

FOR LEASE

Owned and Operated by



Armstrong Business Center II Industrial For Lease

980 Lone Oak Rd, Eagan, MN 55121

20,416 SF Available

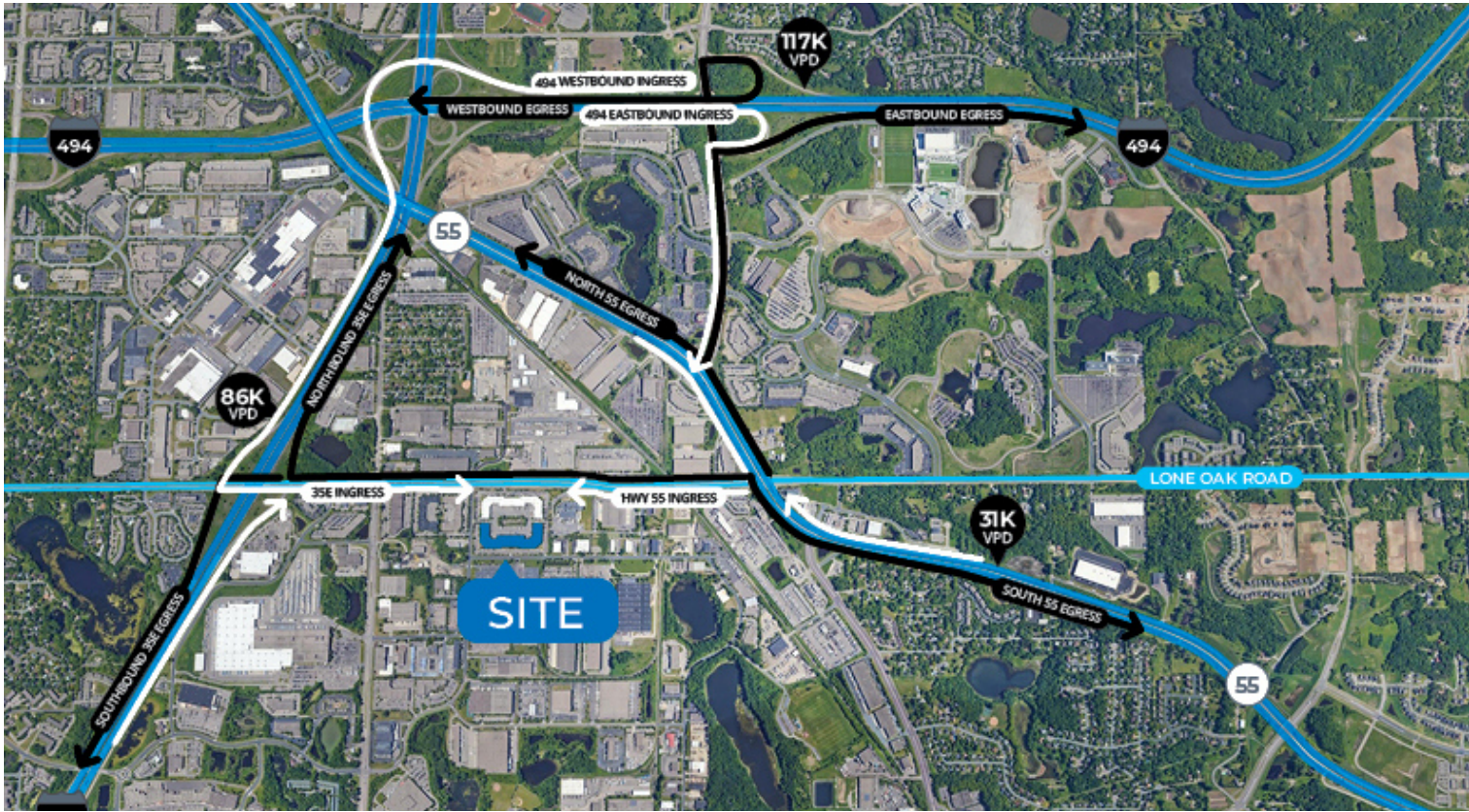


LEASING INFO & CONTACT

Alex Baron
Nate Erickson

(612) 359-1658 / alex.baron@transwestern.com
(612) 359-1657 / nate.erickson@transwestern.com



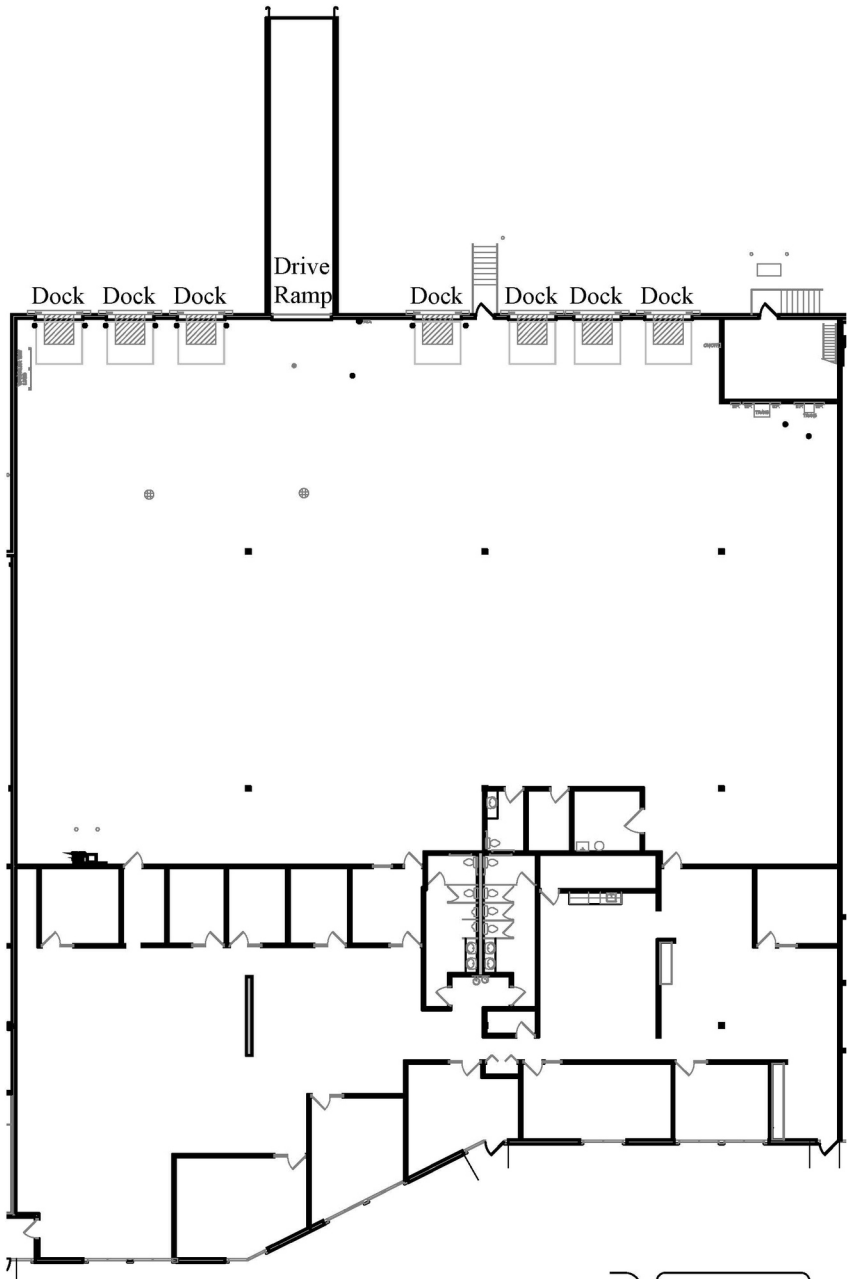


PROPERTY OVERVIEW

Property Size	154,950 SFt
Year Built	1991
Availability	Suite 129 20,416 Total SF 7,972 SF Office 12,444 SF Warehouse
Dock & Drive-ins	7 Dock Doors 1 Drive-In Door
Clear Height	20'
Lease Rates	Negotiable
CAM & Tax (2022)	\$1.59 PSF CAM \$1.60 PSF Tax \$3.39 PSF Total



FLOOR PLAN - SUITE 129



Floor Plan
Scale: 1"=30'-0"

Square Footage:

Office	=	7,972 s.f.
Whse.	=	12,444 s.f.
Total	=	20,416 s.f.

