

NEW DEVELOPMENT

FOR LEASE

21,000 - 89,039 SF

BREAKING GROUND MAY 2024 - Q4 2024 COMPLETION



COLUMBIA BUSINESS CENTER

**YANKEE DOODLE RD &
COLUMBIA DR**

EAGAN, MN



DEVELOPED BY:





COLUMBIA BUSINESS CENTER

A unique industrial/outdoor storage development opportunity in the sought after Eagan market with Endeavor Development.

- Excellent proximity to area retail
- Great access to I-35E, I-494, and Hwy 55
- Dock and drive-in capabilities
- Zoning allows for trailer parking and outside storage
- Construction starting May 2024

OFFICE-WAREHOUSE PROPERTY FEATURES

Site Area: 6.90 acres

Building Size: 89,039 SF

Space Available: 21,000 - 89,039 SF

Office Area: Build-to-Suit

Clear Height: 28'

Outdoor Storage: +/- 0.5 acres

Loading: 5 Docks & 2 Drive-ins

Column Spacing: 50' x 50' with 60' speed bay

2024 Estimated Tax/CAM: \$1.50/SF

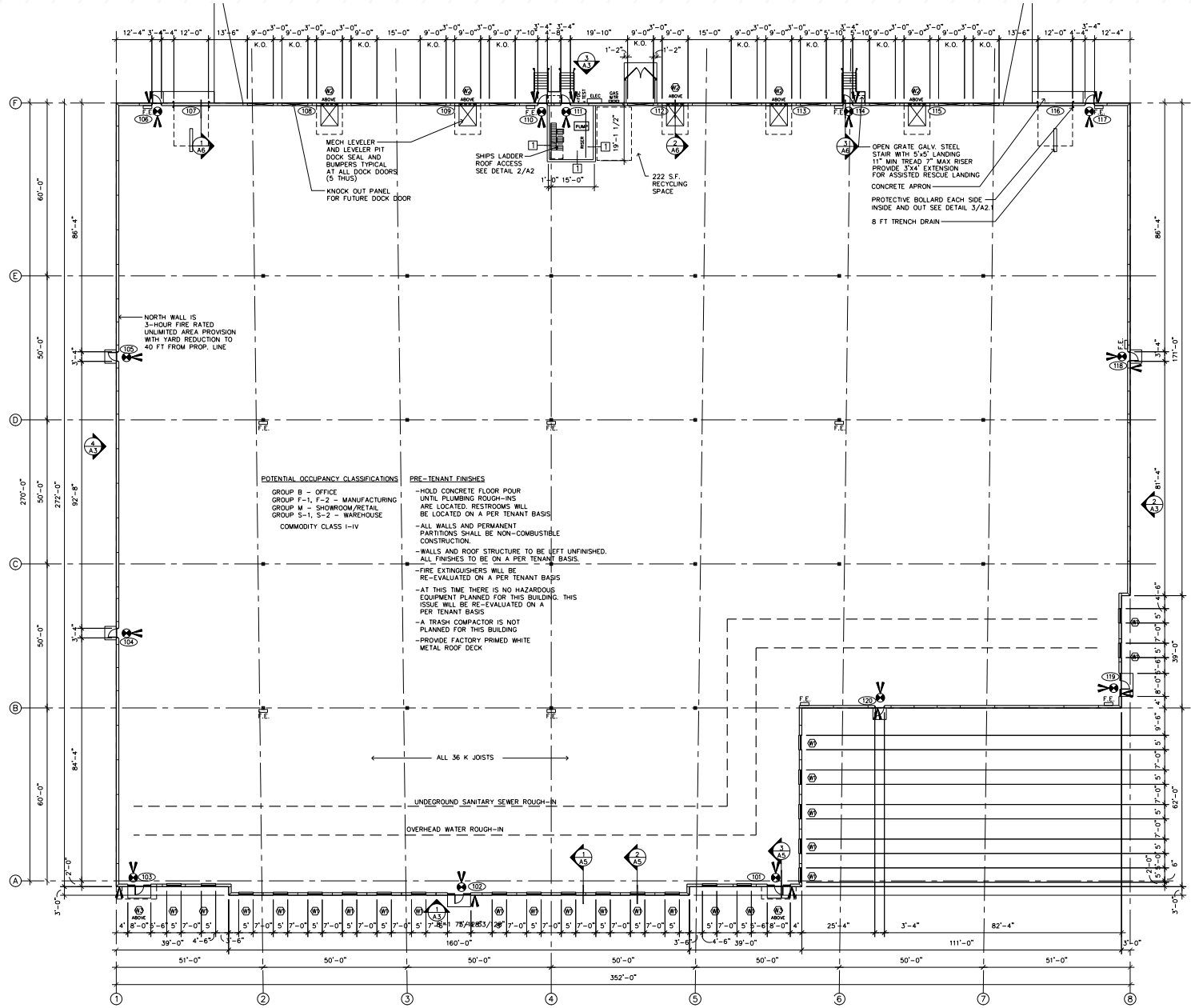
Lease Rate: Negotiable

Available: Q4 2024

SITE PLAN



FLOOR PLAN

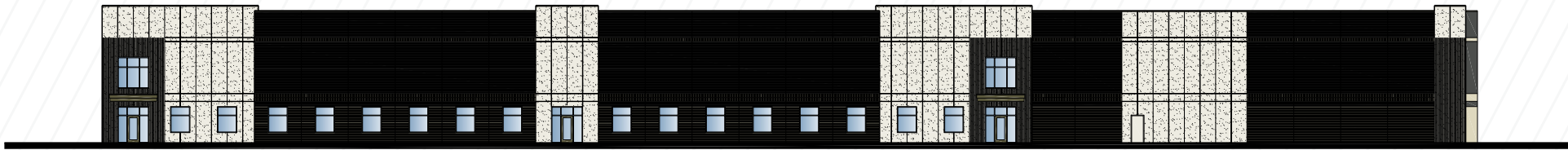


SHELL BUILDING SPECS

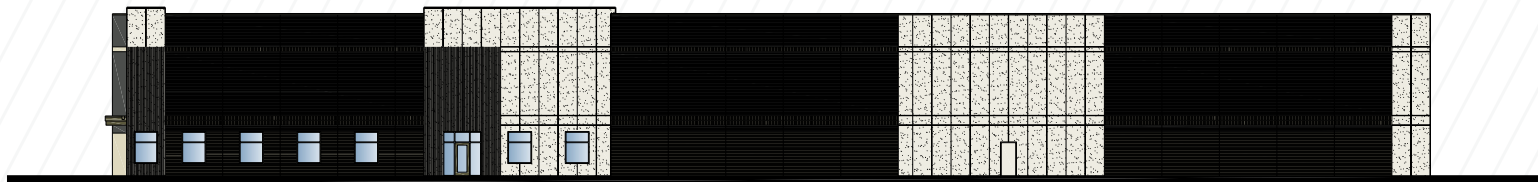
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|-----------------------------|--|
| Address: | Yankee Doodle Rd & Columbia Dr, Eagan, MN |
| Site Size: | +/- 6.90 acres |
| Building Size: | 89,039 square feet |
| Space Available: | 21,000 - 89,039 square feet |
| Building Dimensions: | 270' x 352' |
| Column Spacing: | 50' x 50' with a 60' speed bay |
| Clear Height: | 28' clear to bottom of structure at first interior column |
| Light Duty Pavement: | 6" aggregate base + 1.5" bituminous base + 1.5" bit wear layer |
| Heavy Duty Pavement: | 8" aggregate + 2" bit base + 2" bit wear |
| Concrete Pavement: | 6" aggregate base + 6" concrete pavement |
| Truck Court: | 118' deep asphalt truck court with a 10' concrete dolly strip |
| Car Parking: | 133 car parking stalls |
| Foundations: | Shallow spread footings |
| Slab on Grade: | 6" thick unreinforced concrete |
| Exterior Walls: | Brick inlaid precast concrete structural wall panels insulated per code |
| Structural Steel: | Tube steel columns, white roof deck, gray joists and girders |
| Structural Roof: | Sloped ¼" per foot from single ridge to low point at perimeter walls |
| Roofing: | Ballasted 45 mil EPDM roof system insulated for total R-30 |
| Floor Sealer: | One (1) coat of Ashford Formula or equivalent |
| Fire Protection: | ESFR |
| Glass and Glazing: | Two (2) main entrances with storefront 5'x 6' first floor punched opening windows |
| Doors and Equipment: | Two (2) store front entrances Five (5) 9' x 10' manual overhead dock doors w/ vision windows Five (5) mechanical 7' x 8' dock levelers Five (5) rubber dock bumpers Five (5) foam dock seals Two (2) 12' x 14' automatic drive-in doors with vision windows |
| Roof Drain System: | Internally piped roof drains located along perimeter walls |
| Plumbing: | Sanitary sewer and water mains located along the south wall with extensions to the north wall at the center and ends of the building |
| HVAC: | Gas-fired unit heaters to maintain 50 degrees Fahrenheit Each unit heater controlled by individual thermostat Ventilation per code |
| Electrical Service: | 2000 amp, 480 volt, 3 phase |
| Interior Lighting: | Motion-sensored LED highbay lights |
| Exterior Lighting: | LED wall packs to provide lighting over paved surfaces per code |



ENLARGED ELEVATION



WEST ELEVATION



SOUTH ELEVATION

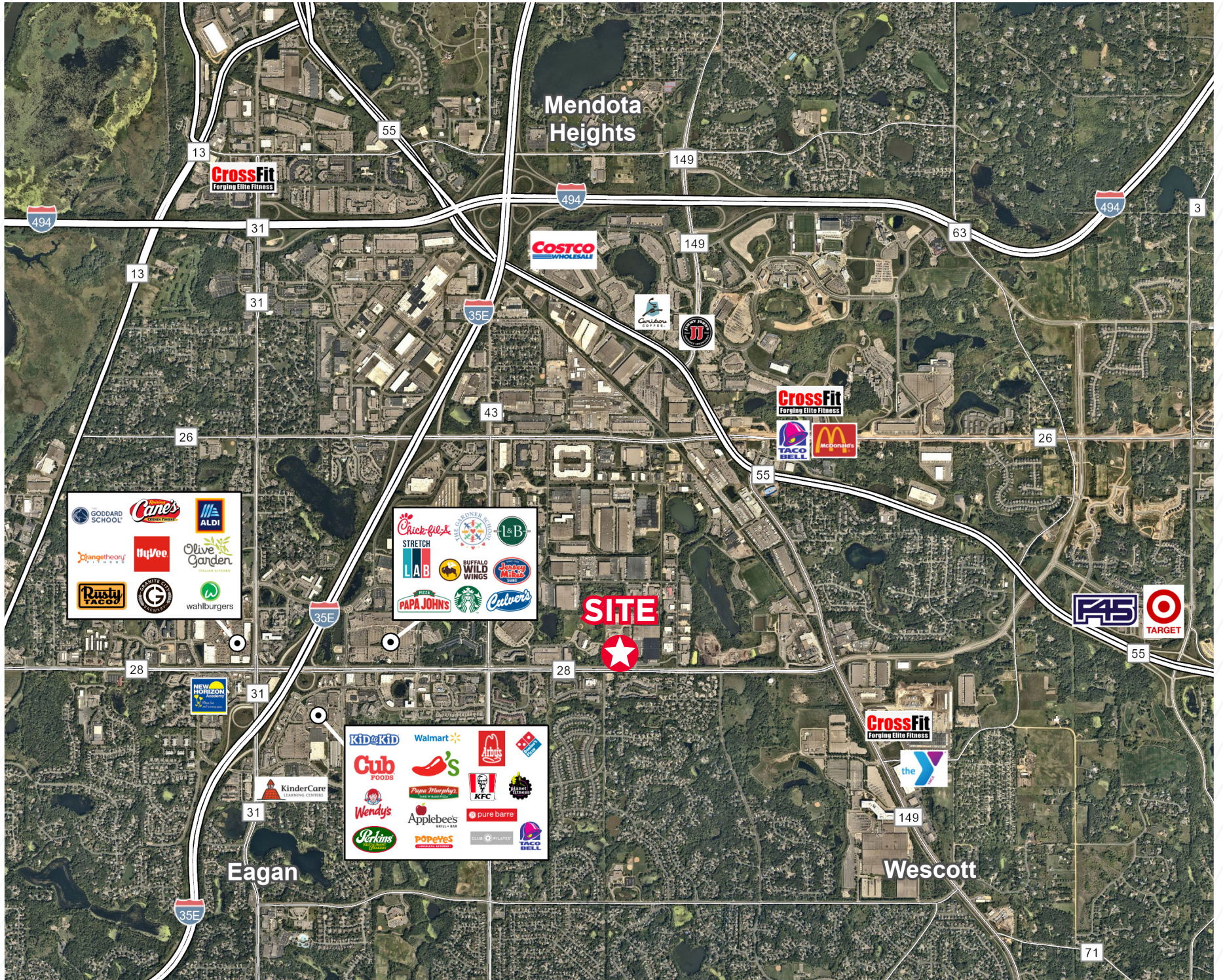
RENDERING



DRIVE-TIME AERIAL



AREA AMENITIES



ABOUT ENDEAVOR DEVELOPMENT

The need for industrial real estate has greatly accelerated. It's a specialized market Endeavor knows well. We develop, acquire and manage industrial real estate assets using our thorough understanding of the current climate and landscape. Drawing on our results in the Minneapolis- St. Paul metro area, we have successfully brought our proven approach to new markets. The Endeavor business model provides our clients unmatched industry knowledge and allows our team the flexibility and entrepreneurial spirit to get creative with solutions. We can adapt to your needs when others often can't. Offering unique solutions and opportunities to clients is where Endeavor shines.



Minnesota

- Arbor Lakes Buildings 3 - 8, *Maple Grove*
- Highview 610 Business Center, *Brooklyn Park*
- I-94 Logistics Center, *Rogers*
- Nathan Lane Business Center, *Plymouth*
- Pilot Knob Business Center, *Mendota Heights*
- Blu Dot Global Distribution Center, *Otsego*
- Yankee Doodle Business Center, *Eagan*
- Zachary Distribution Center, *Maple Grove*

Iowa

- I-35 Distribution Center, *Ankeny*
- I-80 Distribution Center, *Altoona*

Wisconsin

- I-94 Business Center, *Mt. Pleasant*

ENTREPRENEURIAL SPIRIT

INSTITUTIONAL EXPERIENCE

2021

Top Three Industrial Developer
in Minneapolis-St. Paul
by Square Footage

2022

Top Three Industrial Developer
in Minneapolis-St. Paul
by Square Footage

Nimble and Adaptable Approach

Endeavor has the flexibility and expertise to deliver state-of-the-art projects for clients. We deliver build-to-suit for lease, build-to-suit for sale, and speculative building projects to fit a variety of needs.

FOR MORE INFORMATION, PLEASE CONTACT:

KRIS SMELTZER
Executive Managing Director
+1 952 837 8575
kris.smeltzer@cushwake.com

JAKE KELLY
Senior Associate
+1 952 465 3303
jake.kelly@cushwake.com

BRENT MASICA
Executive Managing Director
+1 952 893 8231
brent.masica@cushwake.com



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