

FOR LEASE

INDUSTRIAL/FLEX BUILDING
Eagan, Minnesota



CONTACT:

Phil Simonet | (952) 854-8381
psimonet@paramountre.com

John Young, CCIM | (952) 854-5067
jyoung@paramountre.com

Joseph Schultz | (952) 854-8309
jschultz@paramountre.com

WEBSITE:

www.paramountre.com

ADDRESS:

1650 West 82nd St., Suite 725
Bloomington, MN 55431
(952) 854-8290

WATERS BUSINESS CENTER VI

2975 Waters Road | Eagan, MN

FEATURES:

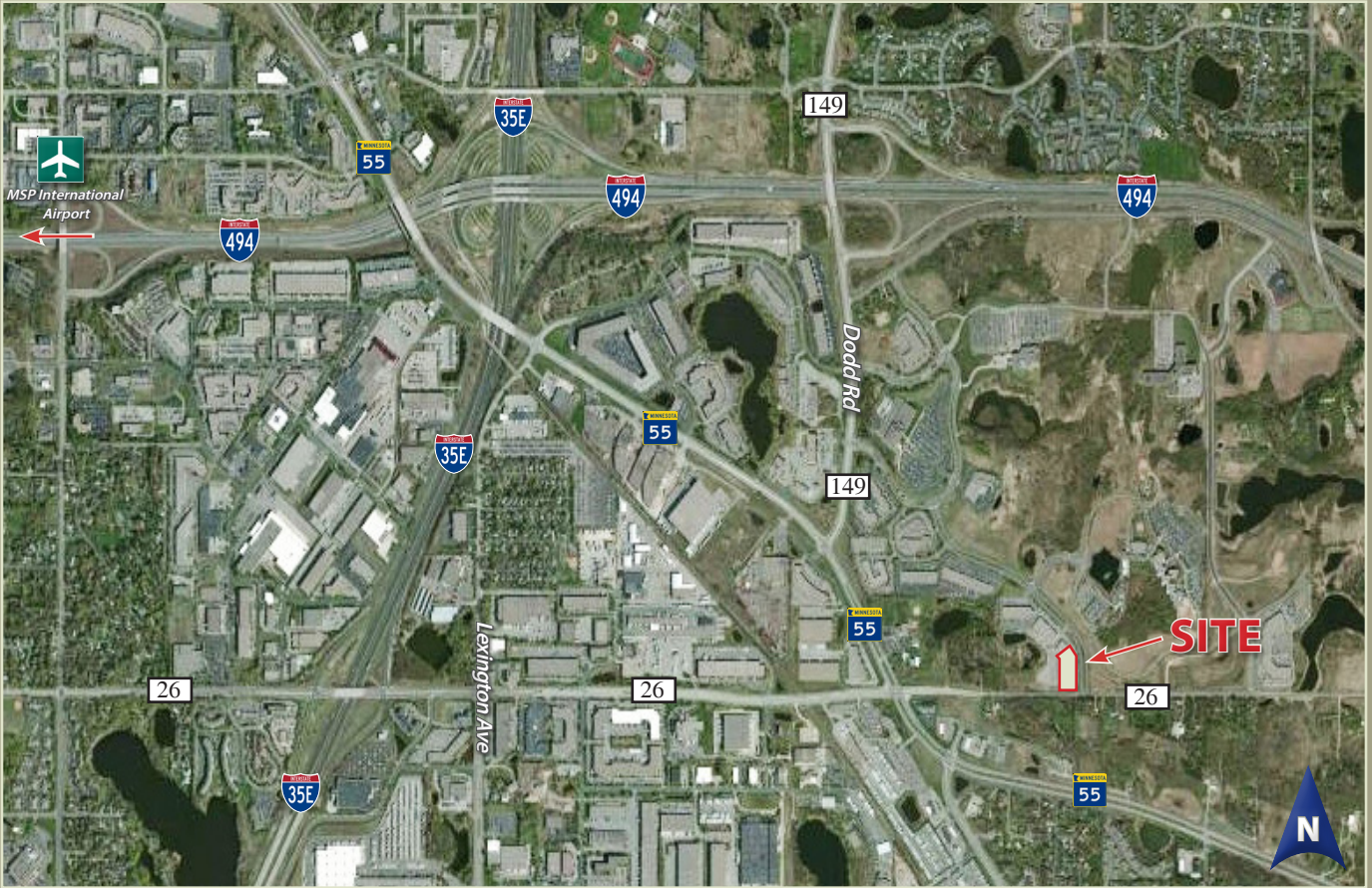
- 45,472 square foot office-warehouse building
- Building is part of The Waters Business Park
- Close proximity to the Minneapolis | St. Paul International Airport
- Easy access to I-494, I-35E, Hwy 149 and Hwy 55

BUILDING SPECIFICS:

- 7,459 SF available
- Built in 2006
- One (1) dock high door
- 18' clear height
- Parking: Up to 5.7/1,000 SF
- Extensive glass line
- Zoned: Industrial
- Owned by Link Industrial Properties



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PARAMOUNT
REAL ESTATE CORPORATION

1650 West 82nd St., Suite 725
Bloomington, MN 55431

952-854-8290 Main

www.paramountre.com



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TRUSTED. DEDICATED. EXPERIENCED.



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BUILDING SIZE:	45,472 square feet
SQUARE FEET AVAILABLE:	6,786 square feet office <u>673 square feet warehouse</u> 7,459 square feet total
YEAR BUILT:	2006
NET RENTAL RATES:	Negotiable
2021 EST. CAM & TAX:	\$5.08 per sq. ft.
LOADING:	One (1) dock door
PARKING:	5.7/1000
CLEAR HEIGHT:	18'
POWER:	250 amps, 480/277 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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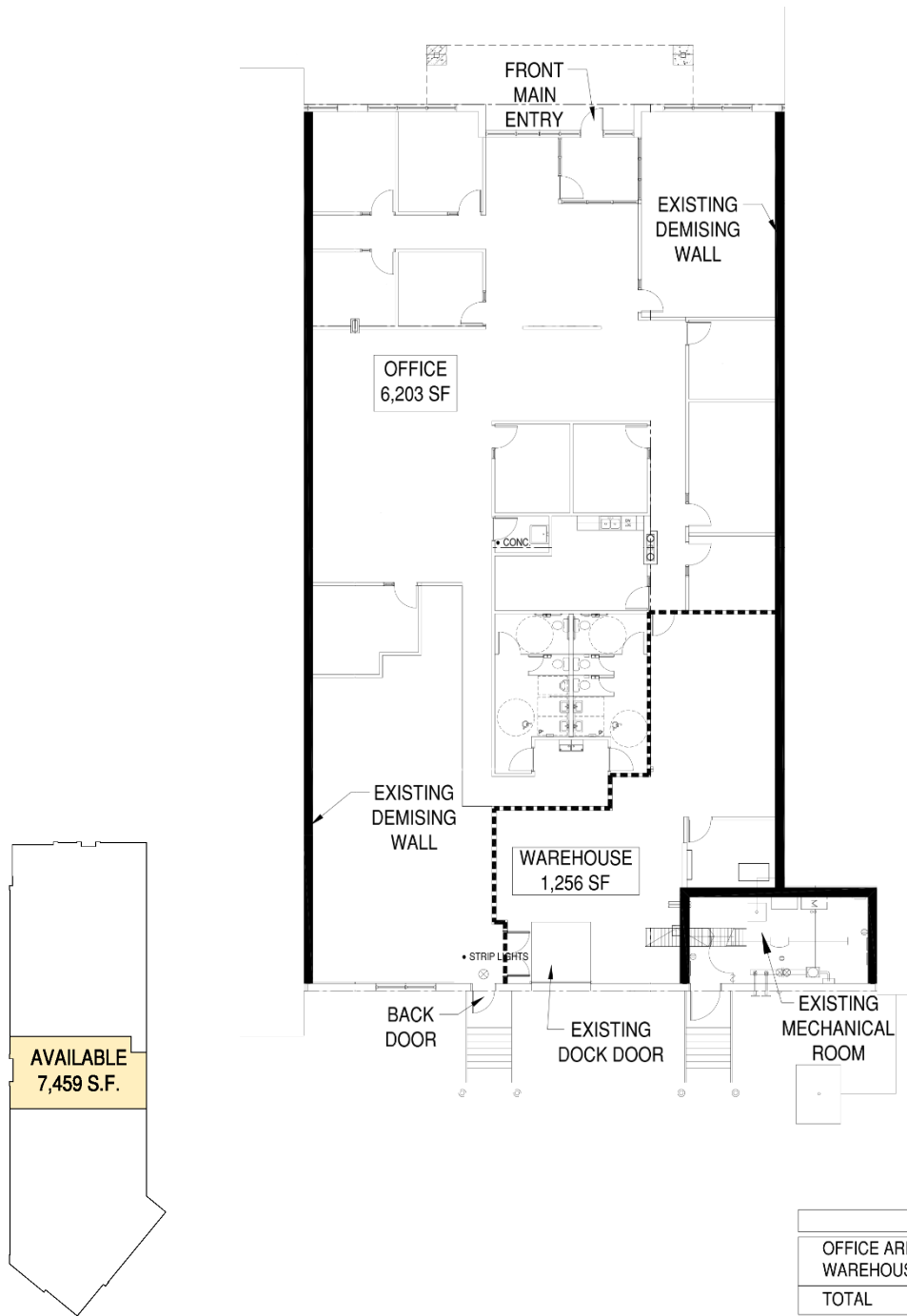
Information is deemed reliable; however, no warranty or representation is made as to its accuracy or completeness. Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.

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FLOOR PLAN



TENANT SUMMARY	
OFFICE AREA	6,203 SF
WAREHOUSE AREA	1,256 SF
TOTAL	7,459 SF

----- DASHED LINE INDICATES OFFICE/
WAREHOUSE SEPARATION

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