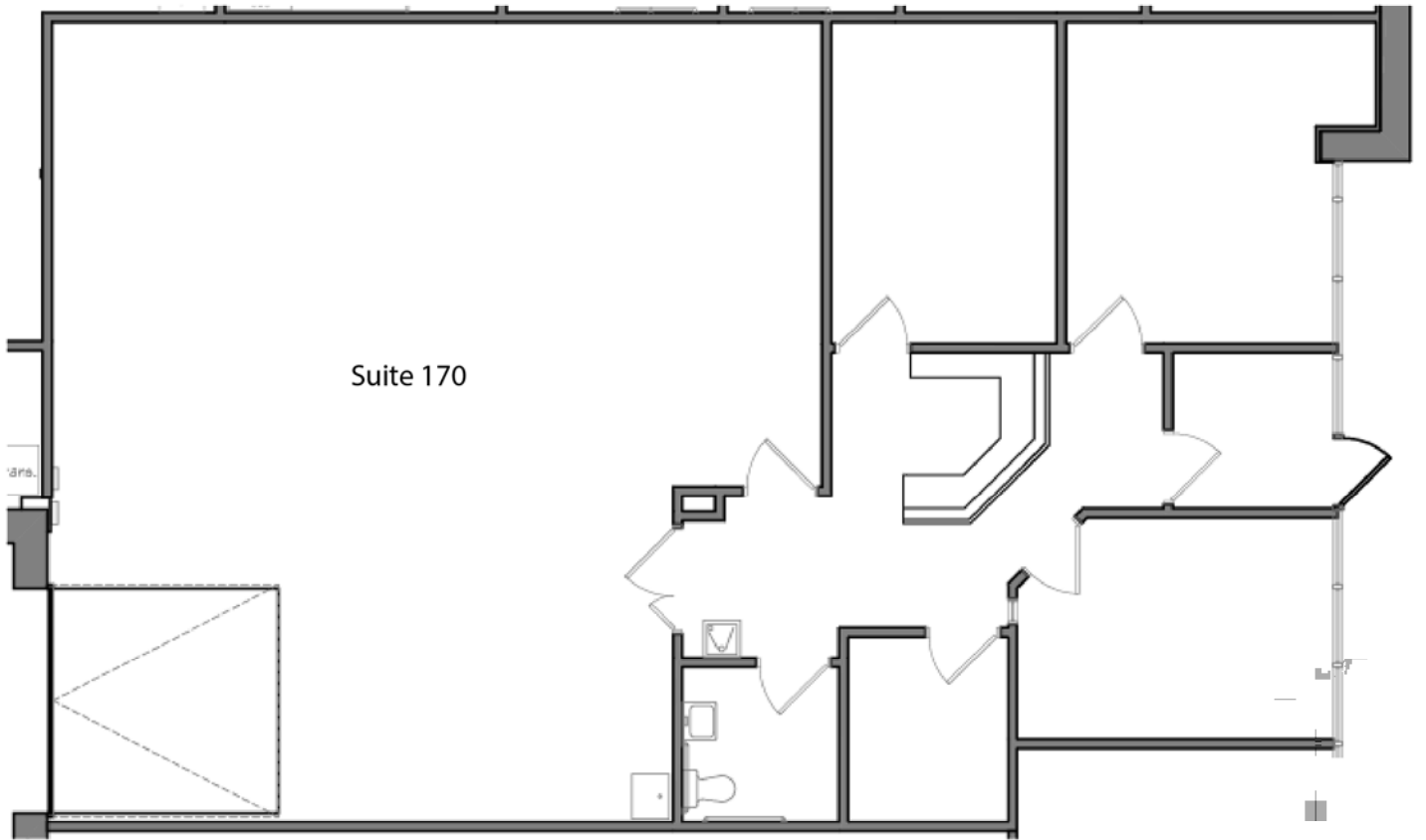
- ➔ Total: 4,362 SF
- Office: 1,458
- Warehouse: 2,904
- Loading: 1 drive-in
- Available 5/1/26

### Suite 170

- ➔ Total: 2,052 SF
- Office: 887 SF
- Warehouse: 1,165 SF
- Loading: 1 drive-in
- Available 5/1/26







# 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.

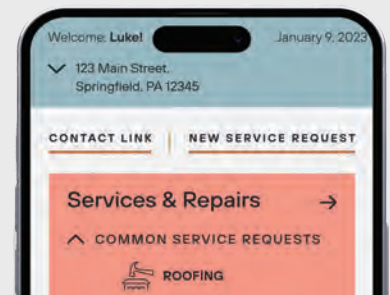


## Best-in-Class Customer Service

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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