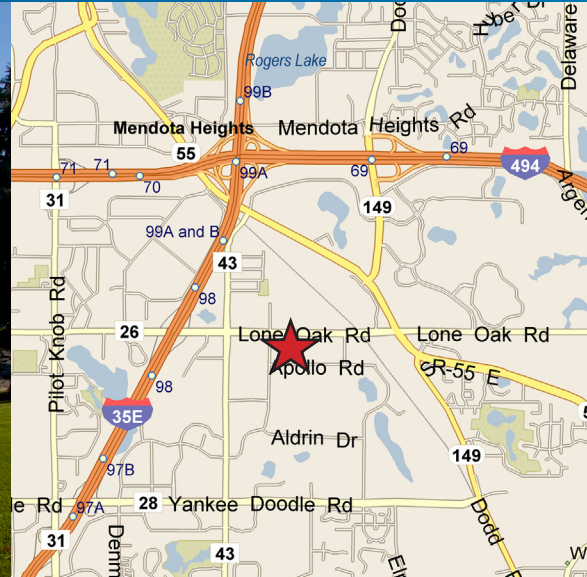


FOR LEASE > INDUSTRIAL SPACE



Armstrong Business Ctr II

980 LONE OAK ROAD, EAGAN



Building Amenities

- > For Lease
- > 154,950 SF off/whse building
- > 20' clear height
- > Dock & drive-in loading
- > Built in 1991
- > Abundant glass
- > Energy efficient construction
- > Low operating expenses
- > Great access to Lone Oak Rd & I-35E

Contact Us

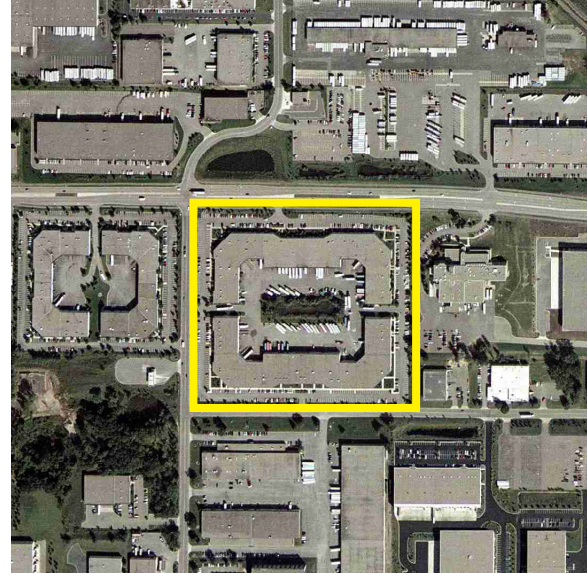
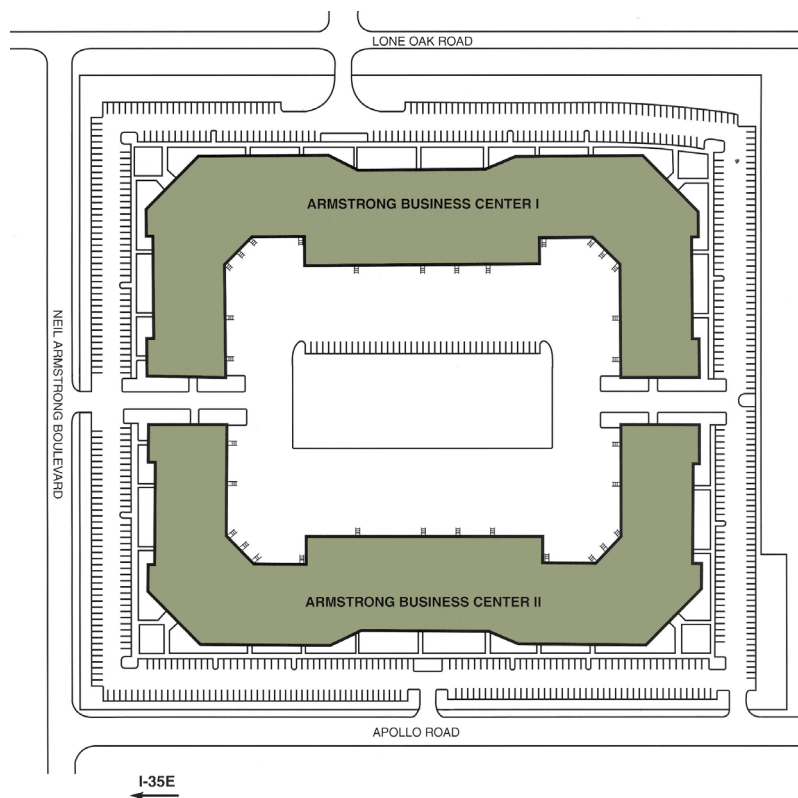
EVAN MOLDE
952 897 7776
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OWNED BY:



COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com

Armstrong I & II > Site Plan



Contact Us

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PROPERTY FACT SHEET



Armstrong Business Ctr II

980 LONE OAK ROAD, EAGAN

PROPERTY ADDRESS:

980 Lone Oak Road
Eagan, MN

BUILDING SIZE:

154,950 square feet total

CURRENTLY AVAILABLE:

SUITE 160:

9,247 square feet total
3,284 square feet office
5,963 square feet warehouse
• Three (3) docks
• One (1) drive-in

NET RENTAL RATES:

\$9.75 per square foot office
\$4.75 per square foot warehouse

2018 EST. CAM & REAL ESTATE TAX:

\$1.21 per square foot CAM
\$1.72 per square foot Tax
\$2.93 total per square foot

YEAR BUILT:

1991

AMENITIES:

- Great access to I-35E & I-494
- Well located within the Eagan Industrial Area
- Low operating expenses

CLEAR HEIGHT:

20'



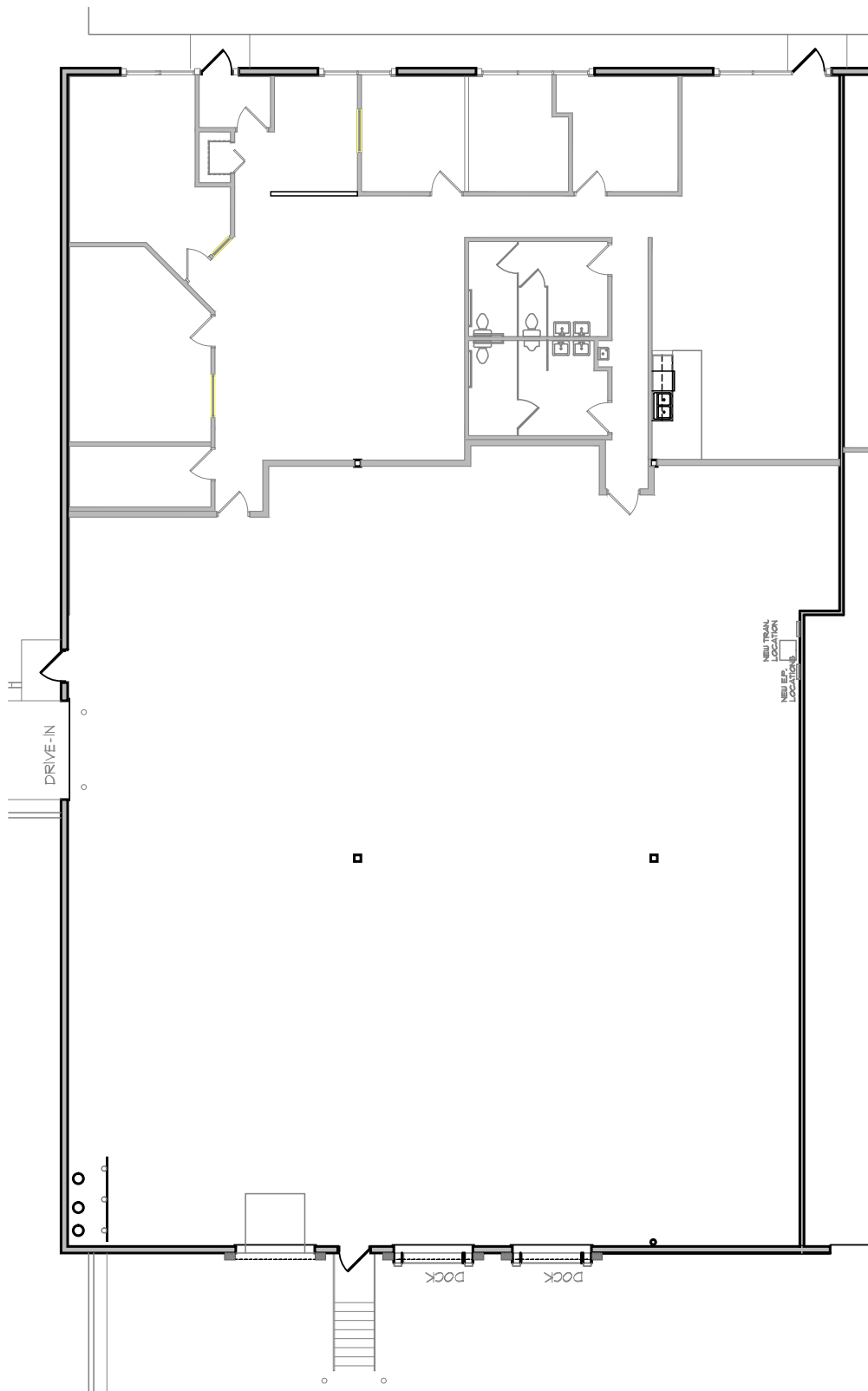
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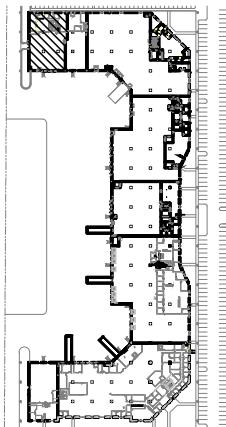
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For Leasing Information, Contact:

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BUILDING KEY



FLOOR PLAN

Scale: 1/16" = 1'-0"

SQUARE FOOTAGE:	
OFFICE	= 3,284 s.f.
WHSE	= 5,963 s.f.
TOTAL	= 9,247 s.f.



4350 Baker Road, Suite 400
Minnetonka, MN 55343
952.897.7874 Fax: 952.897.7740

SUITE #160 - 9,247 Sq. Ft.
ARMSTRONG BUSINESS CAMPUS II
980 LONE OAK ROAD
EAGAN, MN 55121



Leasing Contact:
Evan Molde: (952) 897-7776