



WAREHOUSE SPACE FOR LEASE

EAGANDALE WAREHOUSE

2955 LONE OAK CIRCLE | EAGAN, MN 55121

LEASING INFORMATION

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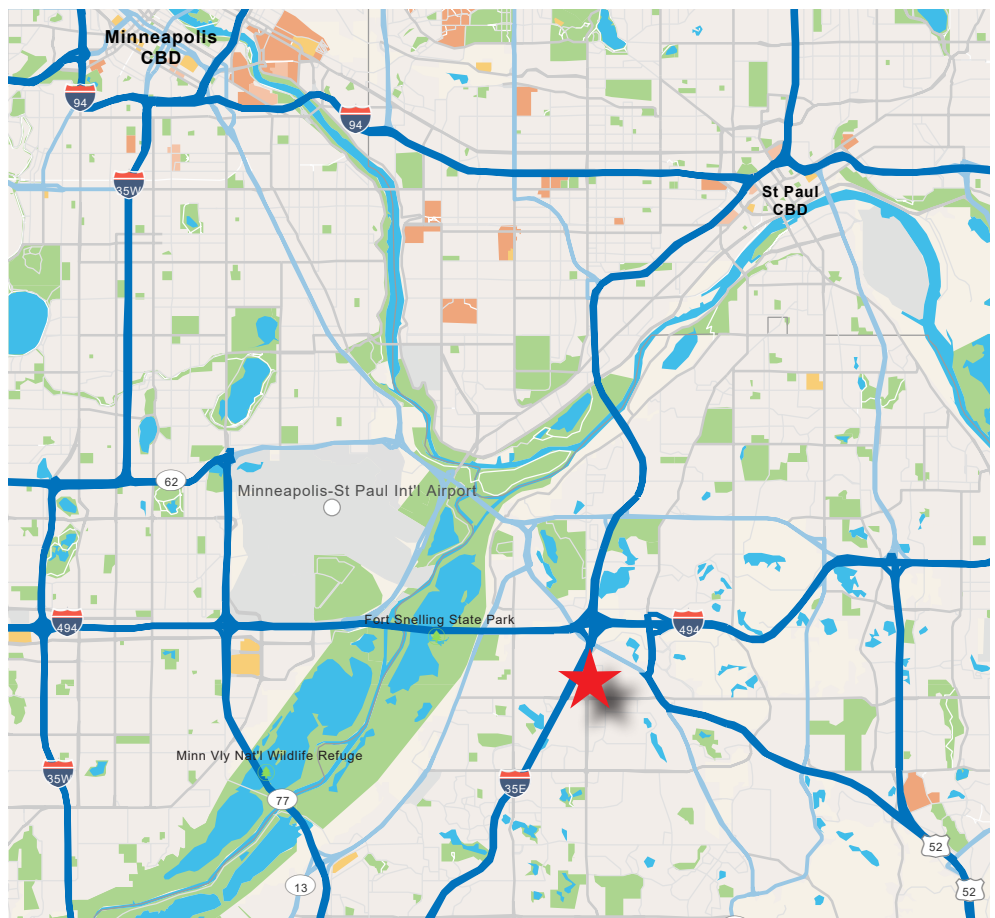
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BUILDING SPECIFICATIONS

- **Building Size**
70,785 SF
- **Available Space**
Suite 5:
2,191 SF Office space
23,457 SF Warehouse space
25,648 SF Total
6 dock doors
No drive in
- **Clear Height:** 22' clear
- **Power:** 3 Phase, 240 volt
- **Year Built:** 1973
- **Parking:** Ample surface parking available
- **Net Rates**
\$9.00 per square foot (office)
\$5.00 per square foot (warehouse)
- **Operating Expenses & Taxes (2018 estimate):**
\$1.21 Operating Expenses
\$1.17 Real Estate Taxes
\$2.38 Total



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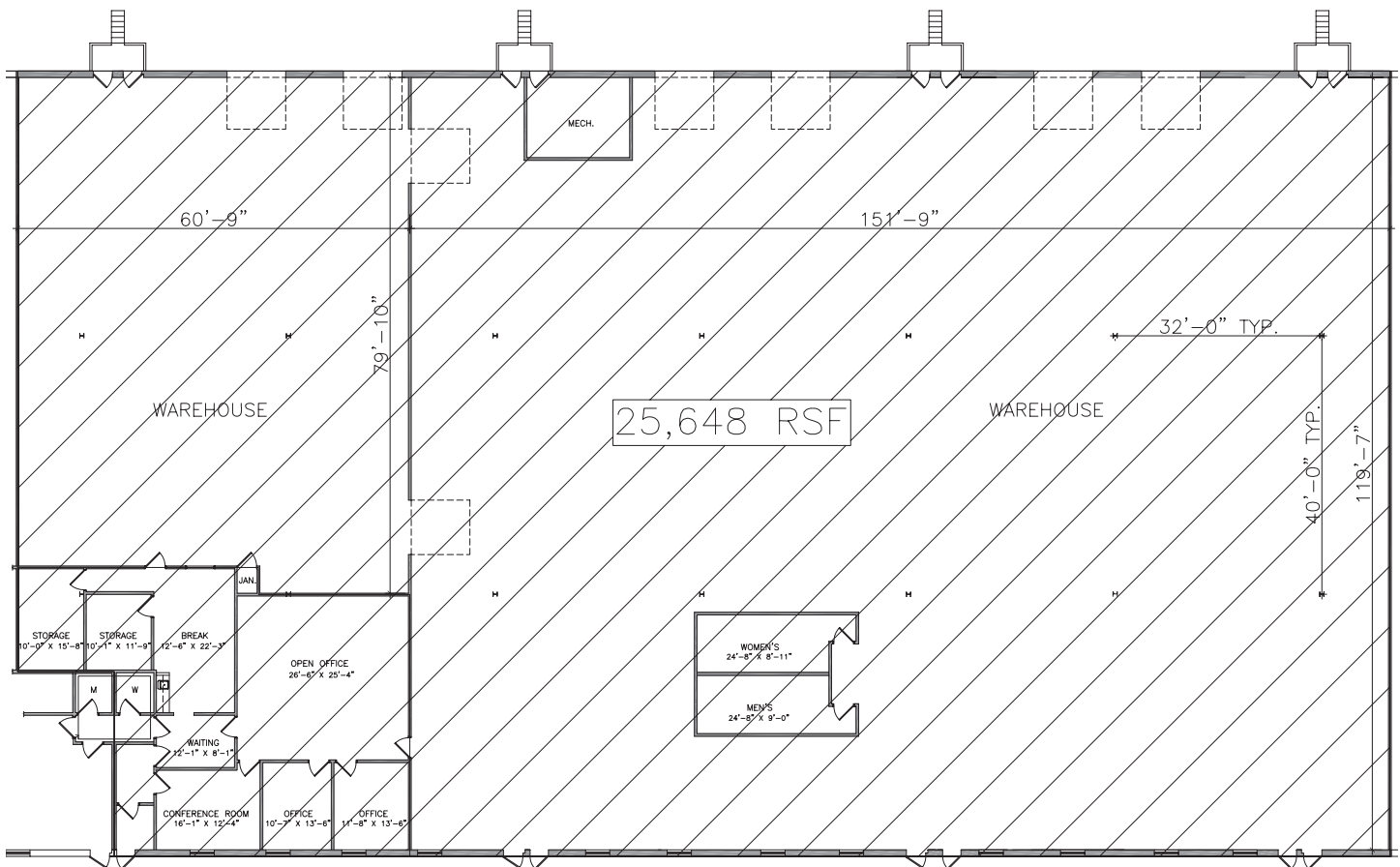
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FLOOR PLAN

SUITE 5: 2,191 SF OFFICE | 23,457 SF WAREHOUSE | 25,648 SF TOTAL



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