

FOR LEASE

OFFICE-WAREHOUSE BUILDING Eagan, Minnesota



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WATERS BUSINESS CENTER V

2955 Lone Oak Drive | Eagan, MN

FEATURES:

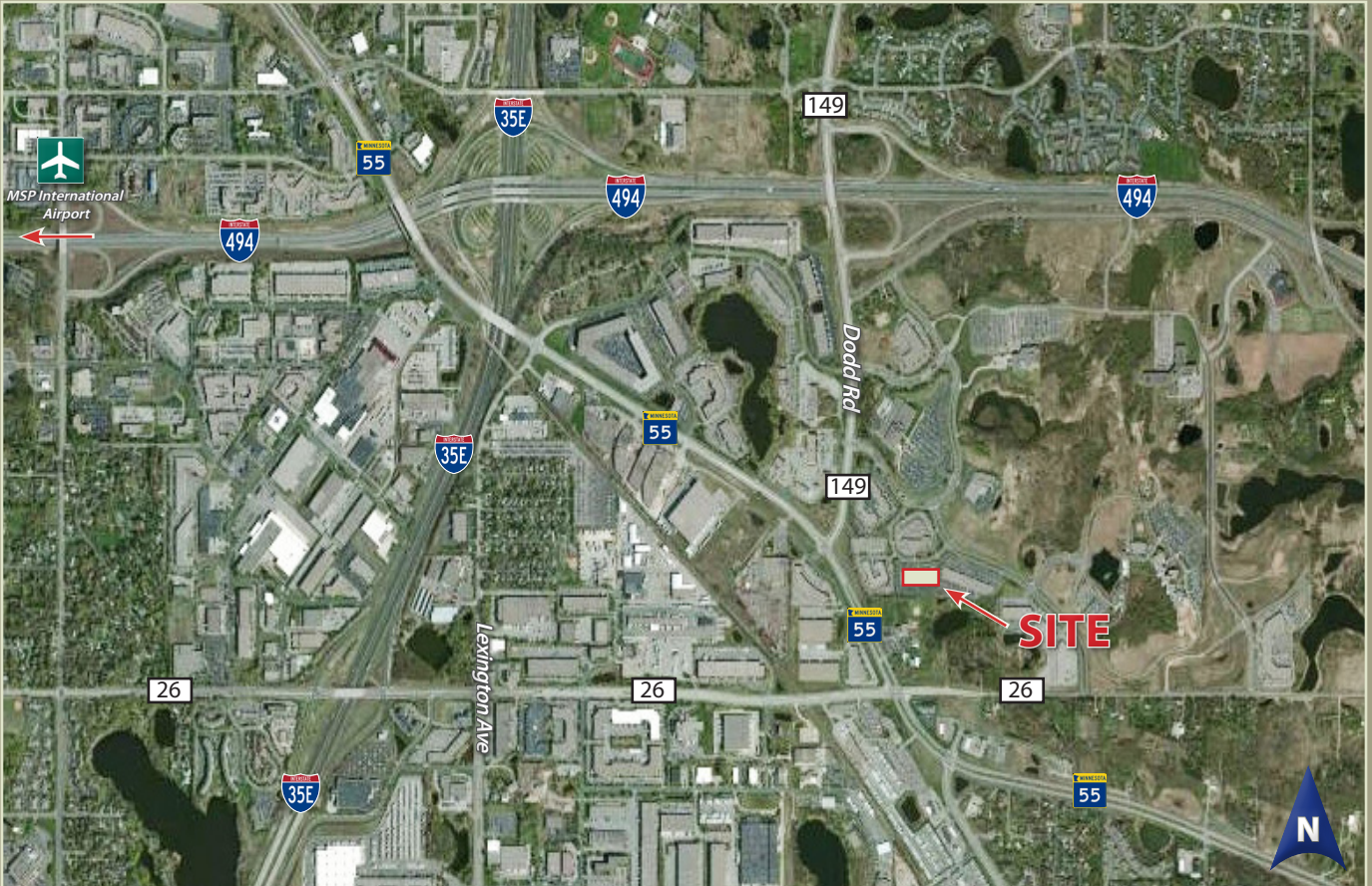
- ▶ 44,252 square foot office-warehouse building
- ▶ Building is part of The Waters Business Park
- ▶ Close proximity to the Minneapolis | St. Paul International Airport
- ▶ Easy access to I-494, I-35E, Hwy 149 and Hwy 55

BUILDING SPECIFICS:

- ▶ 19,645 SF available
- ▶ Built in 2004
- ▶ Three (3) dock high doors;
One (1) drive-in door
- ▶ 19' clear height
- ▶ Parking: Up to 3.81/1,000 SF
- ▶ Zoned: Light Industrial
- ▶ Available immediately
- ▶ Owned by Link Industrial Properties



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TRUSTED. DEDICATED. EXPERIENCED.



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BUILDING SIZE:	44,252 square feet
SQUARE FEET AVAILABLE:	Suite 180: 19,645 SF Total (5,375 SF Office)
YEAR BUILT:	2004
NET RENTAL RATES:	Negotiable
LOADING:	Three (3) docks One (1) drive-in
PARKING:	3.81/1,000 square feet
CLEAR HEIGHT:	19'
POWER:	250 amps, 600/347 volt, 3 phase
COMMENTS:	<ul style="list-style-type: none">• Owned by Link Industrial Properties• Less than one mile from Vikings Lakes Development, home to Minnesota Vikings headquarters• Part of a large multi-building business park

For further information contact:

PARAMOUNT REAL ESTATE CORP | TCN WORLDWIDE

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Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.