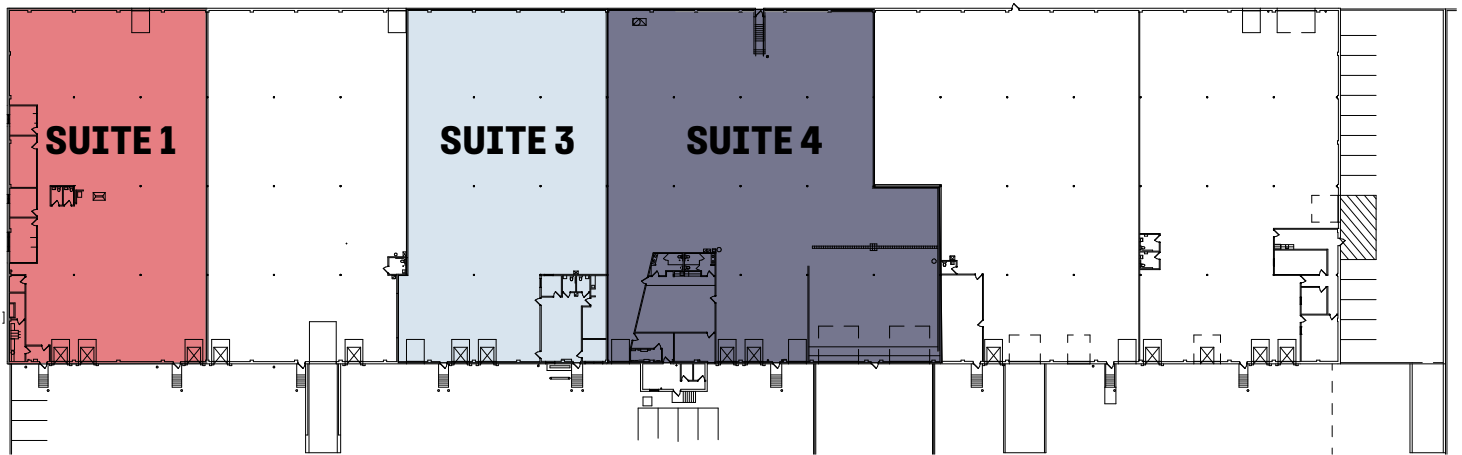


SPACE FOR LEASE
INDUSTRIAL | AVAILABLE NOW



1170 EAGAN INDUSTRIAL RD
EAGAN, MN

EAGAN INDUSTRIAL WAREHOUSE



SPECIFICATIONS

Building

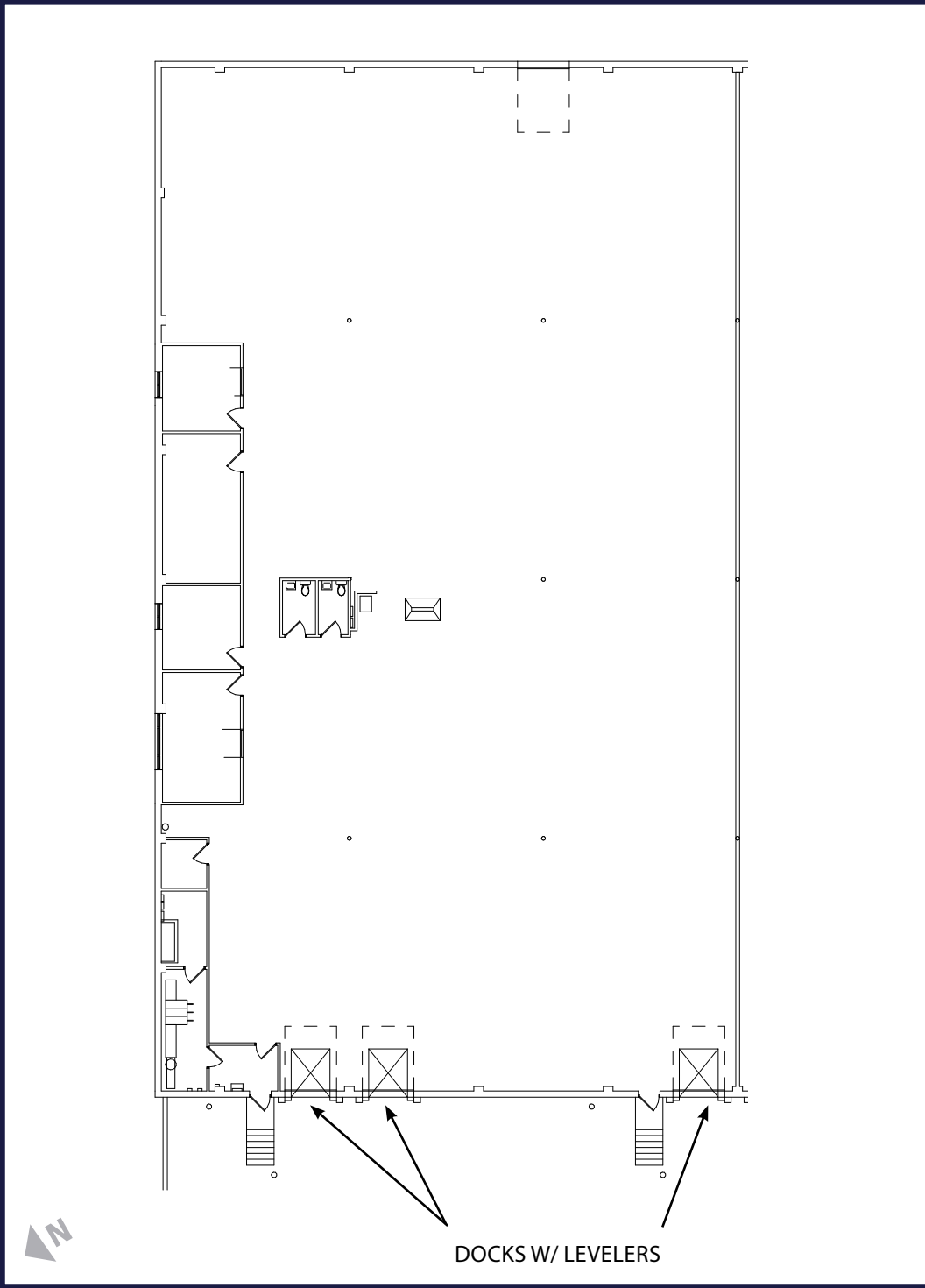
Clear Height	20'	Column Spacing	30' x 40'
Parking	57 Stalls	Lease Rates	Negotiable
Site Size	4.79 Acres	Est. 2026 CAM / Tax:	\$3.46 PSF

TOTAL SF

SUITE 1:	14,260
SUITE 3:	14,542
SUITE 4:	22,081
SUITES 3 & 4:	36,623

FLOOR PLAN

Suite 1



TOTAL SF
14,260

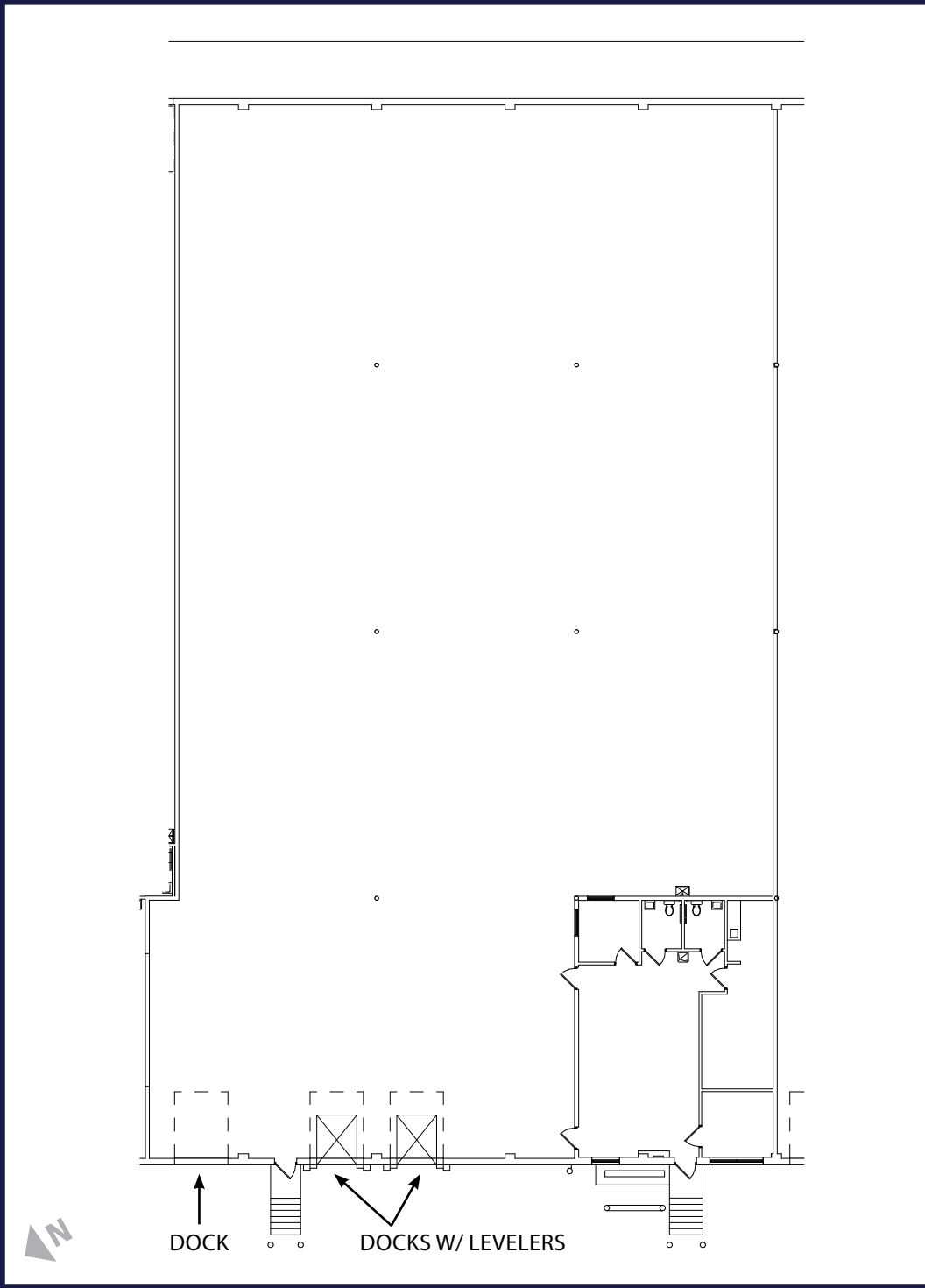
OFFICE SF
1,015

WAREHOUSE SF
13,245

DOCKS
3

FLOOR PLAN

Suite 3



TOTAL SF
14,542

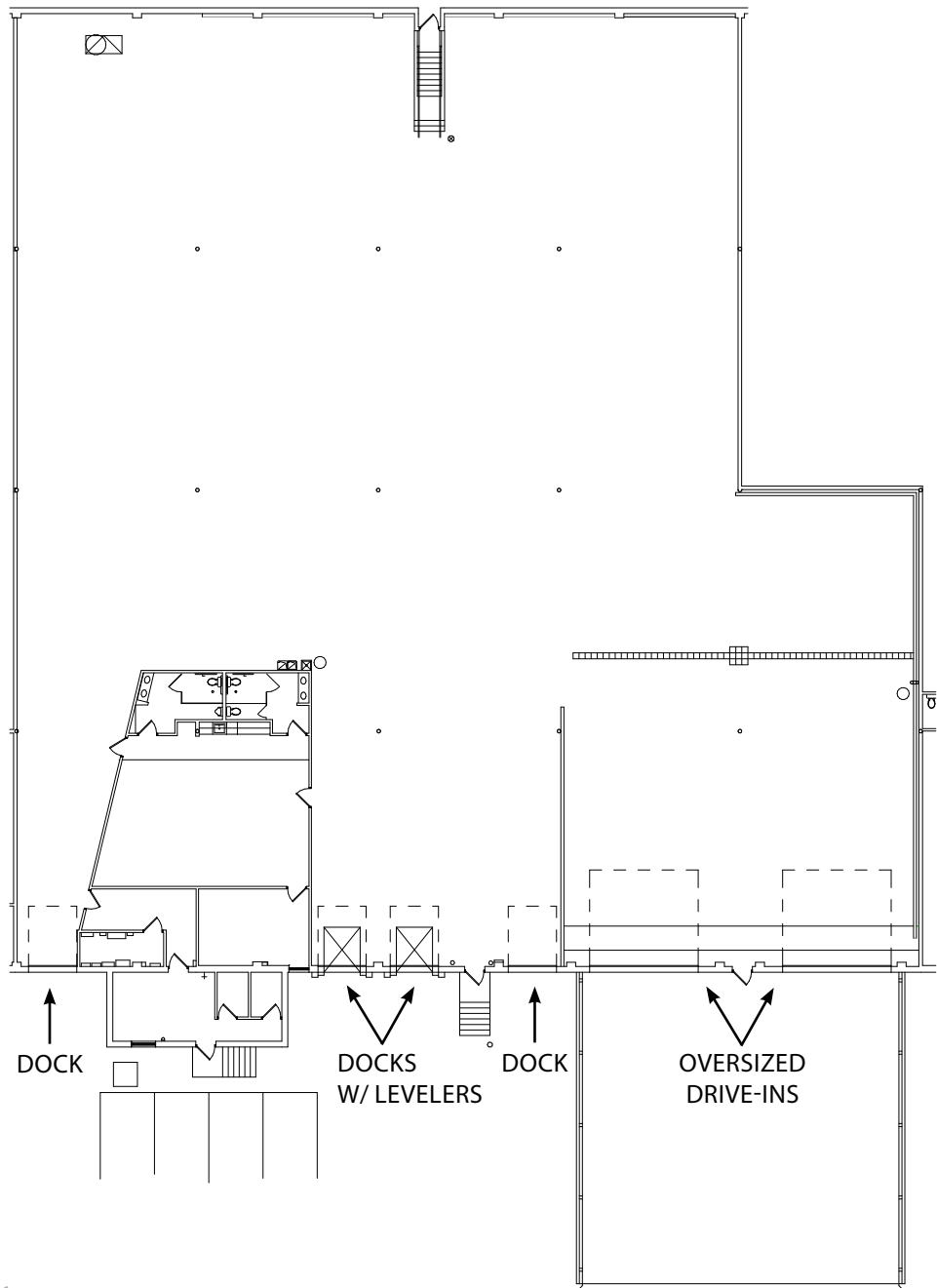
OFFICE SF
1,199

WAREHOUSE SF
13,343

DOCKS
3

FLOOR PLAN

Suite 4



TOTAL SF
22,081

OFFICE SF
1,788

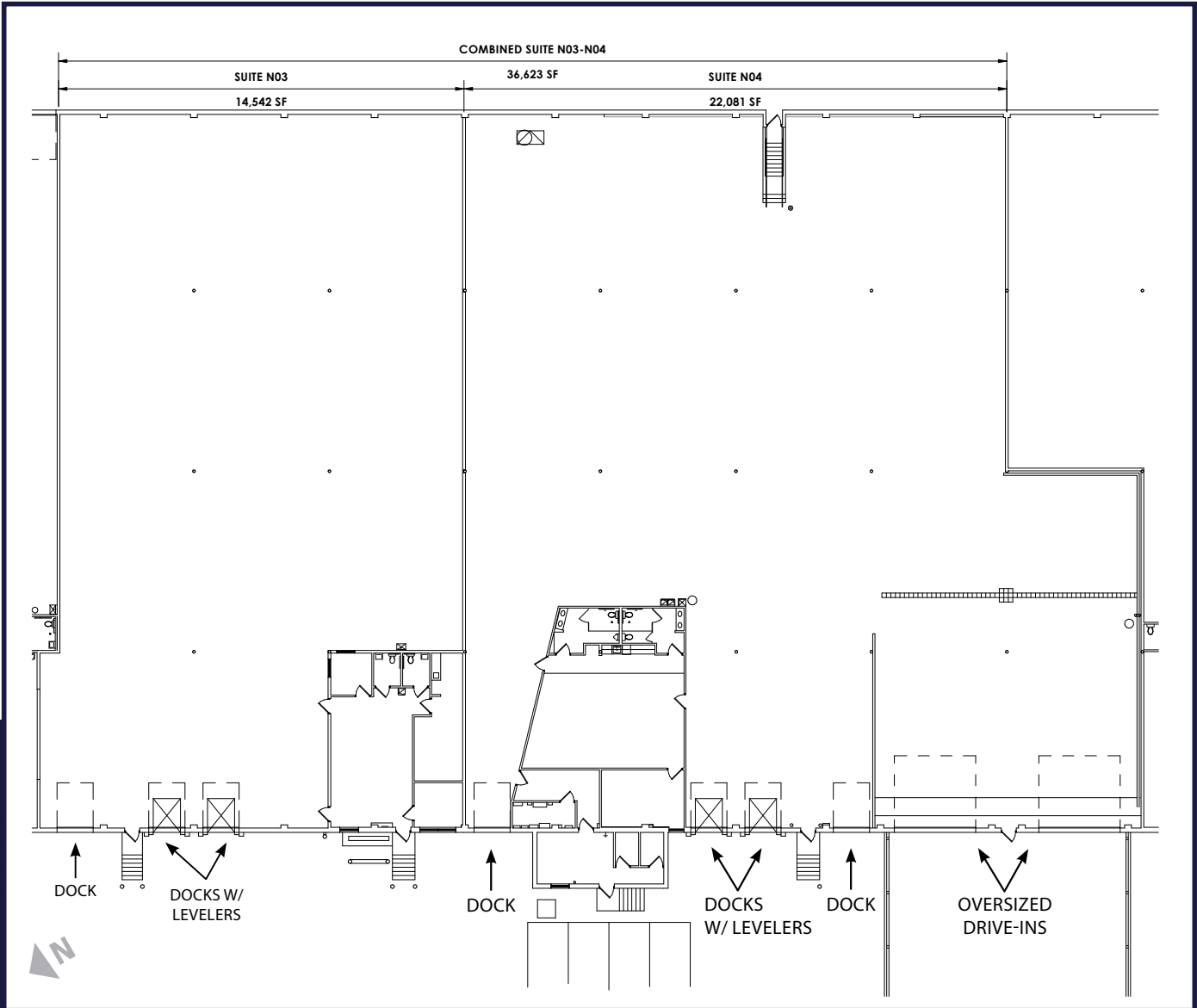
WAREHOUSE SF
20,293

DOCKS
4

DRIVE-INS
*OVERSIZED
2

FLOOR PLAN

Combined Suites 3 & 4



TOTAL SF
36,623

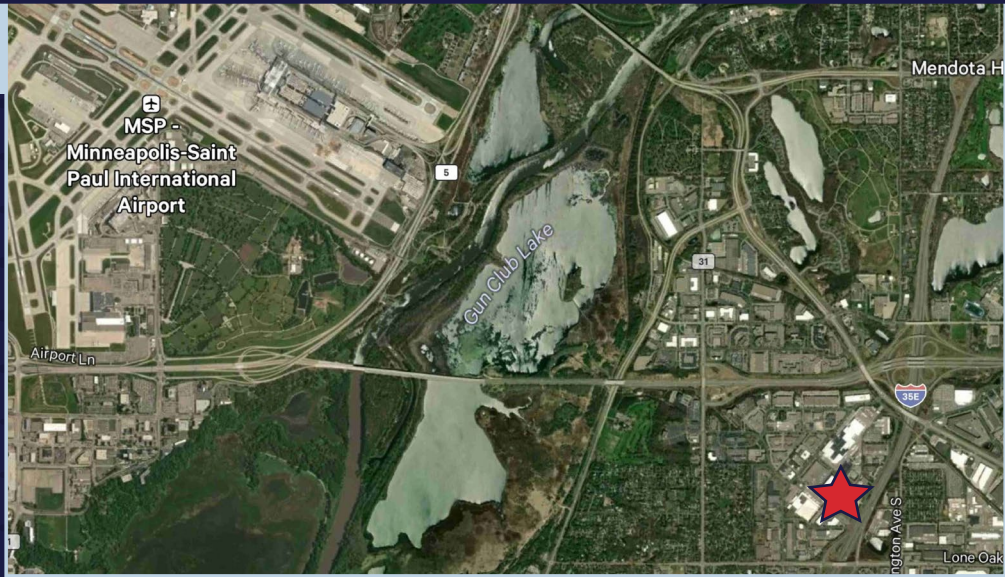
OFFICE SF
2,987

WAREHOUSE SF
33,636

DOCKS
7

DRIVE-INS
2

ACCESS & LOCATION



Minneapolis

21 MIN / 10.6 MI



St. Paul

16 MIN / 10.4 MI



MSP

9 MIN / 5.2 MI



I-494

5 MIN / 2 MI



I-35E

3 MIN / 1 MI



EAGAN INDUSTRIAL WAREHOUSE

INDUSTRIAL
SPACE FOR LEASE

1170
EAGAN INDUSTRIAL ROAD
EAGAN, MN

BRYAN VAN HOOF
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

© 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.