

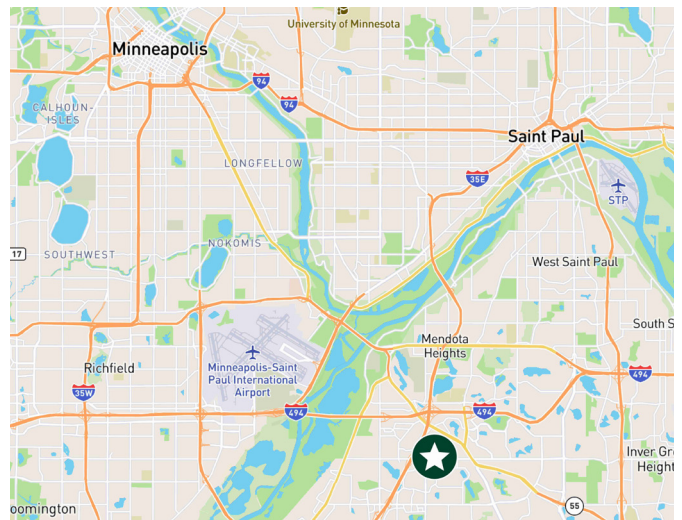
# Interstate Crossings II

2995 Lone Oak Circle | Eagan, MN 55121

## Highlights

- Easy access to I-35E and I-494 via Lone Oak Rd
- <10 minutes from Minneapolis / St. Paul Intl. Airport
- Part of Interstate Crossing Business Center

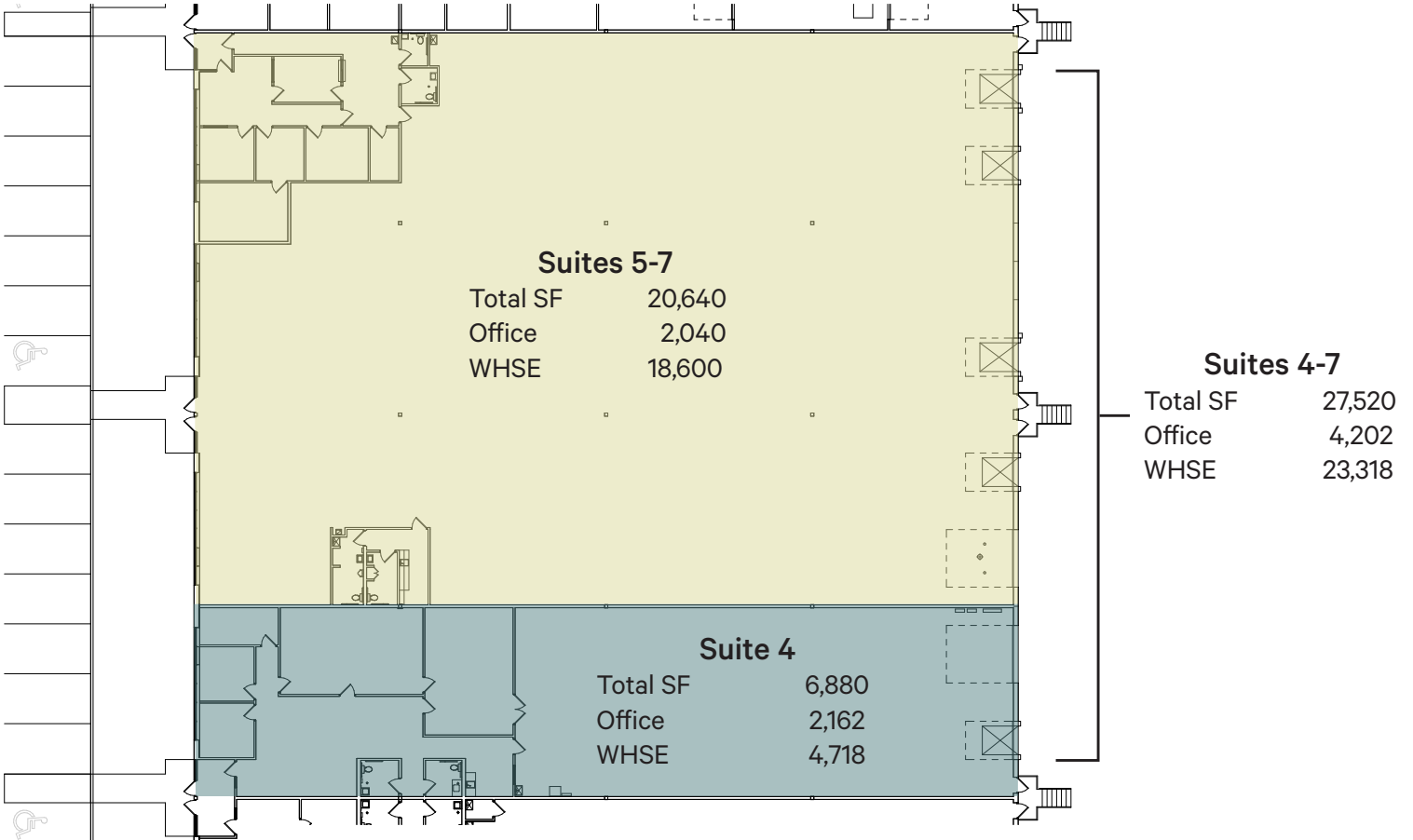
|                       |  |
|-----------------------|--|
| <b>Total Size</b>     | 110,080 SF                                       |
| <b>Available SF</b>   | 27,520 Total<br>4,202 Office<br>23,318 Warehouse |
| <b>Loading</b>        | 5 Docks, 2 Drive-ins                             |
| <b>Clear Height</b>   | 24'  |
| <b>Parking</b>        | 259 Surface Stalls                               |
| <b>Year Built</b>     | 1996   |
| <b>Power</b>          | 480V, 200 Amps, 3 Phase                          |
| <b>Column Spacing</b> | 40' x 43'  |
| <b>Bay Depth</b>      | 170'   |
| <b>Date Available</b> | 1/1/2027   |
| <b>2026 Tax / CAM</b> | \$4.71 PSF                                       |
| <b>Lease Rates</b>    | Negotiable                                       |



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# For Lease



## Contact Us

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