

## OFFICE / WAREHOUSE FOR LEASE

21170 Eaton Avenue, Farmington, MN 55024



AVAILABLE SF:	2,335 - 7,889 SF
LEASE RATE:	Contact Agent
LOT SIZE:	1.37 Acres
BUILDING SIZE:	12,310 SF
BUILDING CLASS:	B
YEAR BUILT:	2002
ZONING:	IP - Industrial Park
CROSS STREETS:	Dakota County 50

### PROPERTY OVERVIEW

This flex building contains both office and warehouse space. Located in the Farmington Industrial Park district, the area allows for existing industrial uses within the city and promotes high quality architectural, landscaping and site plan development standards for new and existing industrial developments.

### PROPERTY FEATURES

- Built out office space with warehouse space and dock access
- Property located approximately 20 miles south of the Twin Cities
- Signage Available

**KW COMMERCIAL**  
14665 Galaxie Avenue, Suite 350  
Apple Valley, MN 55124

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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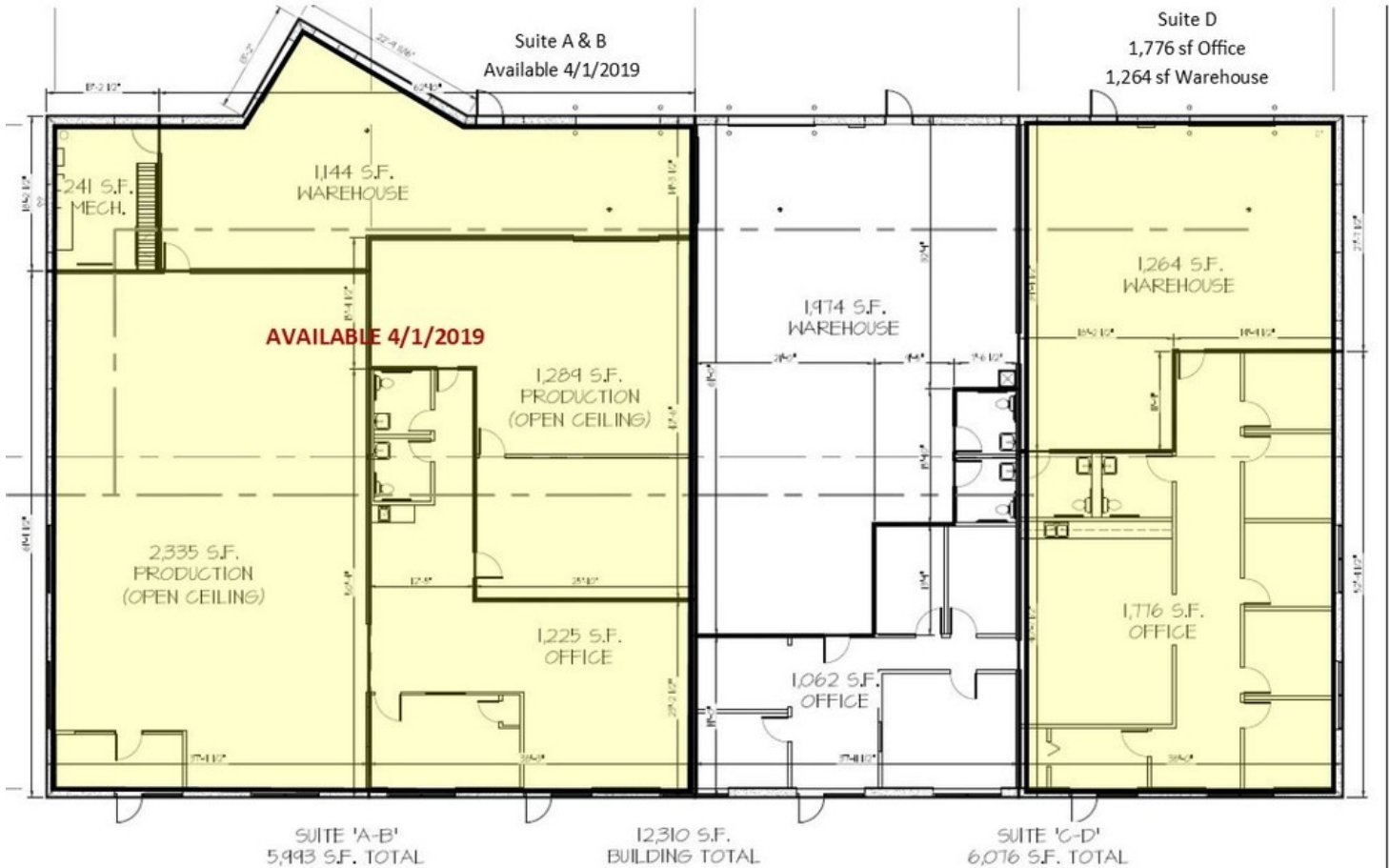
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite A	Office Warehouse	CONTACT AGENT	Variable	2,335 - 5,993 SF	4/1/2019
Suite B	Office Warehouse	CONTACT AGENT	Variable	2,514 - 5,993 SF	4/1/2019
Suite C	Office Warehouse	CONTACT AGENT	Variable	3,036 - 6,076 SF	Leased
Suite D	Office Warehouse	CONTACT AGENT	Variable	3,040 - 7,889 SF	VACANT

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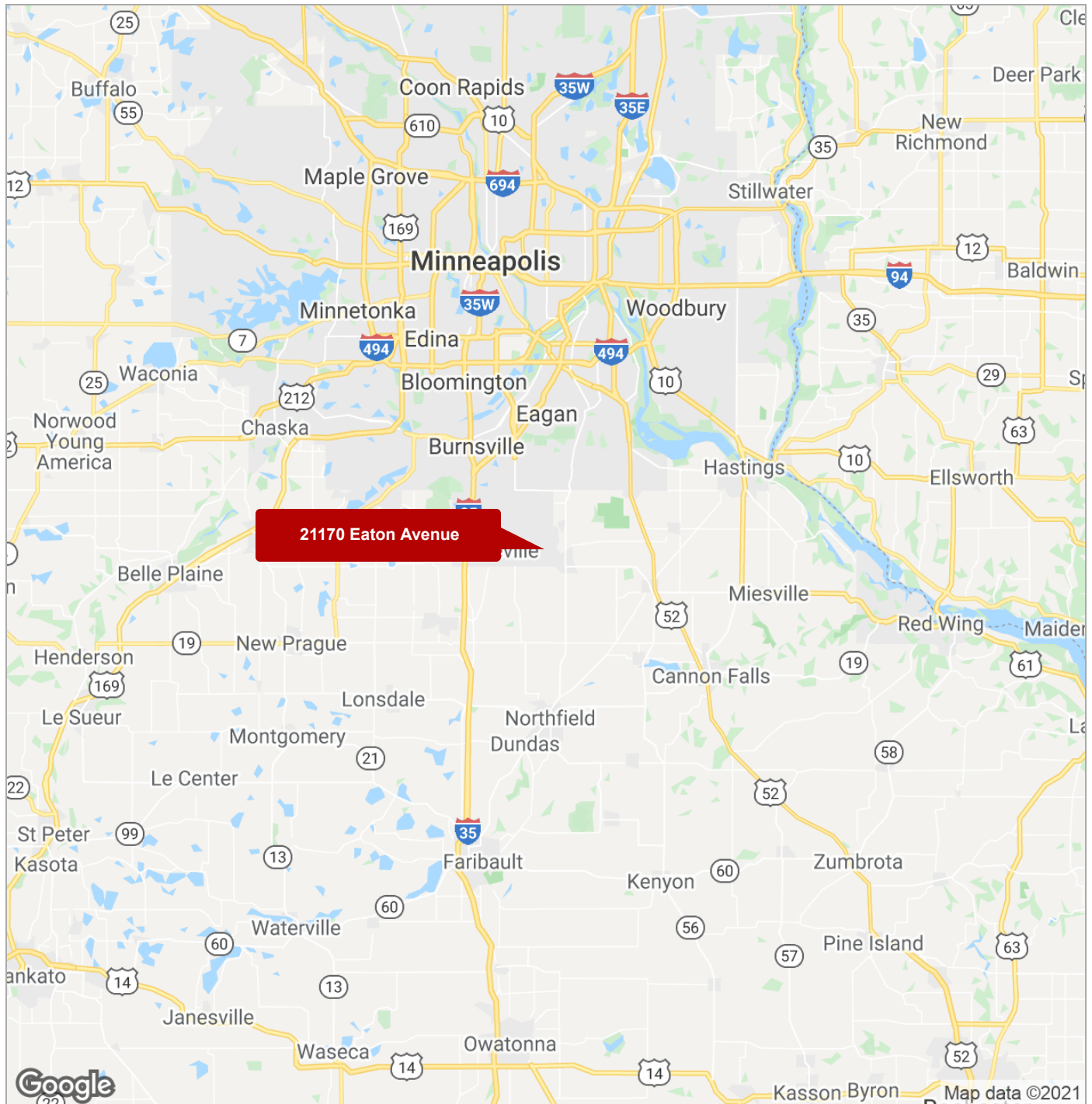
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,288	48,120	231,198
MEDIAN AGE	34.2	33.1	35.4
MEDIAN AGE (MALE)	33.6	33.3	34.6
MEDIAN AGE (FEMALE)	34.9	33.1	36.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	824	16,923	83,100
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$91,029	\$83,013	\$94,673
AVERAGE HOUSE VALUE	\$267,253	\$245,065	\$285,542

\* Demographic data derived from 2010 US Census

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