

17,624 SF
INDUSTRIAL SPACE FOR LEASE



1060 LONE OAK RD
SUITE 130
EAGAN, MN 55121

CBRE  Capital Partners

**LONE OAK
BUSINESS CENTER II**

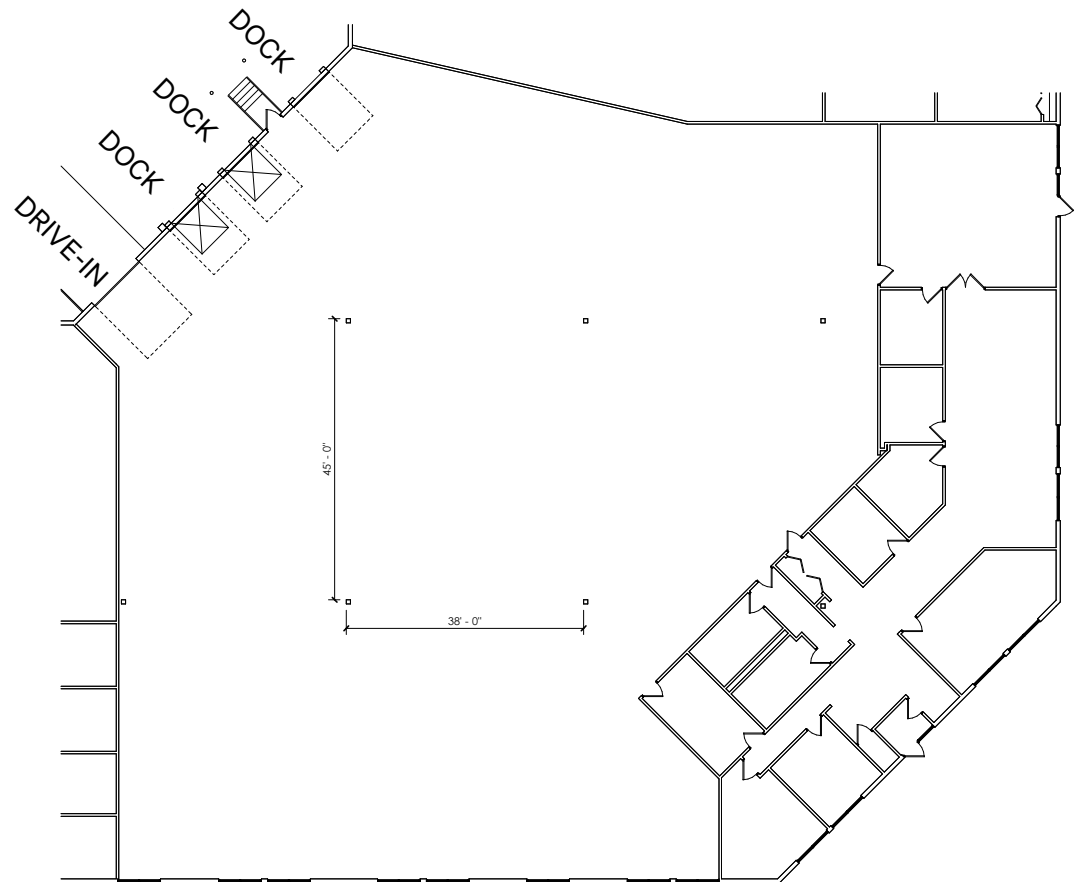
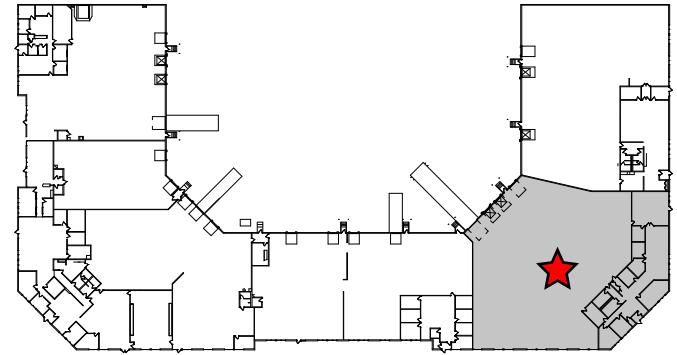
PROPERTY OVERVIEW

Available Suite: 130

- Total SF: 17,624
- Warehouse SF: 13,539
- Office SF: 4,085
- Loading: 3 Docks, 1 Drive-in

Building Specifications

Building Size	83,221 SF
Site Size	6.6 Acres
Clear Height	18'
Column Spacing	38' x 45'
HVAC	100% Climate Controlled
Lease Rate	Negotiable
2026 CAM / Tax	\$4.59



LOCATION

& Drive Times



18 MIN / 13.6 MI

**DOWNTOWN
MINNEAPOLIS**

12 MIN / 9.3 MI

**DOWNTOWN
ST. PAUL**

9 MIN / 5.4 MI

MSP AIRPORT

4 MIN / 1.8 MI

I-494

1 MIN / 0.4 MI

I-35E



1060 LONE OAK RD
SUITE 130
NEWPORT, MN

LONE OAK BUSINESS CENTER II

17,624 SF
SPACE FOR LEASE

BRYAN VAN HOOFF

Senior Vice President
+1 952 924 4624
bryan.vanhoof@cbre.com

JEFF PRZYTARSKI

Senior Vice President
+1 952 924 4895
jeff.przytarski@cbre.com

SAM MANKE

Vice President
+1 763 398 9047
sam.manke@cbre.com



CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.