



106,789 SF AVAILABLE – 32' CLEAR

Dodd Road Business Center

580 OPPERMAN DRIVE | EAGAN, MN 55123

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SITE INFORMATION

Location 580 Opperman Dr
Eagan, MN 55123

Site Size 10.72 Acres

Building SF 153,000 SF

Available Space BTS Office
106,789 SF Warehouse

Zoning I-1: Limited Industrial

- Highlights**
- > Next door to [Eagan YMCA](#)
 - > Convenient access to major highways
 - > Flexible space



NET LEASE RATES

\$12.00 PSF Office
\$6.00 PSF Warehouse



EST. CAM/REAL ESTATE TAX

2020

CAM	\$0.82 PSF
Real Estate Taxes (land only)	\$0.44 PSF
Total	\$1.26 PSF Total

2021 (partially assessed)

CAM	\$0.80 PSF
Real Estate Taxes	\$1.16 PSF
Total	\$1.96 PSF Total

2022 (fully assessed)

CAM	\$0.82 PSF
Real Estate Taxes	\$1.45 PSF
Total	\$2.27 PSF Total

AVAILABILITY



DRIVE TIMES

  TO I-494
○ 5 min. ○ 2.7 mi.

 TO I-35E
○ 5 min. ○ 2.8 mi.

 TO I-94
○ 16 min. ○ 11.8 mi.

TO MINNEAPOLIS-ST. PAUL AIRPORT

○ 10 min. ○ 7.1 mi.



SITE PLAN



SITE DETAILS

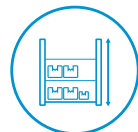
Year Built	2020
Floor Specs	7" unreinforced slab on grade
Sprinkler	ESFR – K16.8
Dimensions	222' Depth • Bay Size: 11,100 SF 135' Truck Court Depth
Column Spacing	Typically 50' x 50' 60' speed bay
Electrical	3,000 Amps
Fiber	CenturyLink



Loading
29 Dock Doors
1 Drive-in



Parking
177 Stalls
±25 Future Stalls



Clear Height
32'



Trailer Staging Stalls
12 Stalls



Minneapolis-St. Paul International Airport

Exit 69 - Hwy 149/Dodd Rd



SITE



Exit 97A/B - CR 31/Pilot Knob Rd

Yankee Doodle Rd

Lone Oak Rd

Pilot Knob Rd

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