

OFFICE WAREHOUSE BUILDING

3370 MIKE COLLINS DRIVE, EAGAN, MN 55122



FOR SALE | OFFICE WAREHOUSE



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044
WWW.CERRON.COM





OFFICE WAREHOUSE BUILDING

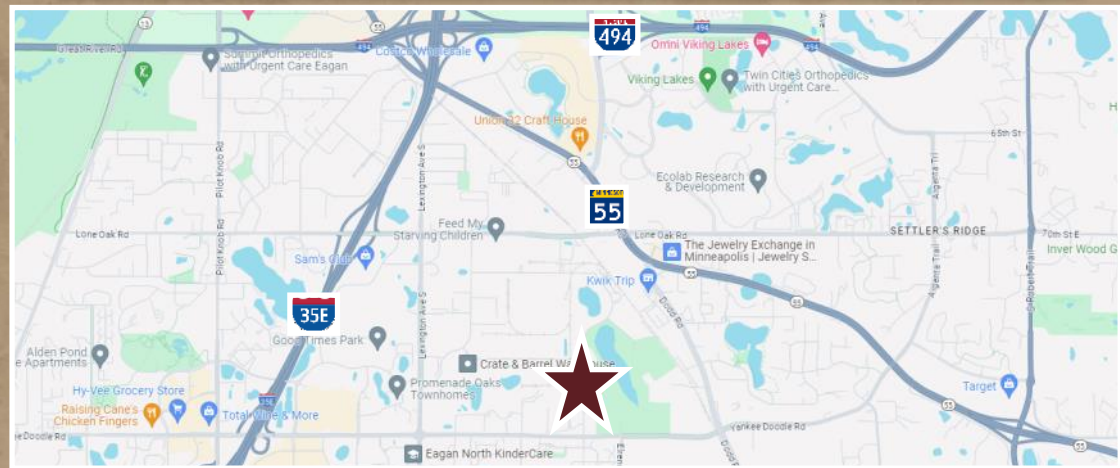
3370 MIKE COLLINS DRIVE, EAGAN, MN 55122

FOR SALE | OFFICE WAREHOUSE

CERRON Commercial Properties, LLC
21476 Grenada Avenue
Lakeville, MN 55044
www.CERRON.com

■ PROPERTY HIGHLIGHTS

- Approx. 20,096 SF Building on 1.38 Acre Site (approx. 1,121 SF office)
- 4 private offices on 2nd floor, 1 private office on main level, 2 restrooms
- 13 drive-in doors
- Radiant heat & forced air
- Floor drain with flammable waste trap
- 20' clear height
- Lifts negotiable
- Fresh air makeup
- Asking: \$2,700,000



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information,
please contact:
Bruce Rydeen
952.469.9444
brucer@cerron.com

SUMMARY

OFFICE WAREHOUSE BUILDING

3370 MIKE COLLINS DRIVE, EAGAN, MN 55122



■ BUILDING SUMMARY:

- Approx. 20,096 SF Building
- 1.38 acre site
- Dakota County PID 10-22503-02-181
- Approx. 1,121 SF office
- 13 drive in door with drive through capability
- Floor drains with flammable waste trap
- 20' clear height
- Excellent location with easy access to Yankee Doodle Rd, Lone Oak Rd, and I-35 E & Hwy 55

DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

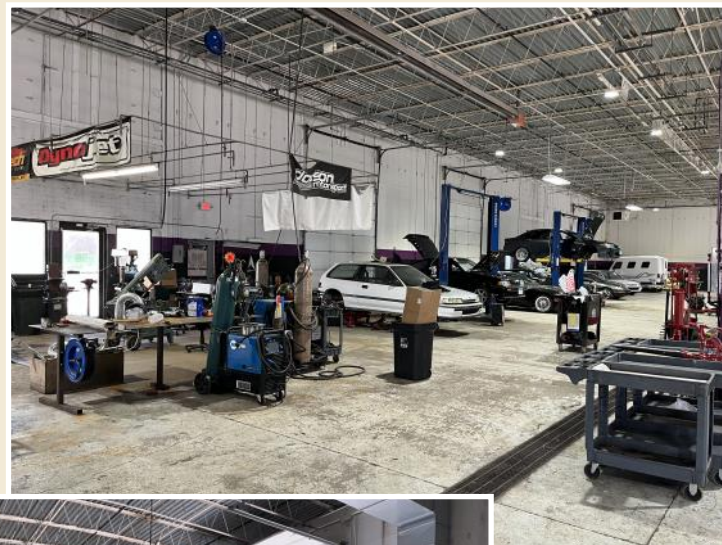
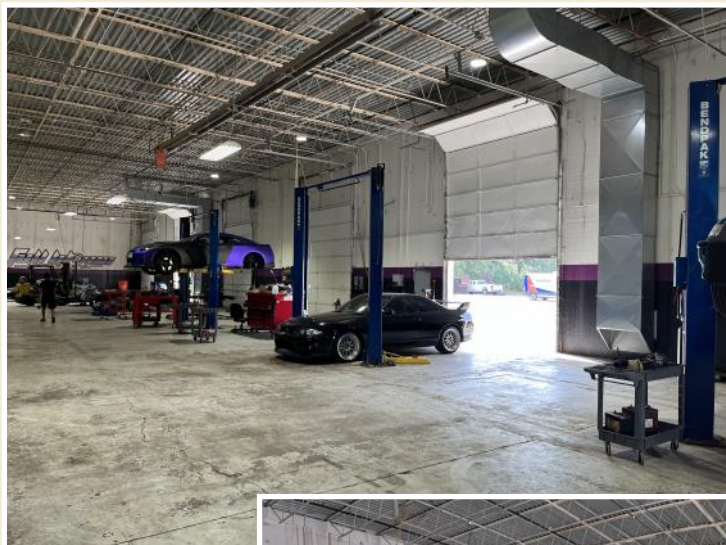


For more information,
please contact:
Bruce Rydeen
952.469.9444
brucer@cerron.com

WAREHOUSE PHOTOS

OFFICE WAREHOUSE BUILDING

3370 MIKE COLLINS DRIVE, EGAN, MN 55122



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

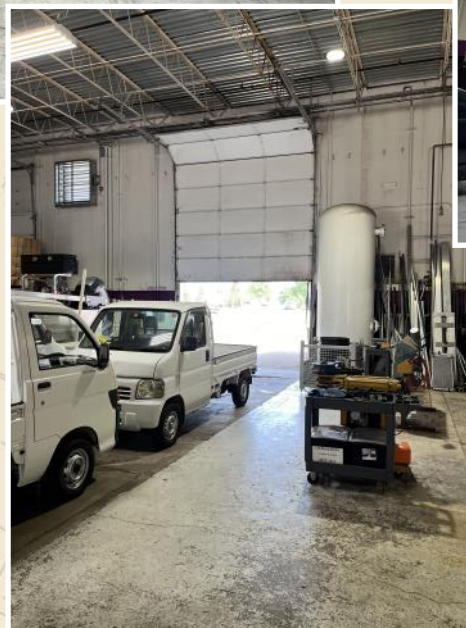
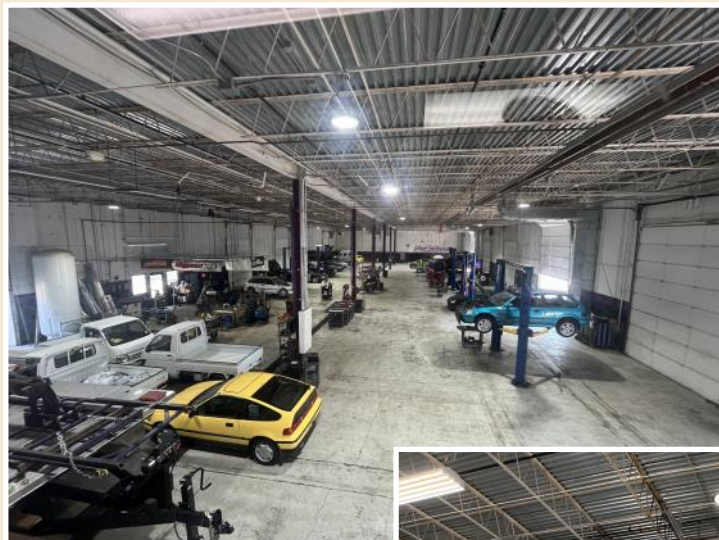


For more information,
please contact:
Bruce Rydeen
952.469.9444
brucer@cerron.com

WAREHOUSE PHOTOS

OFFICE WAREHOUSE BUILDING

3370 MIKE COLLINS DRIVE, EAGAN, MN 55122



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

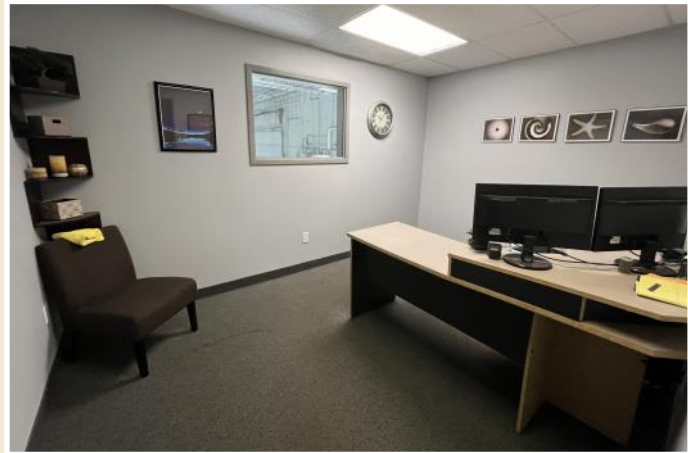
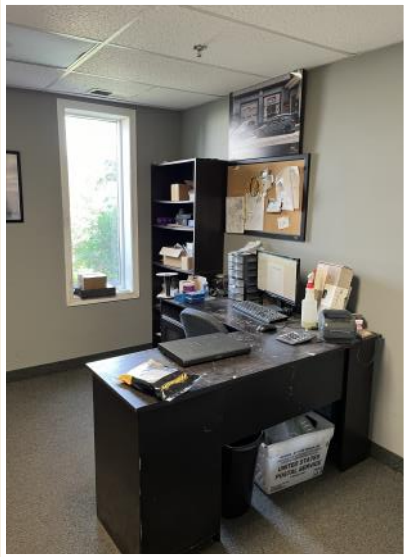


For more information,
please contact:
Bruce Rydeen
952.469.9444
brucer@cerron.com

OFFICE PHOTOS

OFFICE WAREHOUSE BUILDING

3370 MIKE COLLINS DRIVE, EAGAN, MN 55122



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information,
please contact:
Bruce Rydeen
952.469.9444
brucer@cerron.com

OFFICE WAREHOUSE BUILDING

3370 MIKE COLLINS DRIVE, EAGAN, MN 55122

EXTERIOR PHOTOS



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



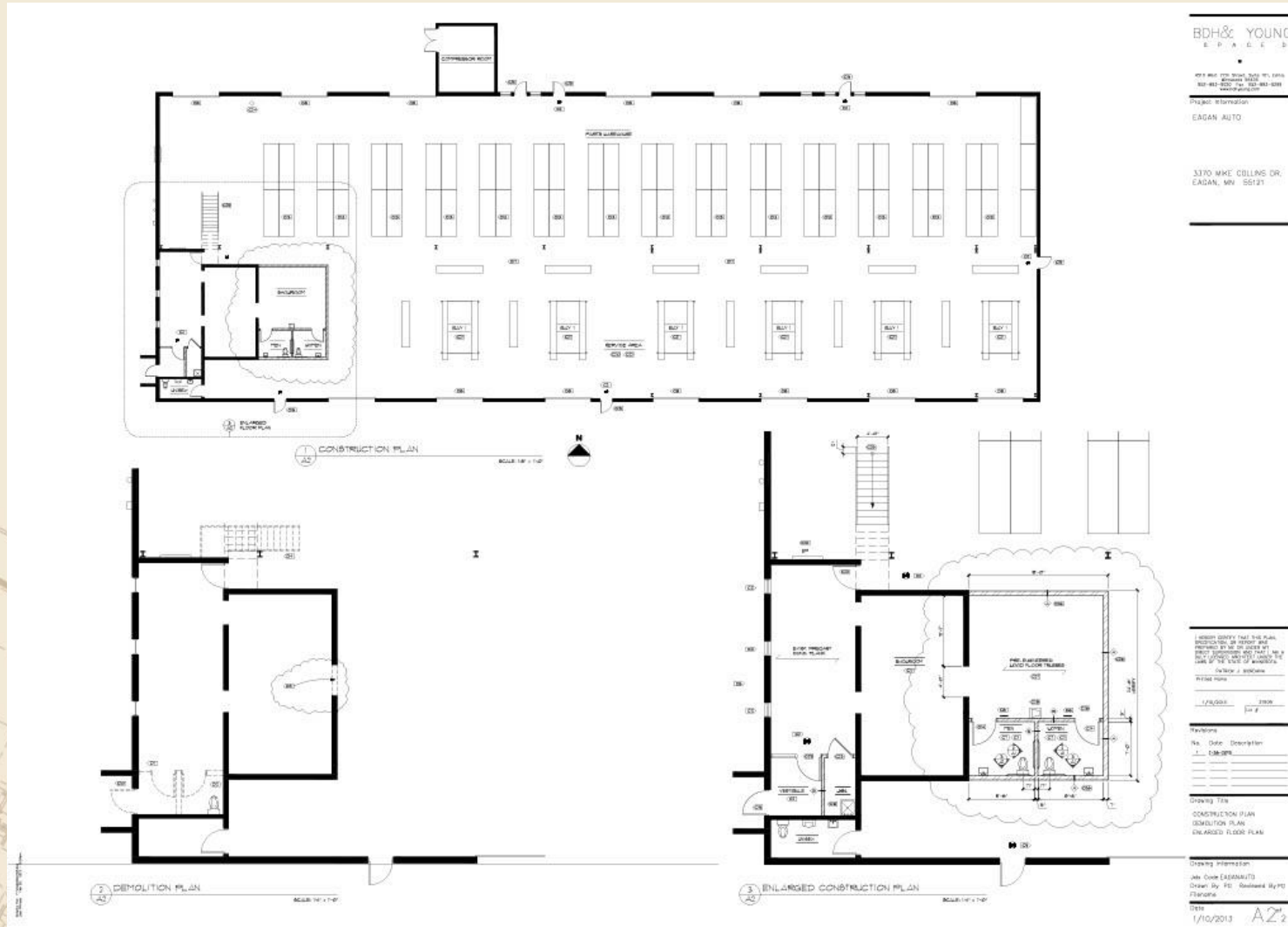
For more information,
please contact:
Bruce Rydeen
952.469.9444
brucer@cerron.com



OFFICE WAREHOUSE BUILDING

3370 MIKE COLLINS DRIVE, EAGAN, MN 55122

FLOOR PLAN



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

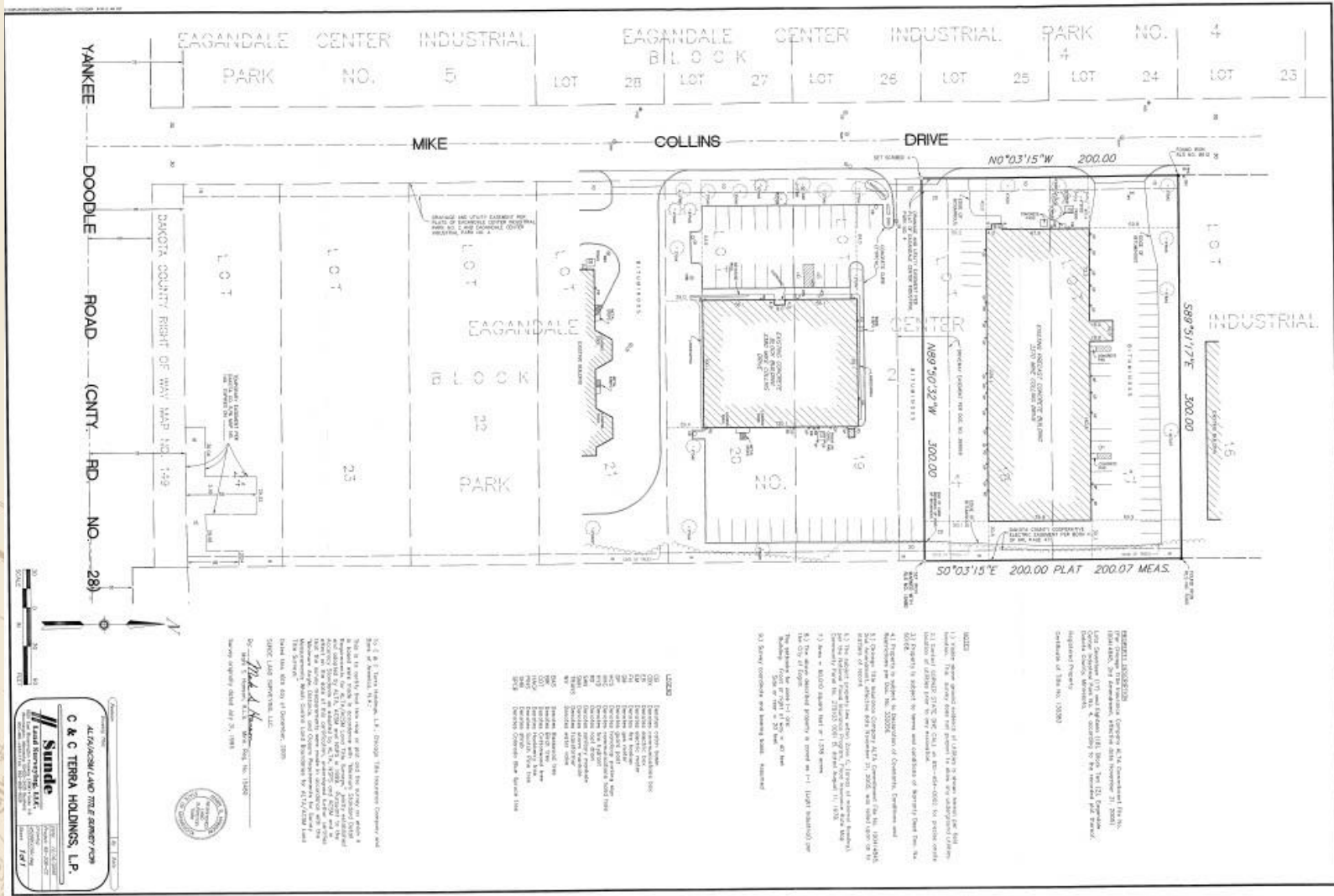


For more information,
please contact:
Bruce Rydeen
952.469.9444
brucer@cerron.com

SURVEY

OFFICE WAREHOUSE BUILDING

3370 MIKE COLLINS DRIVE, EAGAN, MN 55122



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information, please contact:
Bruce Rydeen
952.469.9444
 brucer@cerron.com

OFFICE WAREHOUSE BUILDING

3370 MIKE COLLINS DRIVE, EAGAN, MN 55122

AERIAL MAP



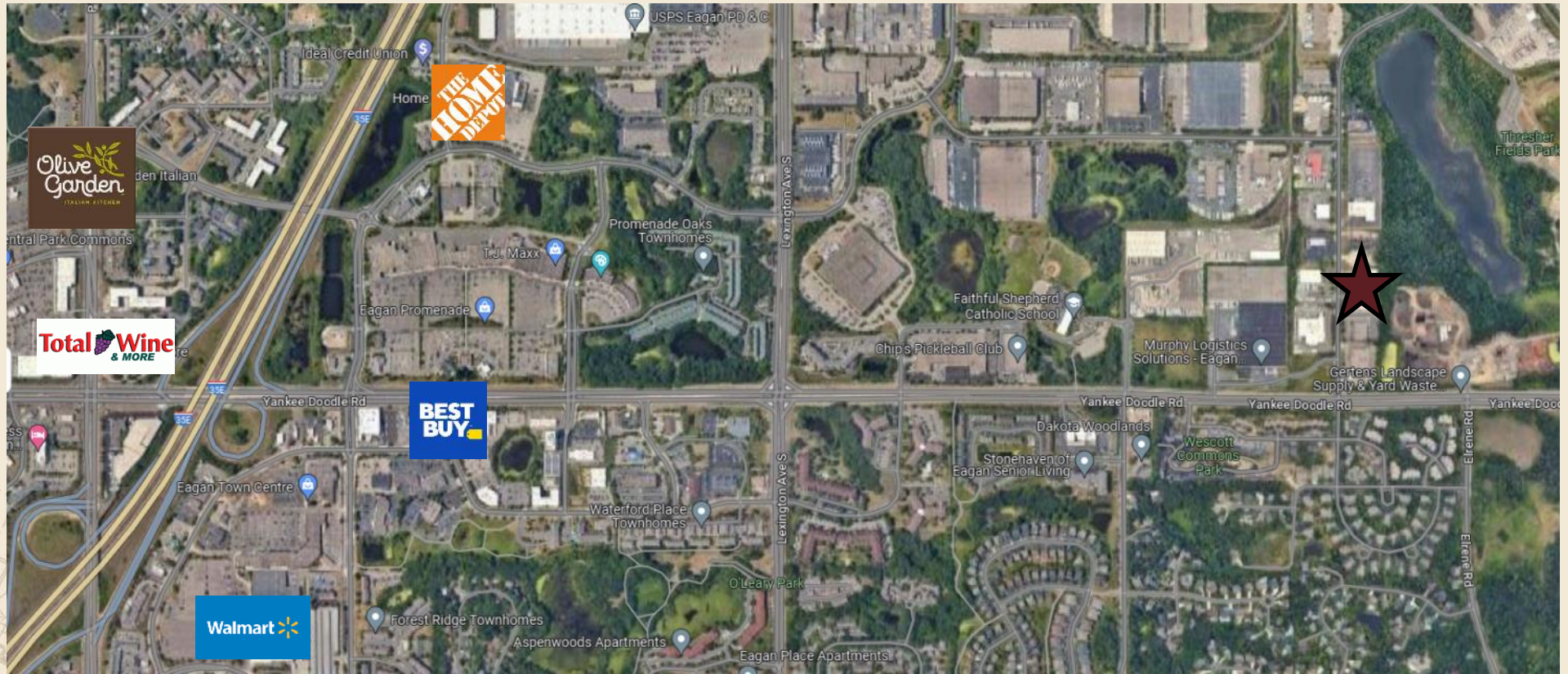
DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information,
please contact:
Bruce Rydeen
952.469.9444
brucer@cerron.com

AREA BUSINESS MAP

OFFICE WAREHOUSE BUILDING 3370 MIKE COLLINS DRIVE, EAGAN, MN 55122



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information,
please contact:
Bruce Rydeen
952.469.9444
brucer@cerron.com

let's get started!

Bruce Rydeen | 952.469.9444 | brucer@cerron.com

CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044



WWW.CERRON.COM