

3320 TERMINAL DR | EAGAN, MN 55121



FOR LEASE 5,238 - 15,597 SF

PROPERTY HIGHLIGHTS



5,238 SF - 15,597 SF available for lease



Excellent access to Highway 13, Highway 77, and I-494



Fenced and gated lot



Updated LED lighting in warehouse



Clear height: 20'



Column spacing: 40'x40'



Fully-sprinkled



Lease Rate: Negotiable



Tax & CAM: \$4.29 PSF (includes water & electricity)



AVAILABILITY

SUITE A & B	453 SF OFFICE
	<u>9,906 SF WAREHOUSE</u>
	10,359 SF TOTAL
	<ul style="list-style-type: none">• 2 DOCKS & 1 DRIVE-IN• AVAILABLE MAY 2025
SUITE C	5,238 SF TOTAL (ALL WAREHOUSE)
	<ul style="list-style-type: none">• 1 DOCK• AVAILABLE IMMEDIATELY

PROPERTY PHOTOS



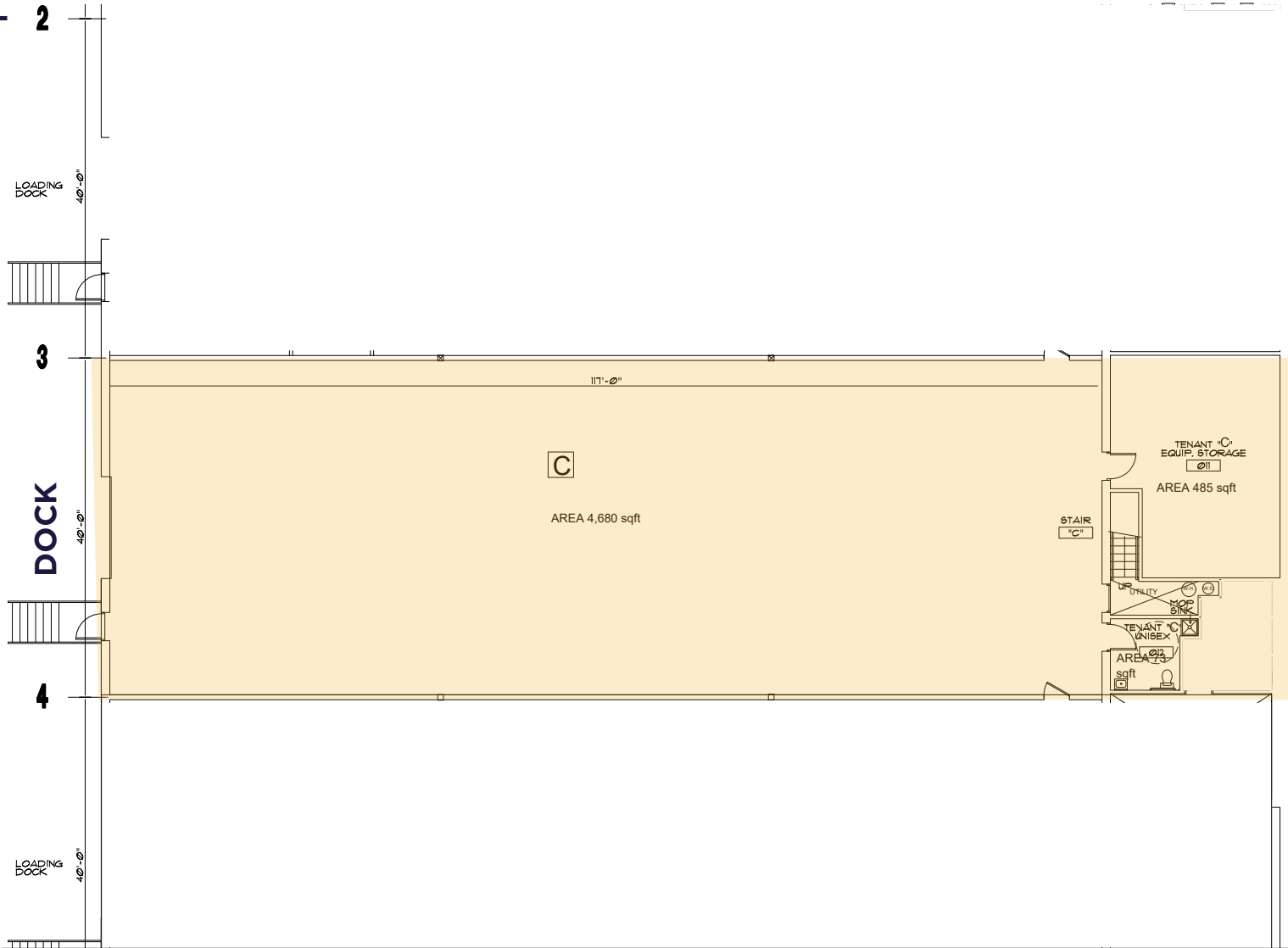
PROPERTY LOCATION



FLOOR PLAN

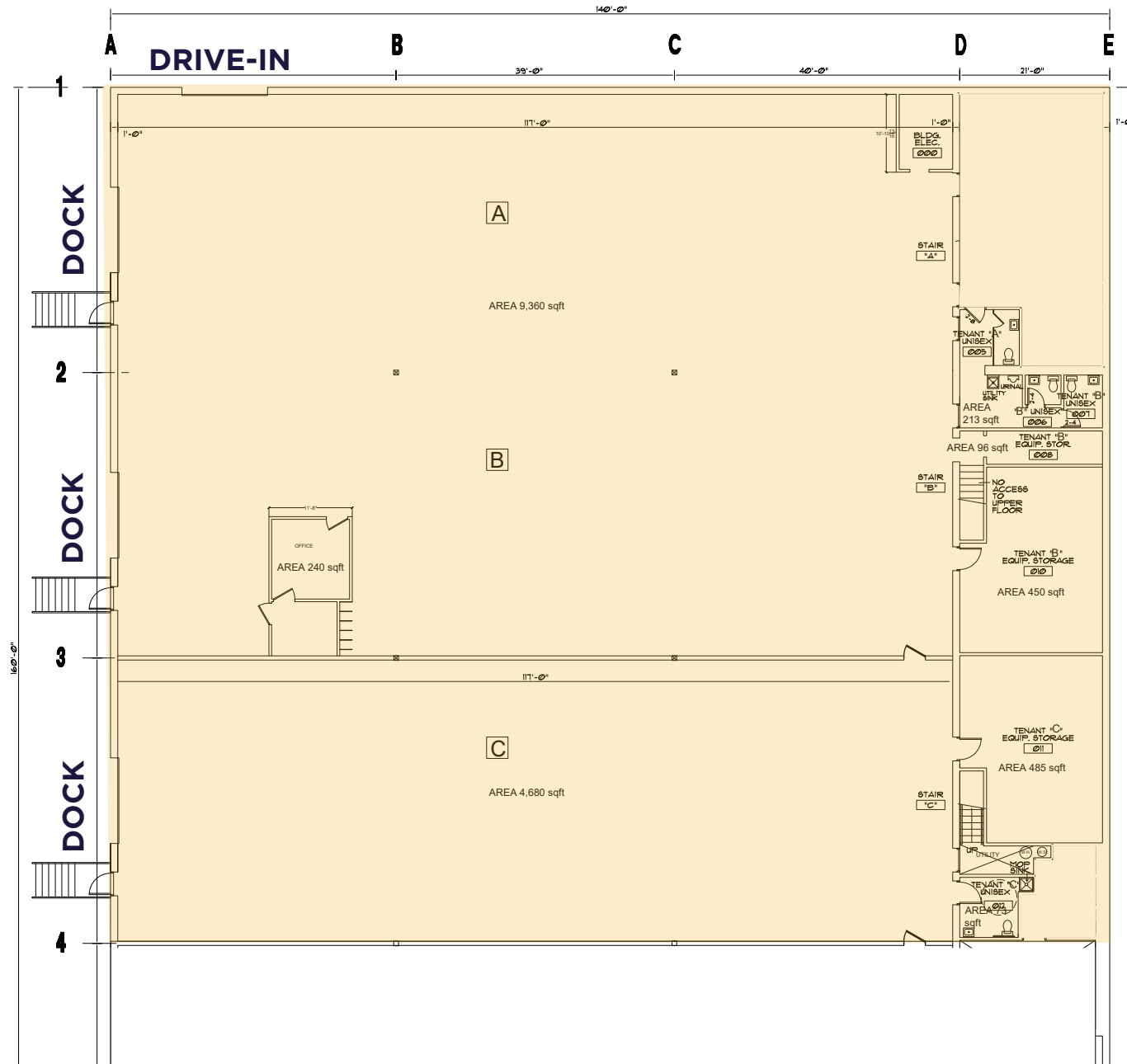
SUITE C

5,238 SF TOTAL 2



FLOOR PLAN

SUITE A-C COMBINED
15,597 SF TOTAL





CONTACT

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