

# 3320 TERMINAL DR | EAGAN, MN 55121



## 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'



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Fully-sprinkled



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
	• 2 DOCKS & 1 DRIVE-IN
	AVAILABLE MAY 2025
SUITE C	5,238 SF TOTAL (ALL WAREHOUSE)
	• 1 DOCK
	AVAILABLE IMMEDIATELY

### **PROPERTY PHOTOS**









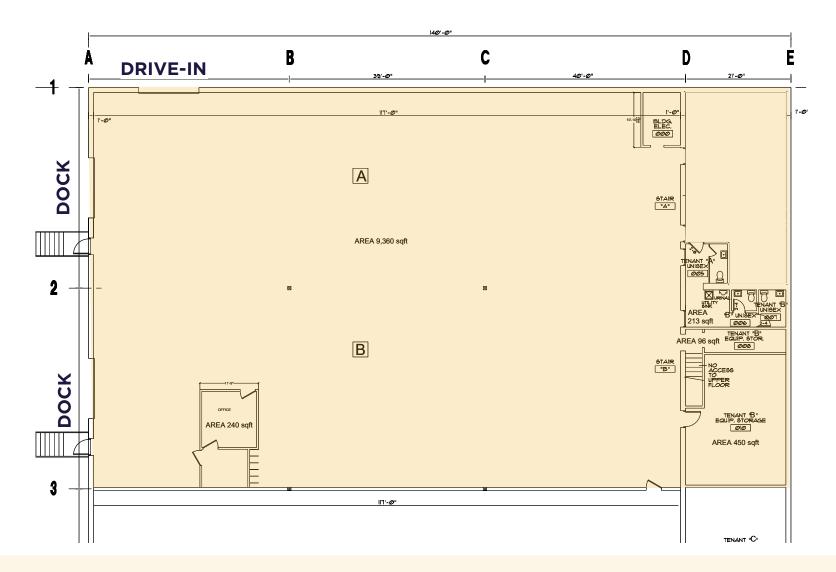


#### **PROPERTY LOCATION**

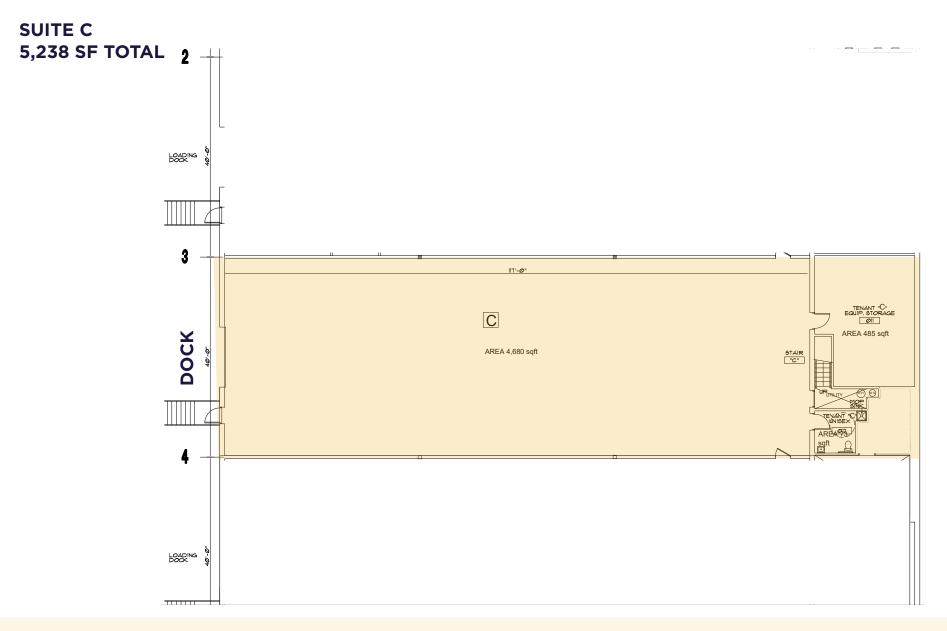


#### **FLOOR PLAN**

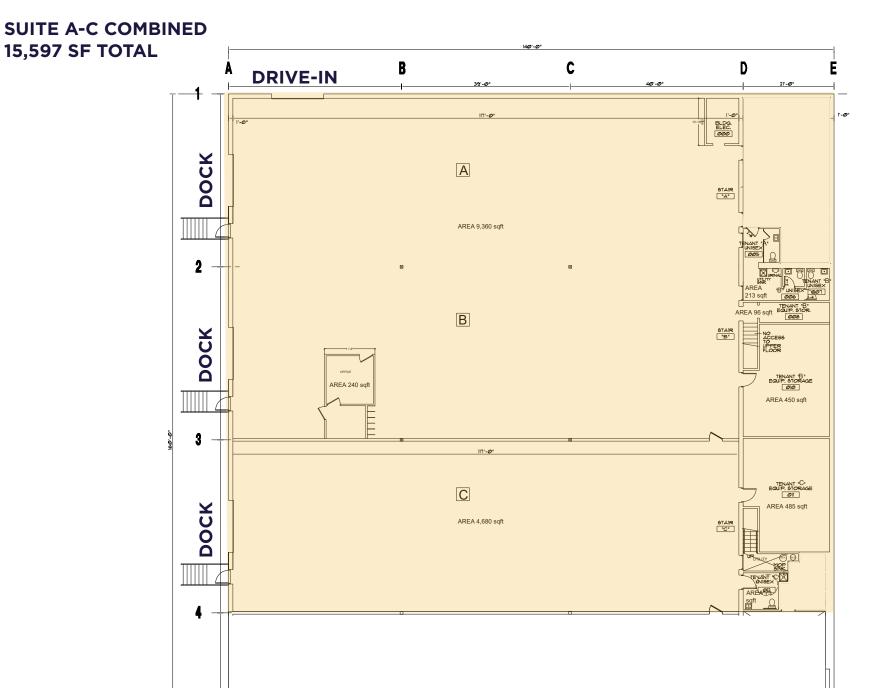
#### SUITE A & B 10,359 SF TOTAL



### **FLOOR PLAN**



### **FLOOR PLAN**







#### CONTACT

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