

1060 LONE OAK RD
SUITE 130
EAGAN, MN 55121

CBRE Capital Partners

LONE OAK BUSINESS CENTER II

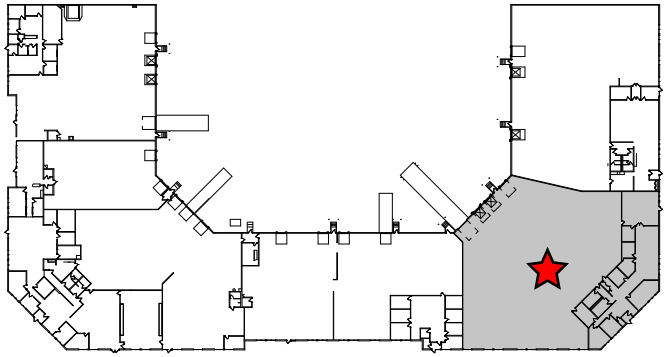
PROPERTY OVERVIEW

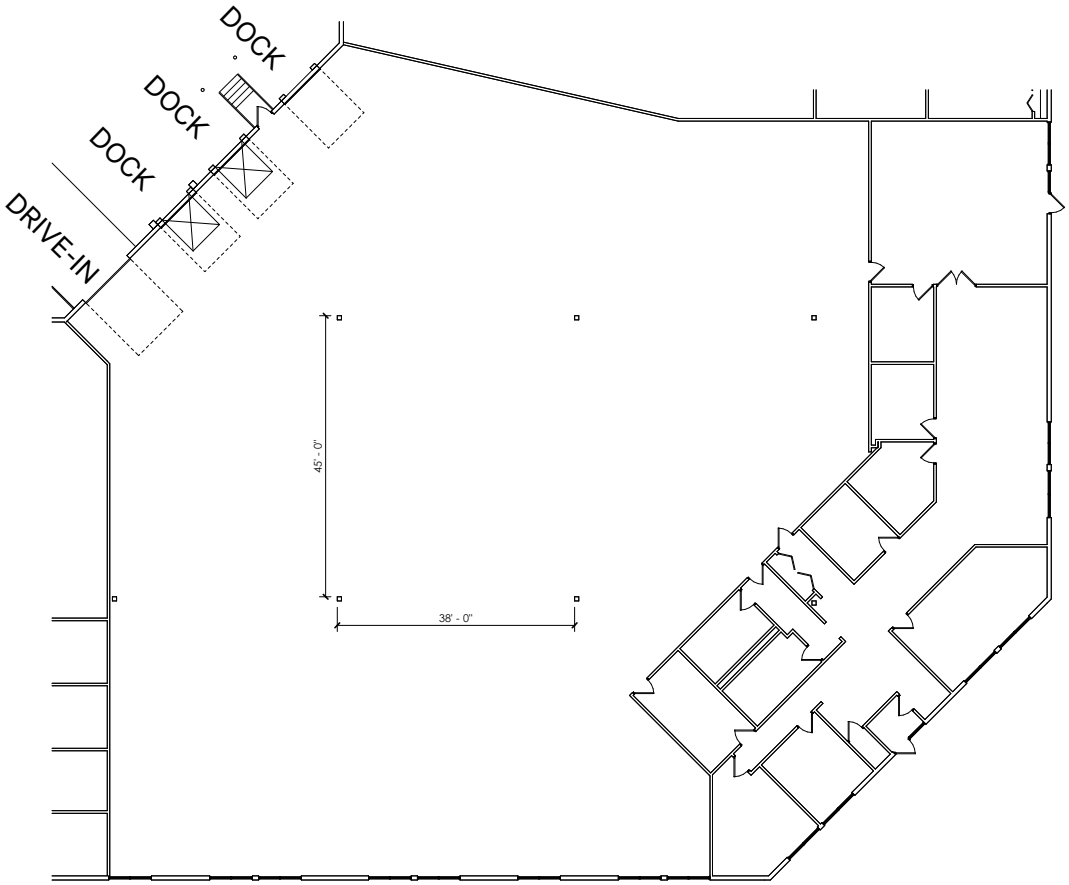
Available Suite: 130

- 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

2 MIN / 0.8 MI
HWY 55

1 MIN / 0.4 MI
I-35E



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17,624 SF
SPACE FOR LEASE

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