

CEDAR BLUFFS

3711 Kennebec Drive
Eagan, MN



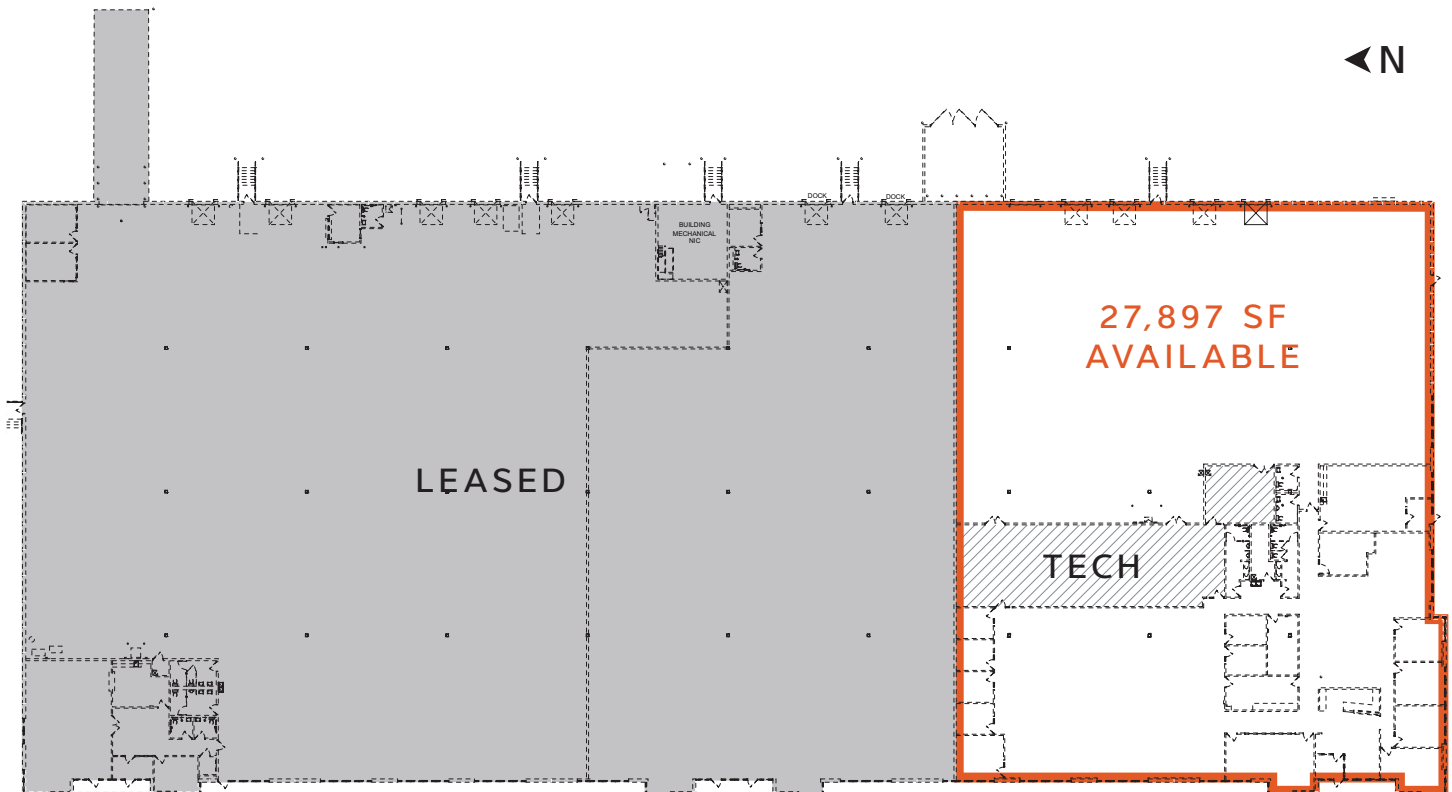
LIBERTY PROPERTY TRUST

CEDAR BLUFFS

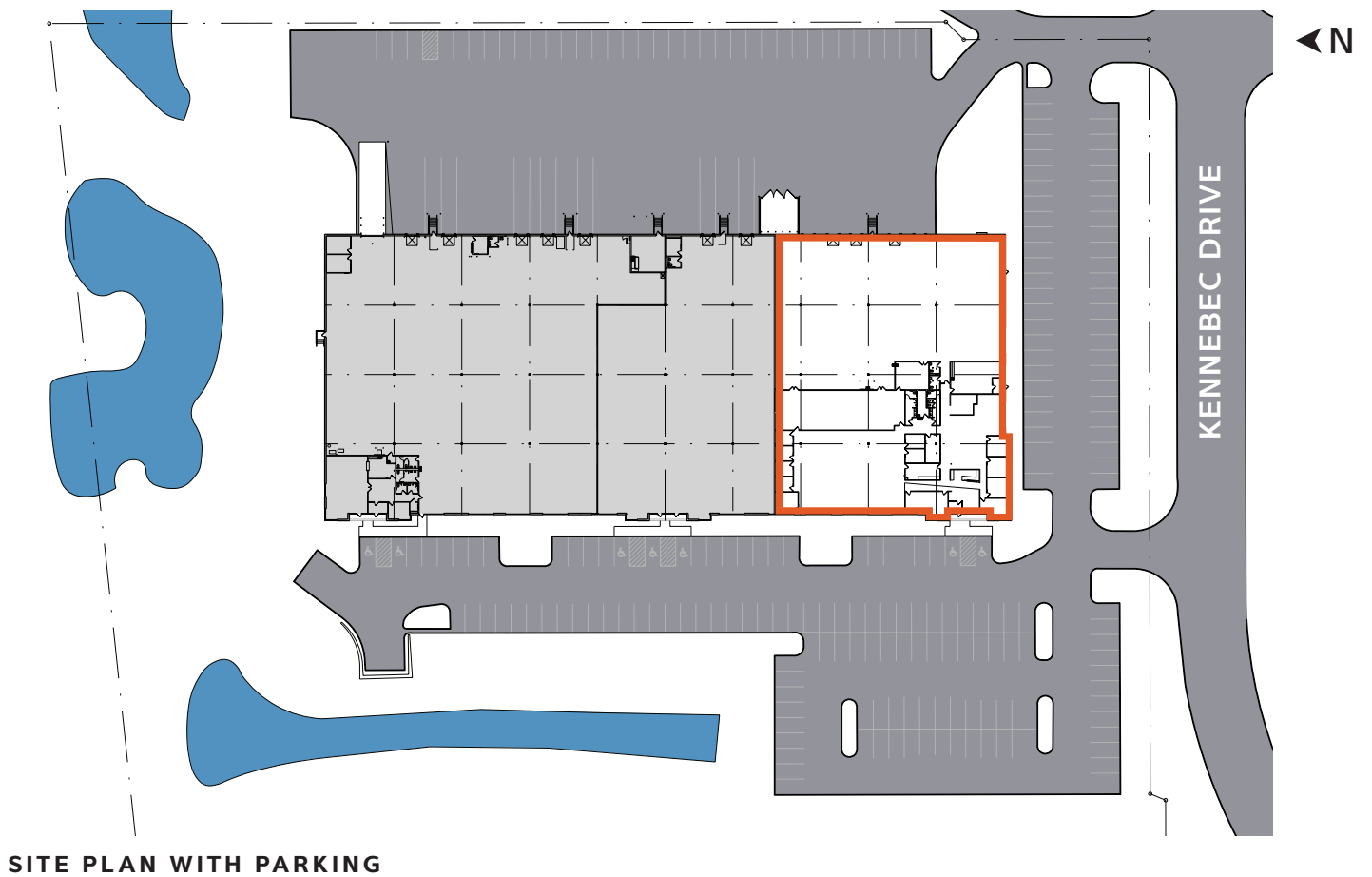
Eagan, MN

ABOUT THIS PROPERTY

- Available: 27,897 SF
 - ◆ Office: 9,081 SF
 - ◆ Tech: 2,640 SF
 - ◆ Warehouse: 16,176 SF
- Rental Rate:
 - ◆ Office: \$10.00/SF Net
 - ◆ Tech: \$7.50/SF Net
 - ◆ Warehouse: \$5.00/SF Net
- Clear Height: 24' warehouse; 9½' office
- Loading: 5 – 9' x 10' exterior dock doors (4 with levelers)
 - ◆ Additional loading can be added
- Parking: 131 stalls
- Column Spacing: 44' x 45'
- Building Depth: 186'
- Lighting: T-8 energy efficient
- Power: 400 amps; 277/480 volts
- Sprinkler: ESFR
- Year Built: 2005
- Zoning: I-1 Limited Industrial
- Operating Expenses (2018 est.):
 - ◆ Tax: \$1.68 PSF
 - ◆ CAM: \$1.44 PSF
 - ◆ Total: \$3.12 PSF
- Easy access to Hwy. 77, Hwy. 13, I-35E & I-494
- Minutes from the Minneapolis/ St. Paul International Airport
- Potential for off-dock truck/trailer/van parking



SITE PLAN



SITE PLAN WITH PARKING



AMENITY MAP



FOR LEASING INFORMATION CONTACT:



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