FOR LEASE

3303 Terminal Dr.

TRUCK TERMINAL / SHOP WITH PARKING AT 3303 TERMINAL DRIVE

Eagan, MN 55121

PRESENTED BY:

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SECTION 1

Property Information

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PROPERTY SUMMARY

OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE BUILDING SIZE:	±17,254 SF
LEASE TYPE:	NNN
AVAILABLE LOT SIZE:	1.92 Acres
RENOVATED:	2005
ZONING:	I - 1 : Limited Industrial
APN:	10-77199-01-020

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PROPERTY OVERVIEW

This space is an extremely rare lease opportunity for a truck terminal/repair facility site in Eagan, MN. The available space consists of approximately 1.92 total acres of outdoor storage/parking lot space. The available building consists of an approximate 17,254 SF building containing an estimated 13,776 SF service garage with four drive-through truck service bays capable of enclosing an entire tractor with trailer attached, and an estimated 3,478 SF office area that houses terminal operations, office space, driver lounge, and restroom/locker/shower/laundry facilities. The office area and lounges/locker rooms were extensively remodeled in 2005. This property currently contains a CUP for truck terminal and truck/trailer parking.

PROPERTY HIGHLIGHTS

- 17,254 SF building consisting of a 3,578 SF office and a 13,776 SF service garage
- 18′ clear service garage with a total of 8 Drive-in Doors (4 drive-through bays)
- 2 on-site spacious docks

COMPLETE HIGHLIGHTS

LOCATION INFORMATION

STREET ADDRESS	3303 Terminal Drive
CITY, STATE, ZIP	Eagan, MN 55121
COUNTY	Dakota
ZONING	Limited Industrial

SPACE INFORMATION

MINIMUM SHOP CEILING HEIGHT	18 ft
OFFICE SPACE	±3,478 SF
SERVICE GARAGE SF	±13,776 SF
TOTAL AVAILABLE SF	±17,254 SF
TOTAL LOT SIZE	±1.92 Acres
DRIVE-IN DOORS	8
DRIVE THROUGH SERVICE BAYS	4 (large enough to house entire tractor and trailer)
DOCK DOORS	2
TERMINAL AMENITIES	lounge, locker room, laundry, showers, office, conference
YEAR LAST RENOVATED	2005

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TENANT MIX LAYOUT (AVAILABLE SPACE IN RED)

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AVAILABLE SPACE

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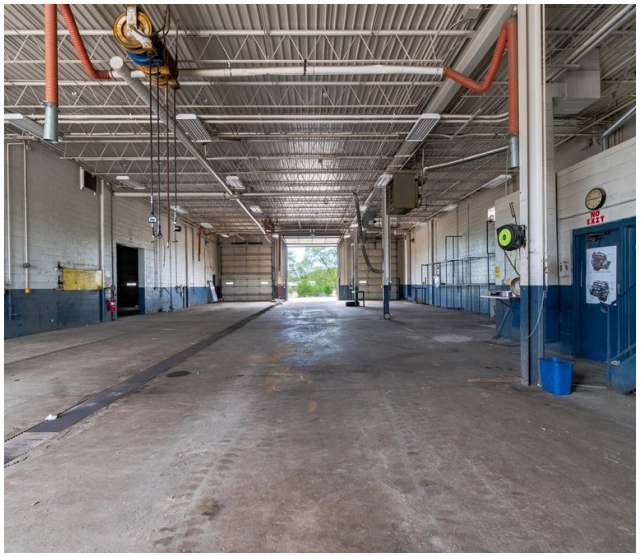
ADDITIONAL PHOTOS



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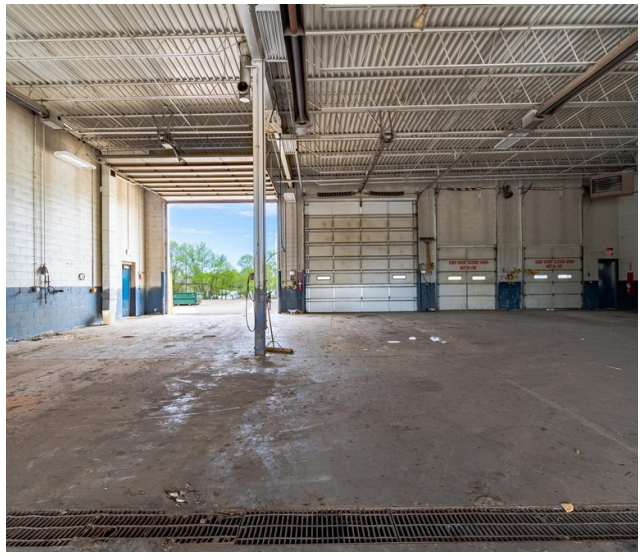
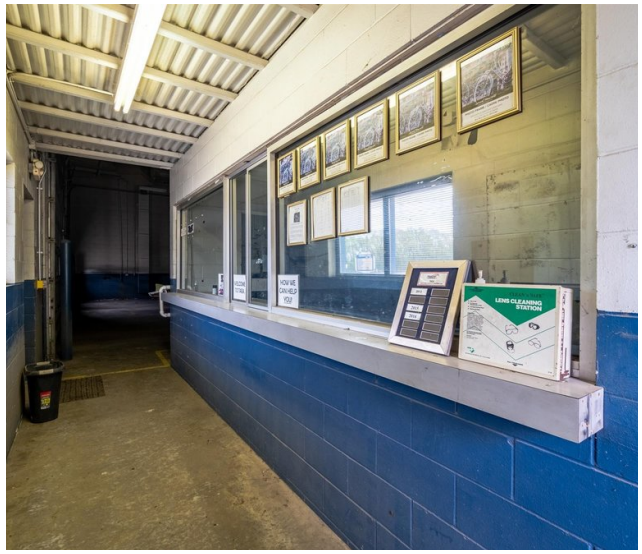
ADDITIONAL PHOTOS CONTINUED





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SECTION 2

Location Information

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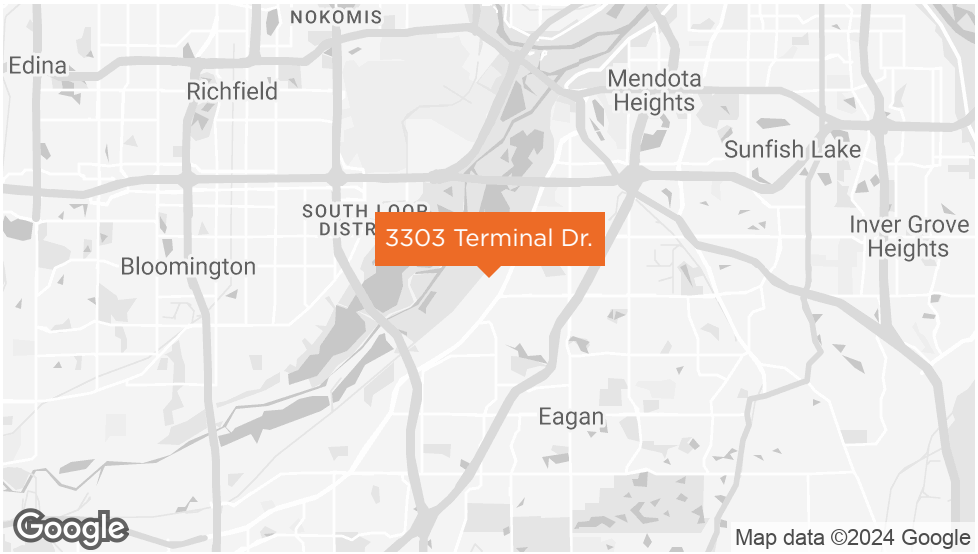
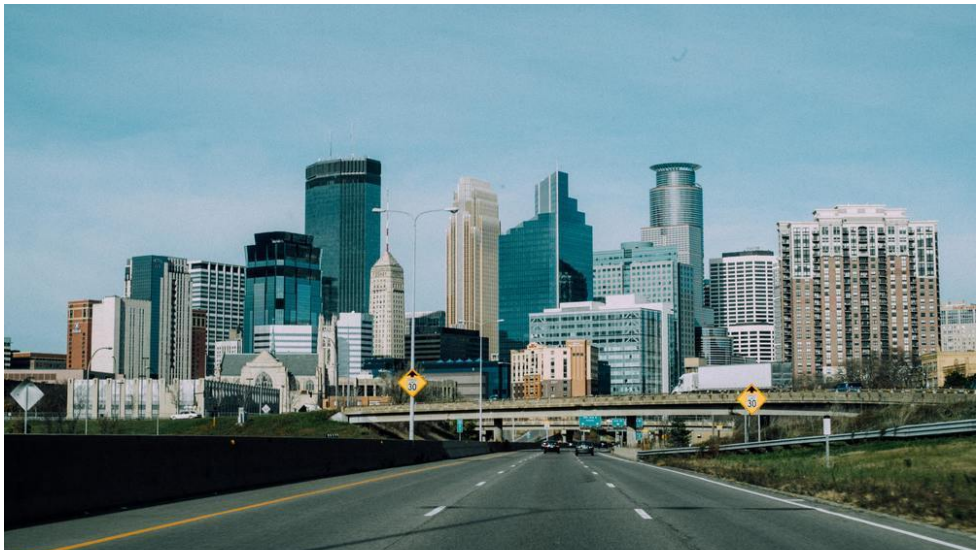
CITY INFORMATION





LOCATION DESCRIPTION

The Property is located in one of the most sought after submarkets in the Twin Cities for industrial property, Eagan, and it is in close proximity to Minneapolis-St Paul International Airport. This prime location offers great access from numerous highways, including I-35E, I-494, and Highway 55, and it is in close proximity to Eagan Town Centre and the numerous businesses that surround the shopping mall. It is also located under 10 miles from the Mall of America and the new Minnesota Vikings headquarters and practice facility.

The Property is located just off of Yankee Doodle Road, which is a major road traversing Eagan that sees approximately 24,000 VPD.

The Twin Cities of Minneapolis-Saint Paul make up the 16th largest MSA in the United States with a population of over 3,600,000 inhabitants. Eagan is located approximately 16 miles southwest of Saint Paul.

LOCATION DETAILS

COUNTY	Dakota
MARKET	Minneapolis-Saint Paul (Twin Cities)
SUB MARKET	Eagan
CROSS STREETS	Terminal Dr. and Yankee Doodle
NEAREST AIRPORT	MSP International

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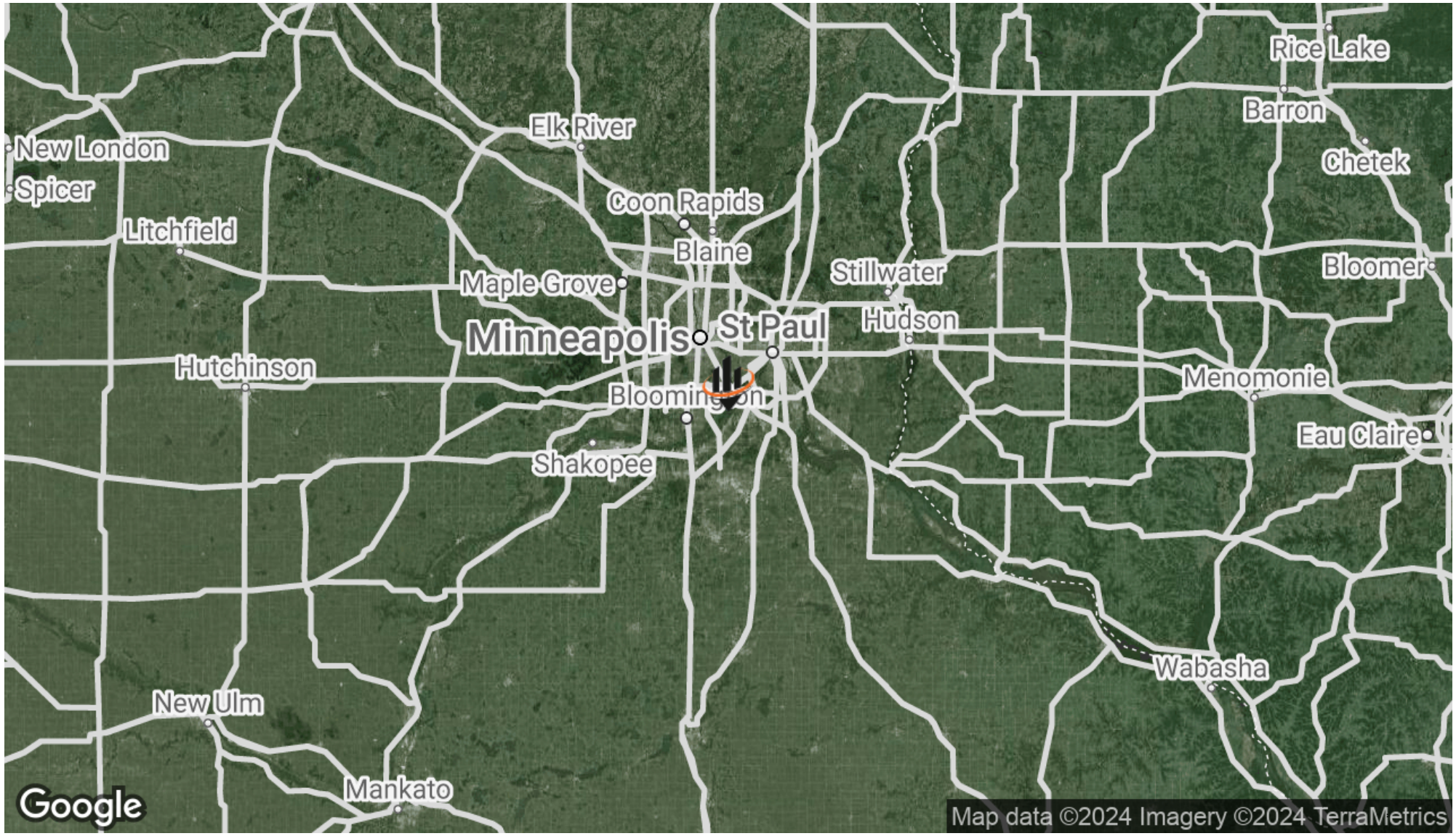
REGIONAL MAP



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LOCATION MAP

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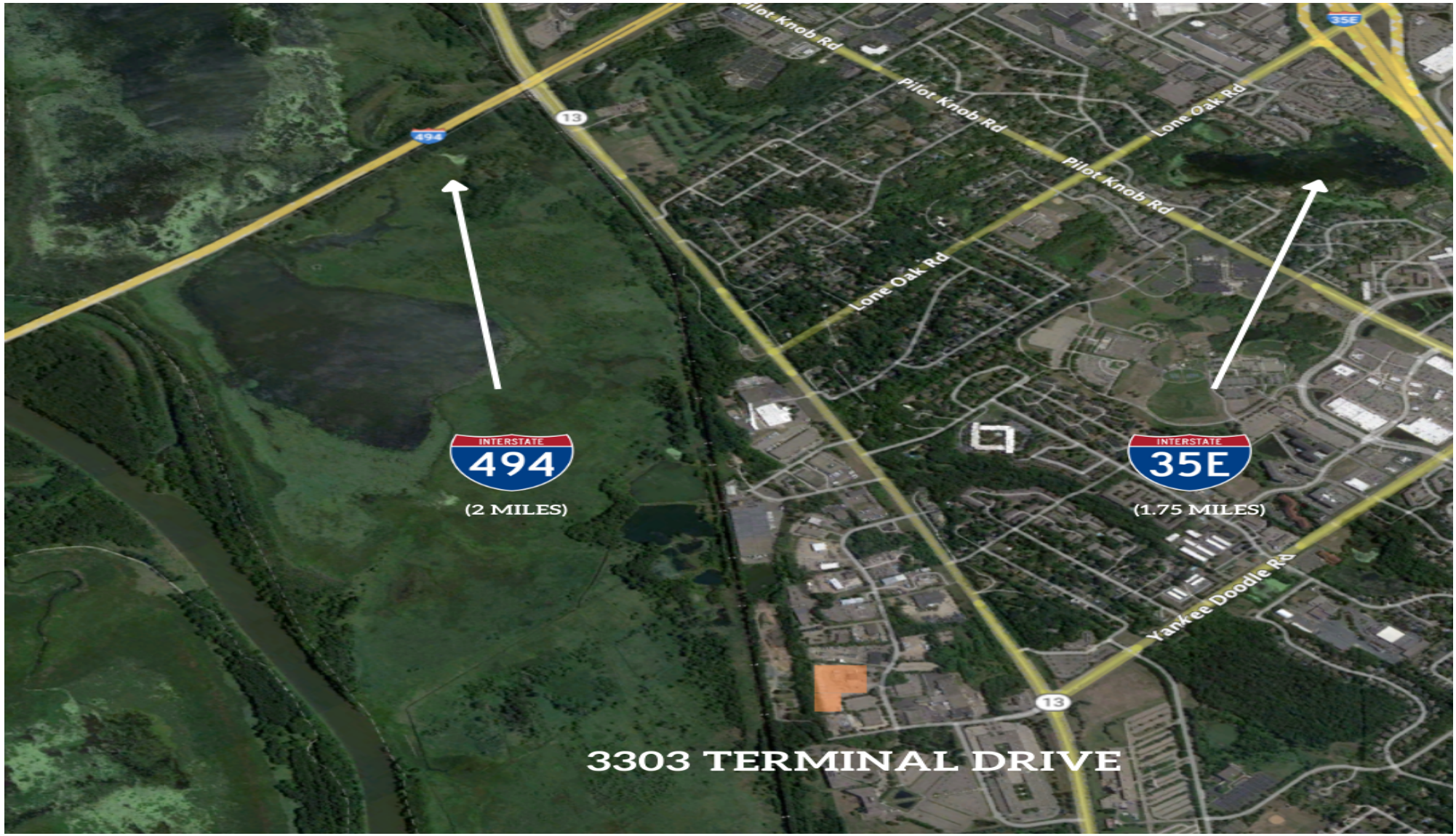

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SECTION 3

Demographics

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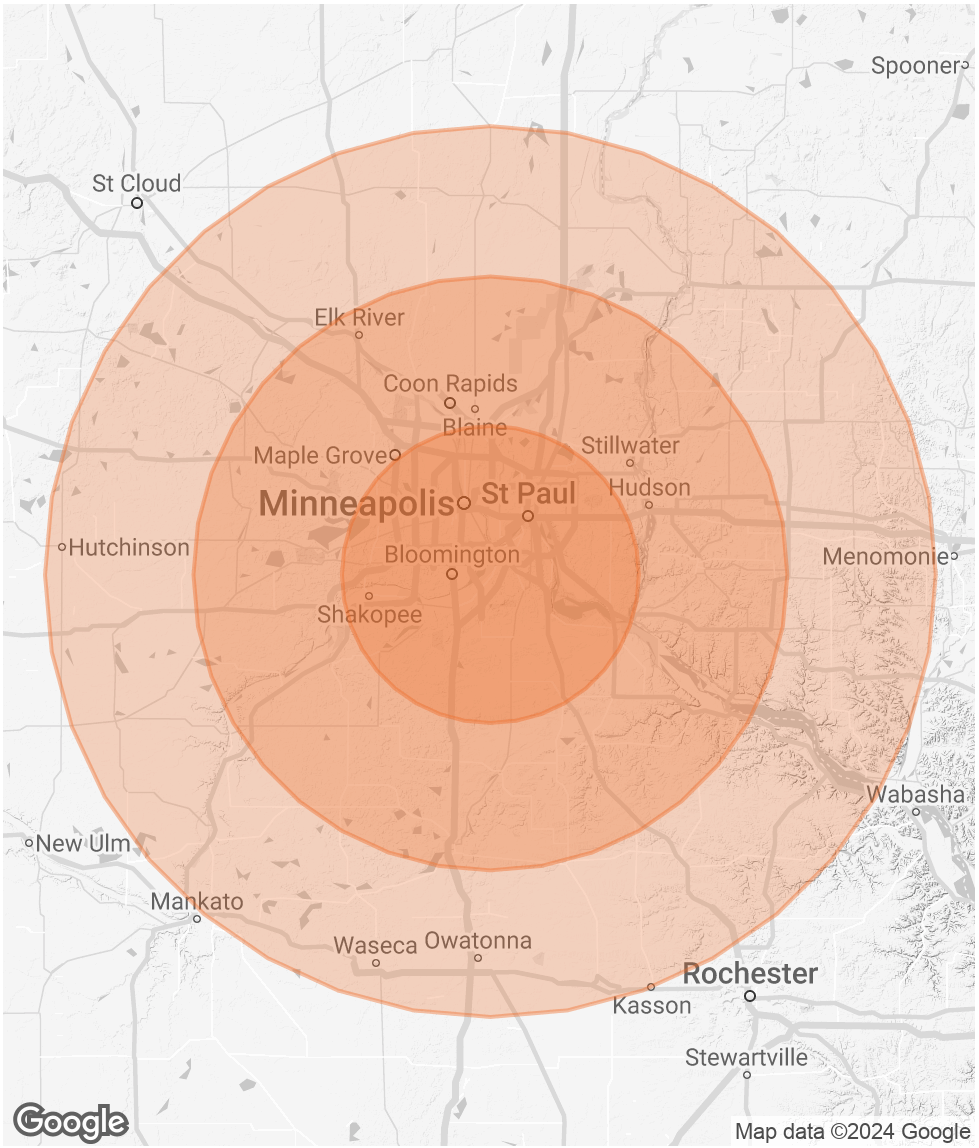
DEMOGRAPHICS MAP & REPORT

POPULATION	20 MILES	40 MILES	60 MILI
TOTAL POPULATION	2,359,320	3,409,061	3,884
AVERAGE AGE	38.1	38.7	
AVERAGE AGE (MALE)	36.9	37.6	
AVERAGE AGE (FEMALE)	39.0	39.5	

HOUSEHOLDS & INCOME	20 MILES	40 MILES	60 MILI
TOTAL HOUSEHOLDS	976,050	1,375,097	1,575
# OF PERSONS PER HH	2.4	2.5	
AVERAGE HH INCOME	$101,770	$104,502	$10
AVERAGE HOUSE VALUE	$284,235	$289,661	$28

** Demographic data derived from 2020 ACS - US Census*



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