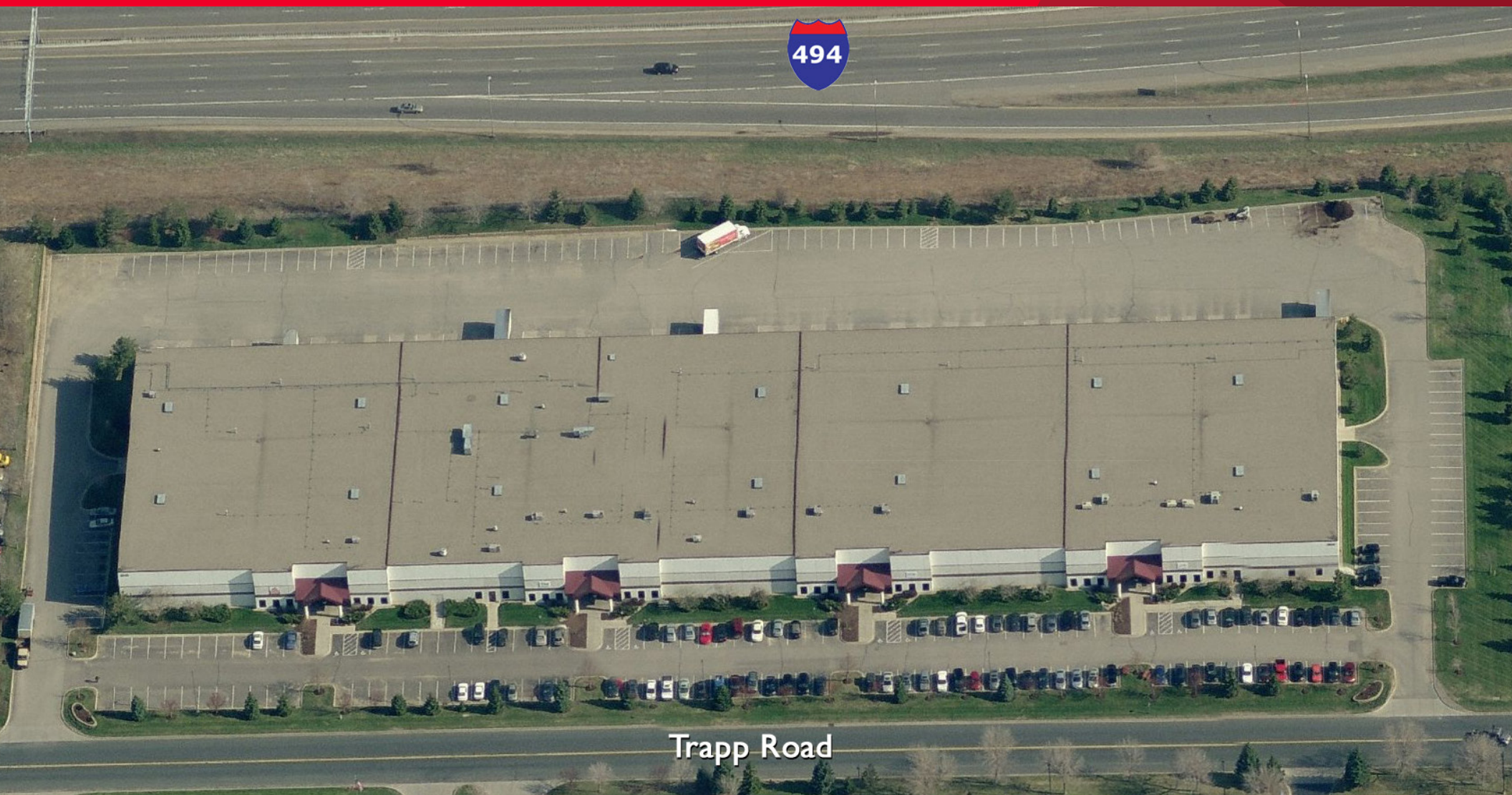


# Trapp Road Commerce Center II

1245 Trapp Road, Eagan MN 55121

FOR LEASE



Trapp Road

For more information, please contact:

**Tony DelDotto**  
+1 952 893 8893  
[tony.deldotto@cushwake.com](mailto:tony.deldotto@cushwake.com)

**Cushman & Wakefield**  
3500 American Blvd. W. Suite 200  
Minneapolis, MN 55431  
[cushmanwakefield.com](http://cushmanwakefield.com)

Visit us at: [mncommercial.com](http://mncommercial.com)

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## Property Highlights

- End cap space
- 24' clear height
- ESFR sprinkler system
- Immediate access to I-494, I-35E, Highway 13 and Highway 55
- Close proximity to Minneapolis/St. Paul International Airport



## BUILDING FEATURES

Building Size	180,480 square feet
Space Available	<u>Suite 190</u> 11,838 sf - Office <u>21,058 sf - Warehouse</u> 32,896 sf - Total
Available	6/1/2020
Year Built	1997
Clear Height	24'
Loading	8 Docks 1 Drive-in
Column Spacing	40' x 40'
Fire Protection	ESFR
Building Depth	205'
Net Lease Rates	\$11.00 psf Office \$5.50 psf Warehouse
Estimated Tax & CAM	\$1.52 psf CAM <u>\$1.59 psf Taxes</u> \$3.11 psf Total

OWNED AND MANAGED BY:



For more information, please contact:

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tony.deldotto@cushwake.com

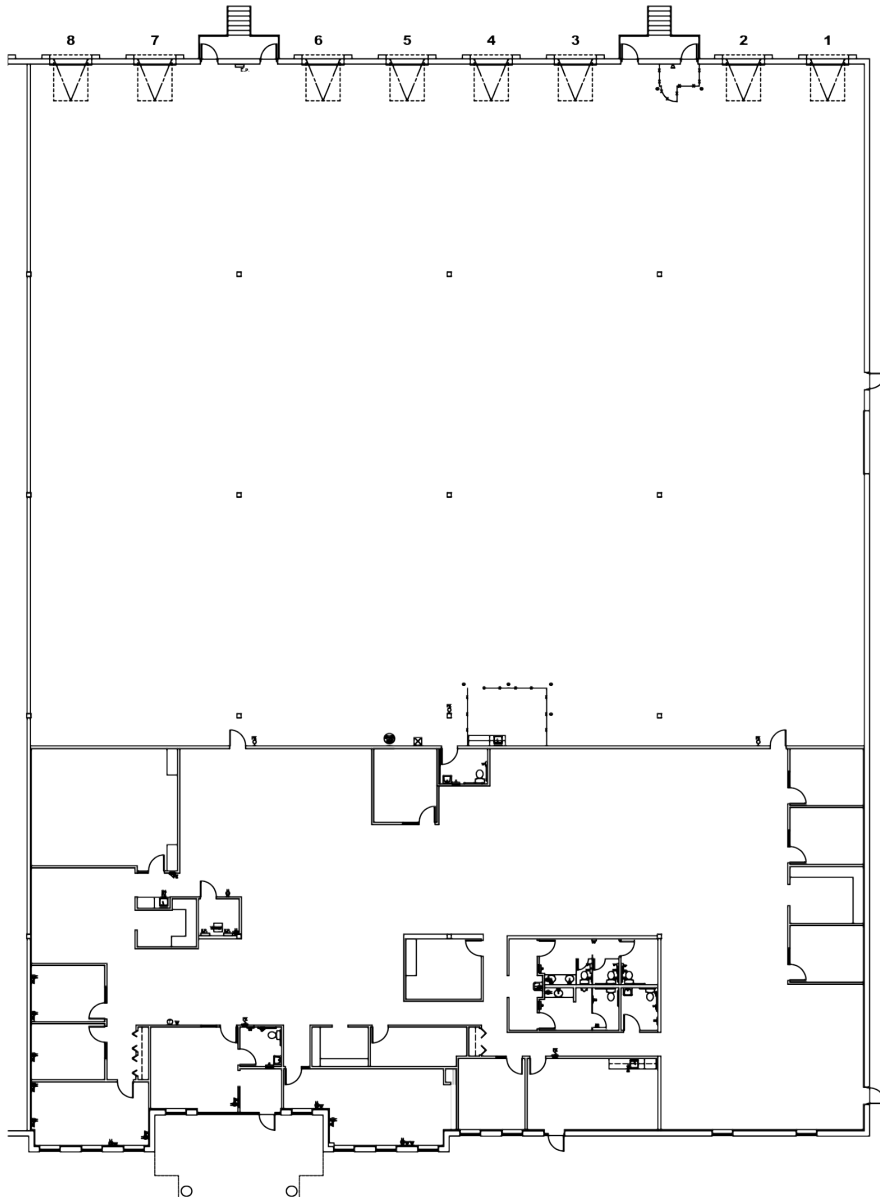
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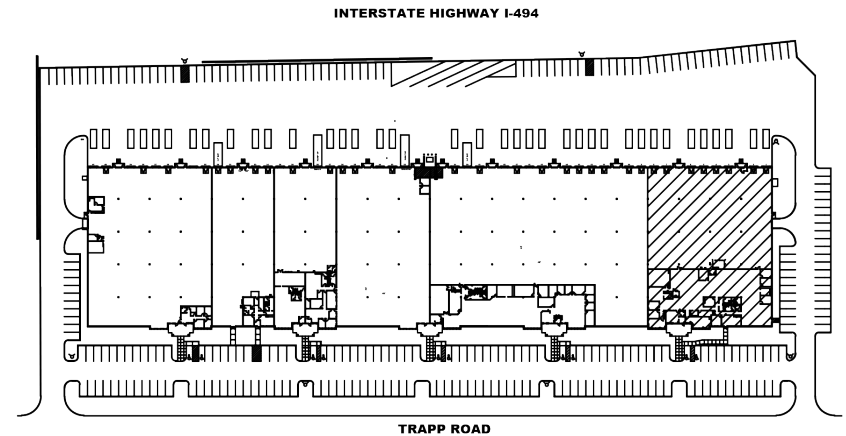


## Suite 190

11,838 sf - Office

21,058 sf - Warehouse

32,896 sf - Total

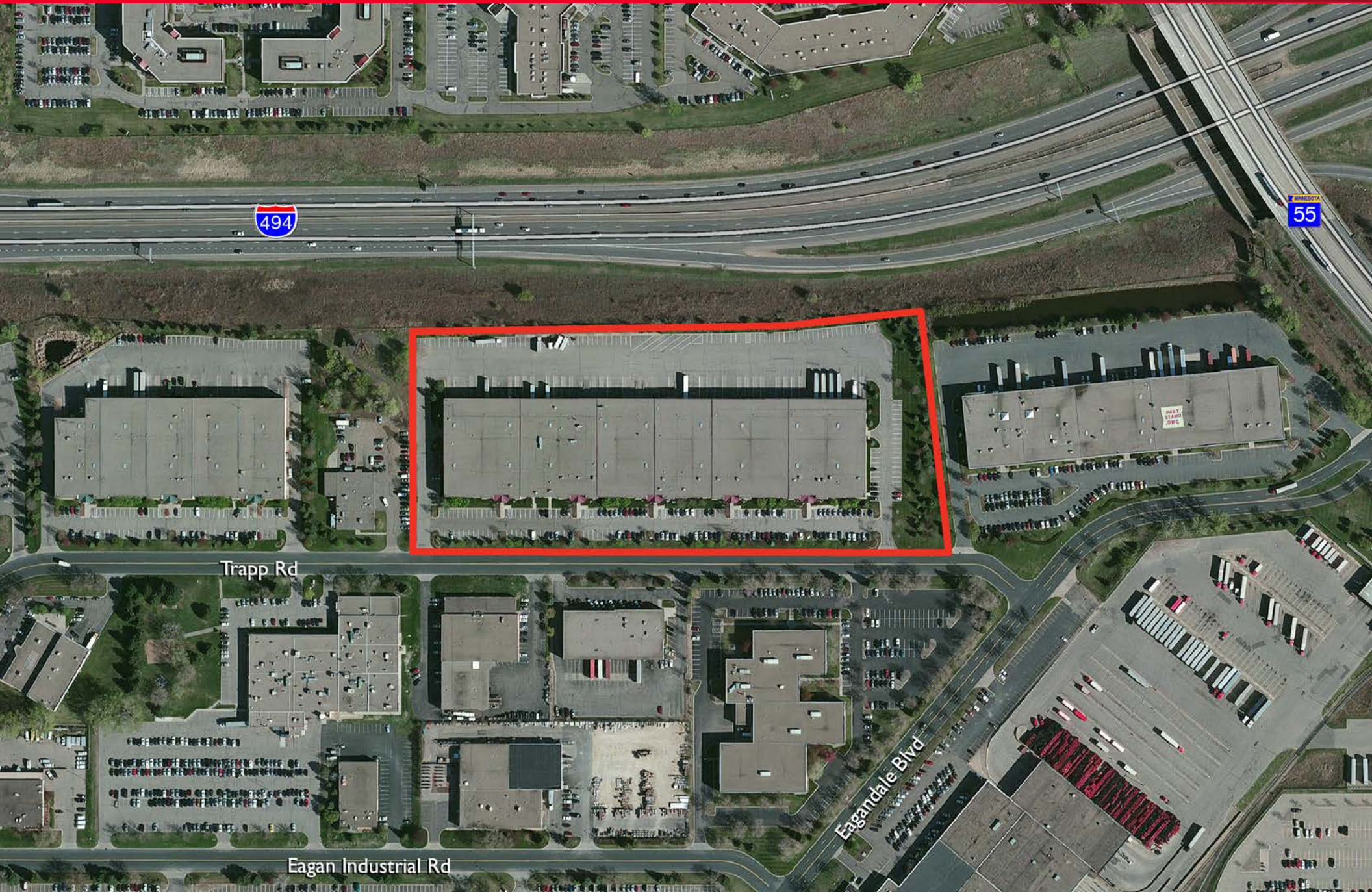




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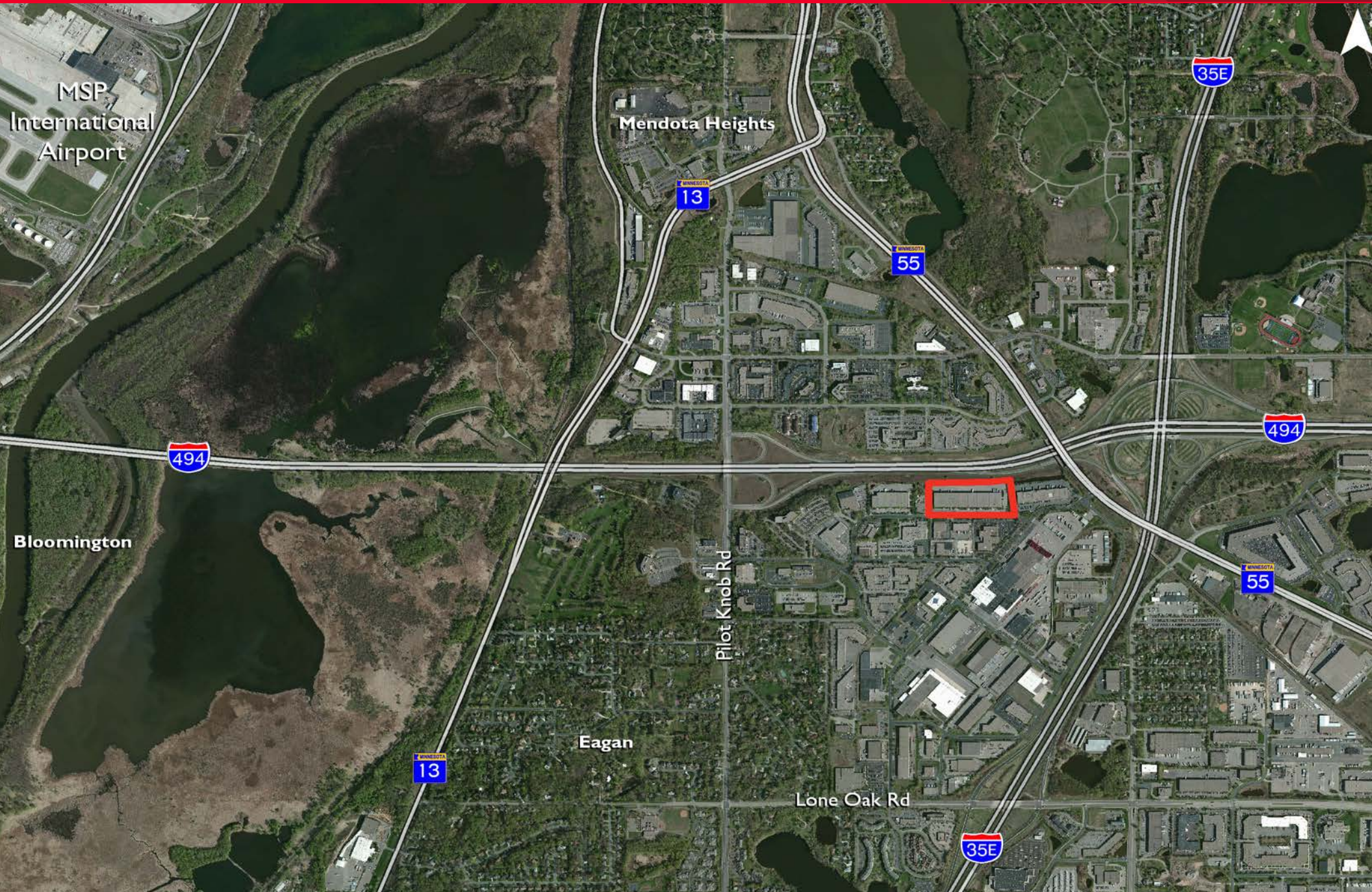




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