

FOR LEASE

EAGAN INDUSTRIAL

2922 W Service Rd | Eagan, MN | 55121

Pylon on I-35E



53,634 SF Building

2 Acres of Paved and Fenced Outside Storage

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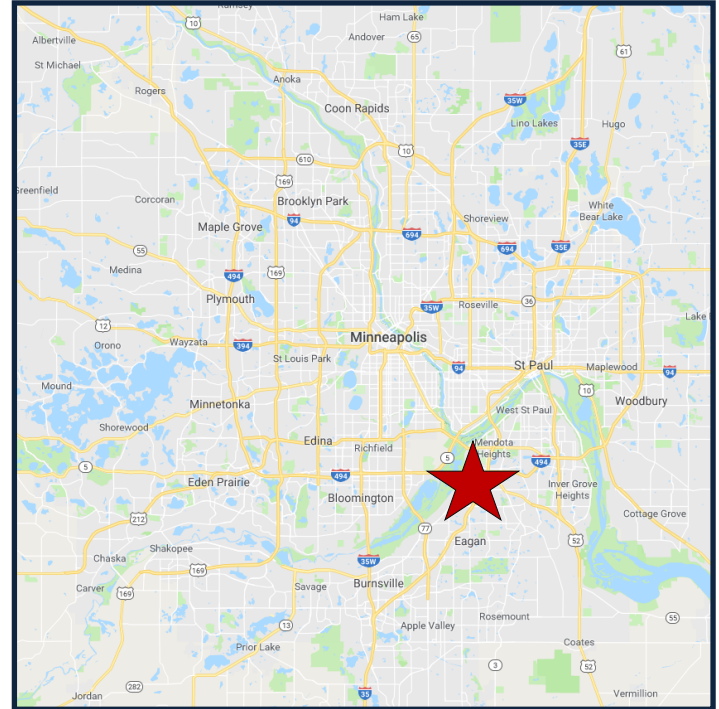
50 South 6th Street | Suite 1418
Minneapolis, MN | 55402

Main: 612.332.6600

Fax: 612.376.4489

PROPERTY INFORMATION

ADDRESS	2922 W Service Rd, Eagan, MN 55121
LOT SIZE	5.67 Acres
BUILDING SIZE	53,634 SF
OUTSIDE STORAGE	2+/- Acres Paved
LEASE RATE	\$36,000 Month Net Net
	Landlord responsible for roof and structure.
	Tenant responsible for all maintenance, insurance and taxes.
2018 TAX	\$1.48 PSF
ZONING	I-1 Limited Industrial
PARCEL	10-2250-06-03
CLEAR HEIGHT	24'
LOADING	(5) Dock doors with levelers, (1) Drive-in (1) 2' Dock high doors



USE

Site has been granted a conditional use permit for outdoor storage of roofing materials.

Other Permitted Uses:

- Commercial recreation—indoor
- Ice, cold storage plants, bottling works.
- Machine and welding shops.
- Motor vehicle repair—major
- Offices/showroom
- Processing, fabrication, storage or manufacturing
- Research laboratories
- Warehousing and wholesaling and related sales or showrooms

DEMOGRAPHICS

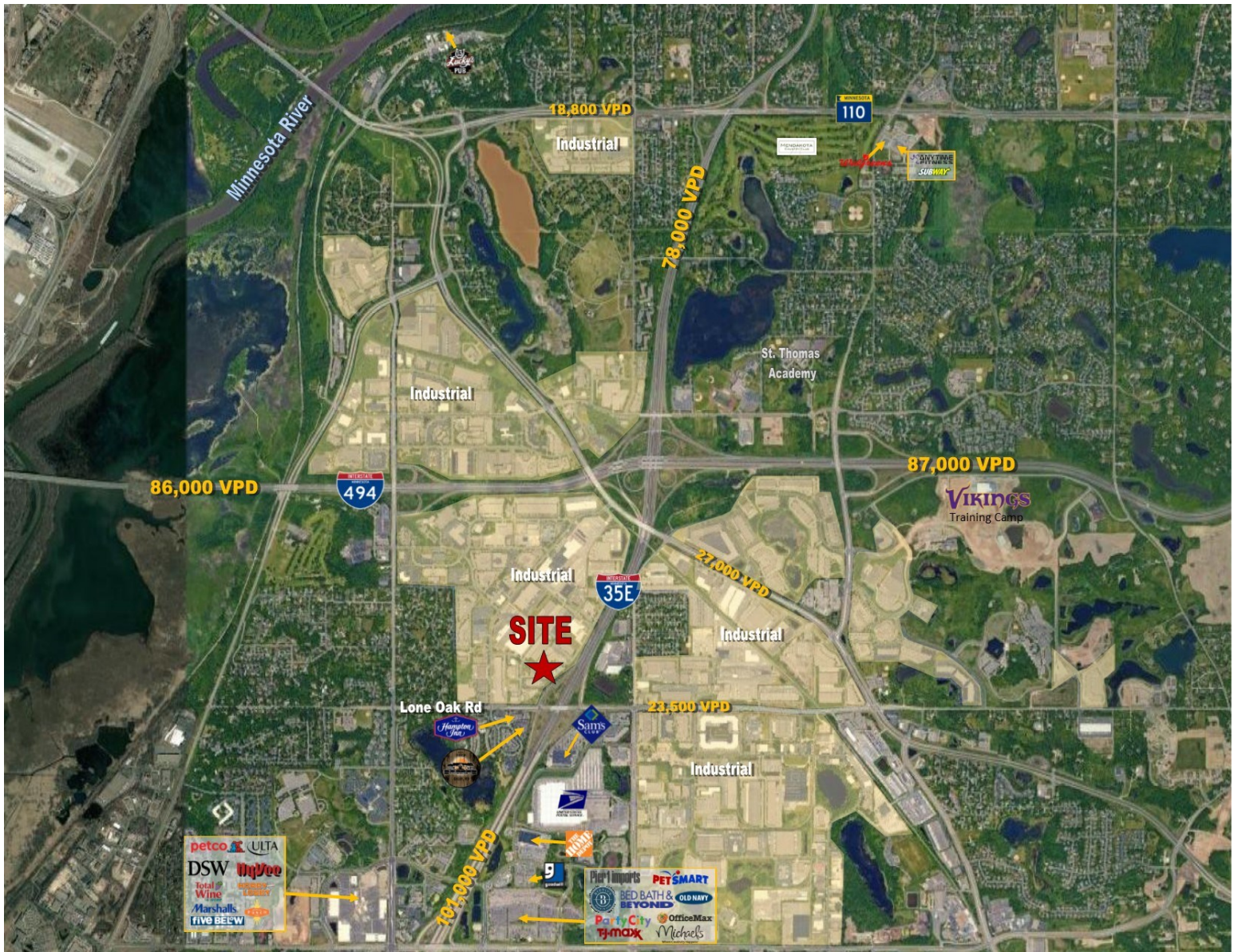
	1-MILE	3-MILE	5-MILE
POPULATION	2,821	33,140	135,081
DAYTIME POPULATION	14,575	65,076	129,547
AVERAGE HH INCOME	\$71,642	\$119,337	\$108,067
AVERAGE AGE	36.3	38.8	39.4
SOME COLLEGE	76%	82.9%	78.1%



TRAFFIC COUNTS

INTERSTATE 35E	101,000 VPD
EAGANDALE BLVD	8,100 VPD
LONE OAK RD	12,300 VPD

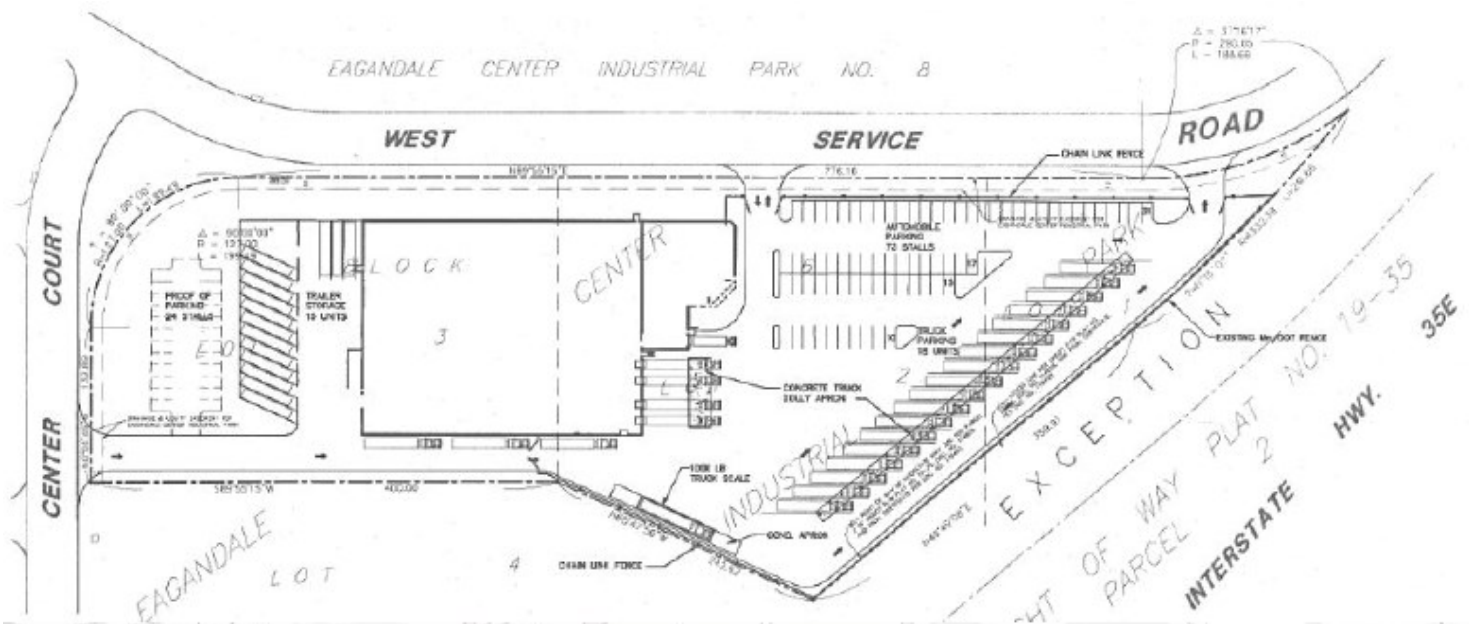
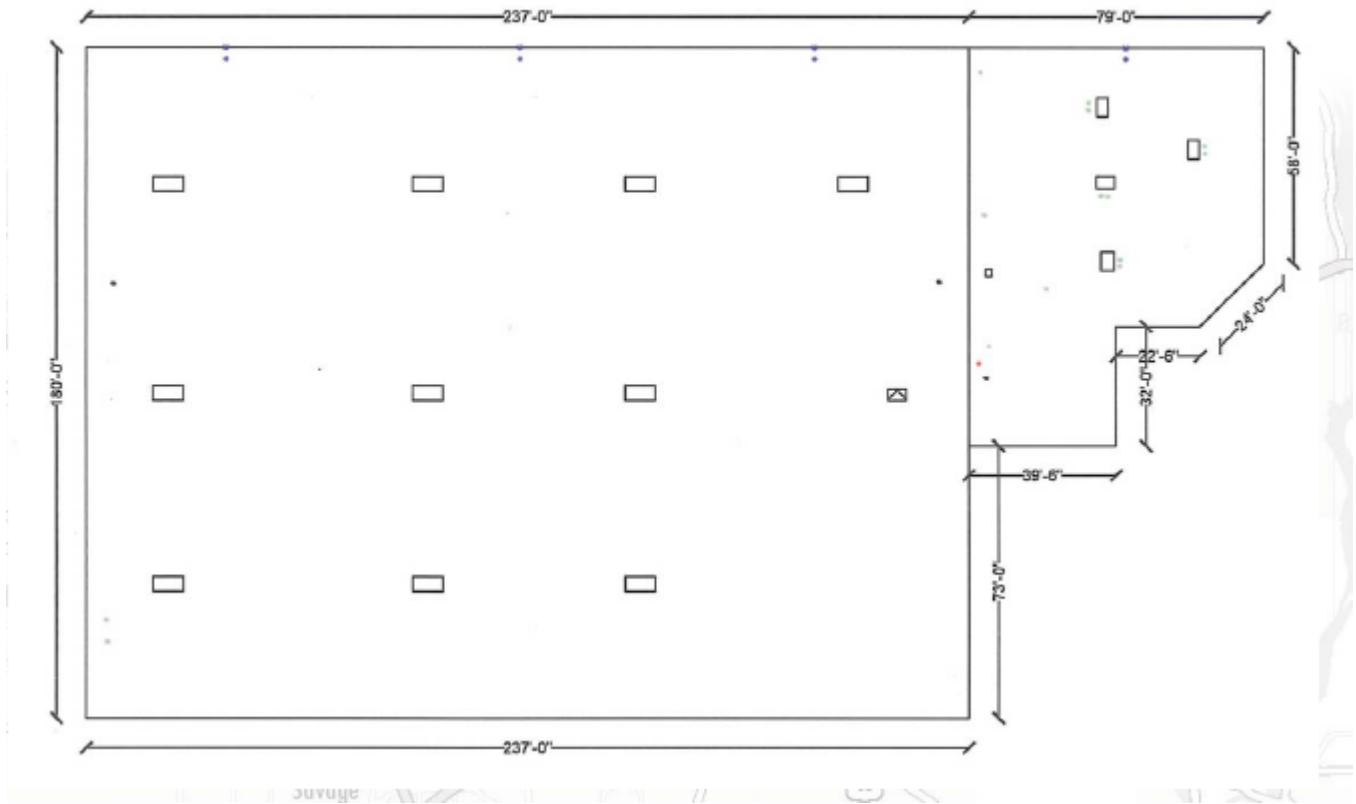
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