

**18,503 SF**  
**WAREHOUSE SPACE FOR LEASE**

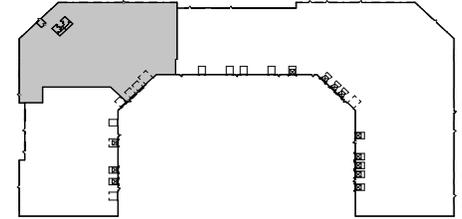


1030 LONE OAK RD  
EAGAN, MN

**LONE OAK BUSINESS CENTER**

**CBRE**  Capital Partners

# PROPERTY OVERVIEW

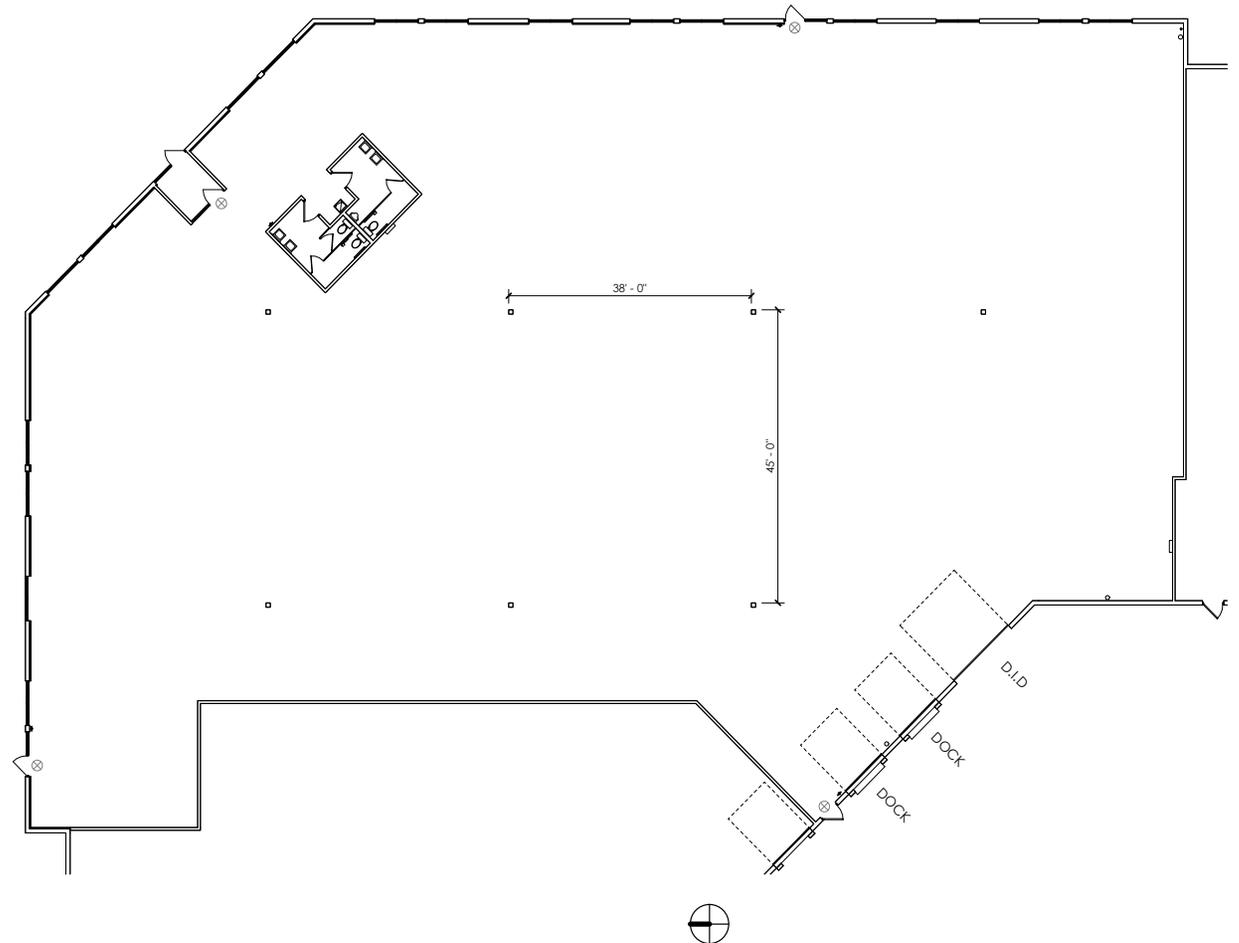


## Available Space

- Total SF: 18,503
- Office: BTS
- Warehouse: 18,503
- Loading: 2 docks, 1 drive-in

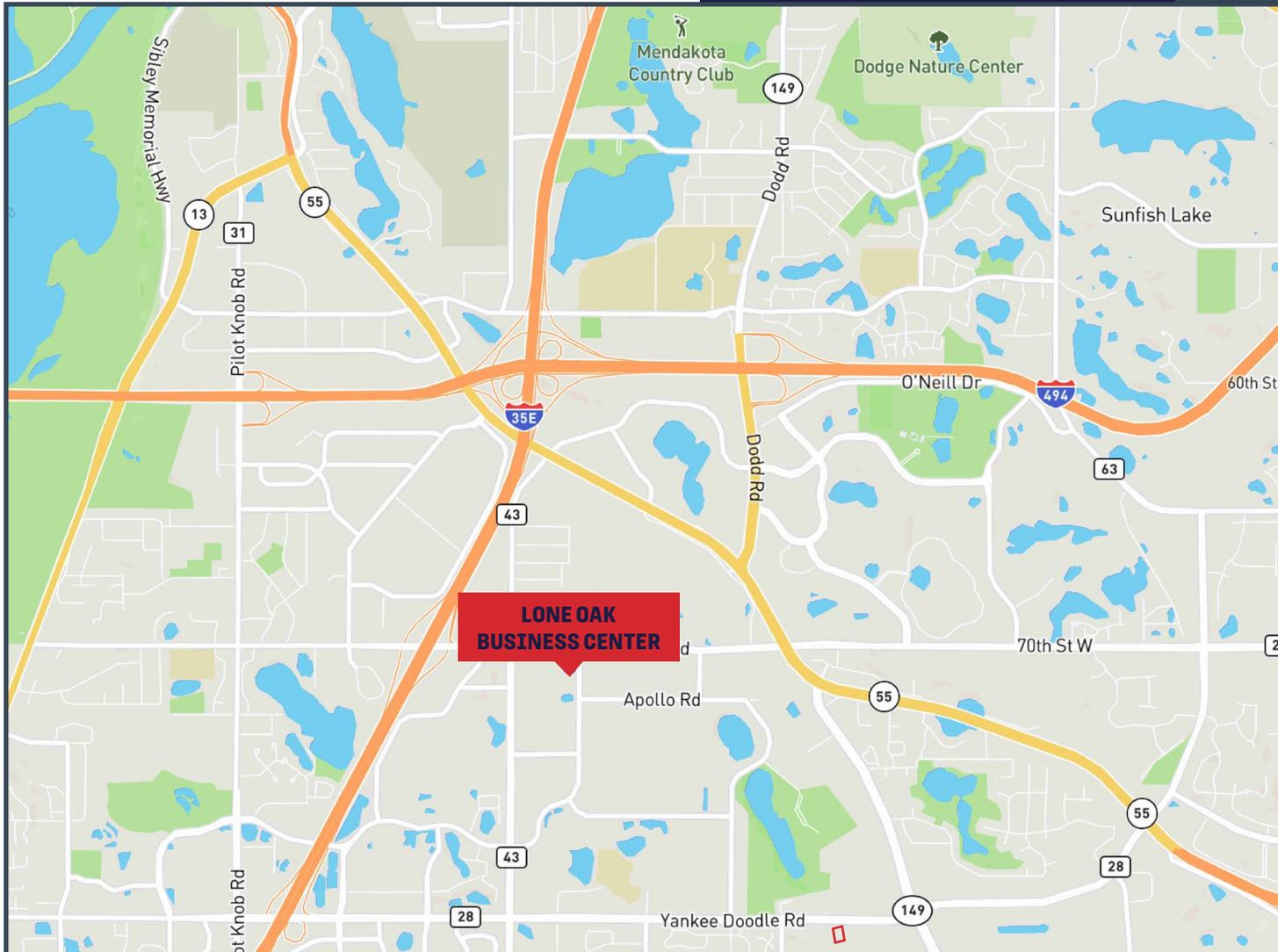
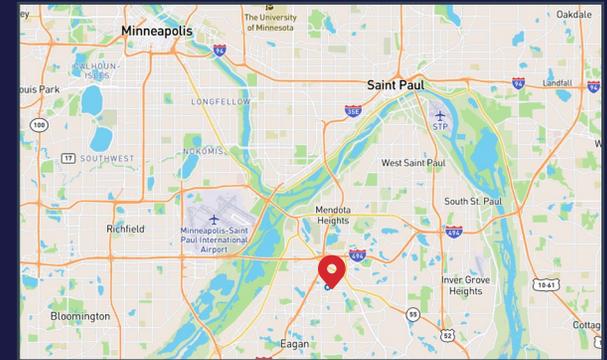
## 1030 Lone Oak Rd

Building Space	83,076 SF
Year Built	1987
Site Size	6.26 Acres
Clear Height	18'
Column Spacing	44' x 37'
Lease Rate	Negotiable
2026 CAM / Tax	\$4.37



# LOCATION

## & Drive Times



23 MIN / 12.1 MI  
**DOWNTOWN  
MINNEAPOLIS**

15 MIN / 10 MI  
**DOWNTOWN  
ST. PAUL**

10 MIN / 6.7 MI  
**MSP AIRPORT**

4 MIN / 1.8 MI  
**I-494**

2 MIN / 0.6 MI  
**I-35E**

2 MIN / 0.8 MI  
**HWY 55**



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**18,503 SF**  
SPACE FOR LEASE

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