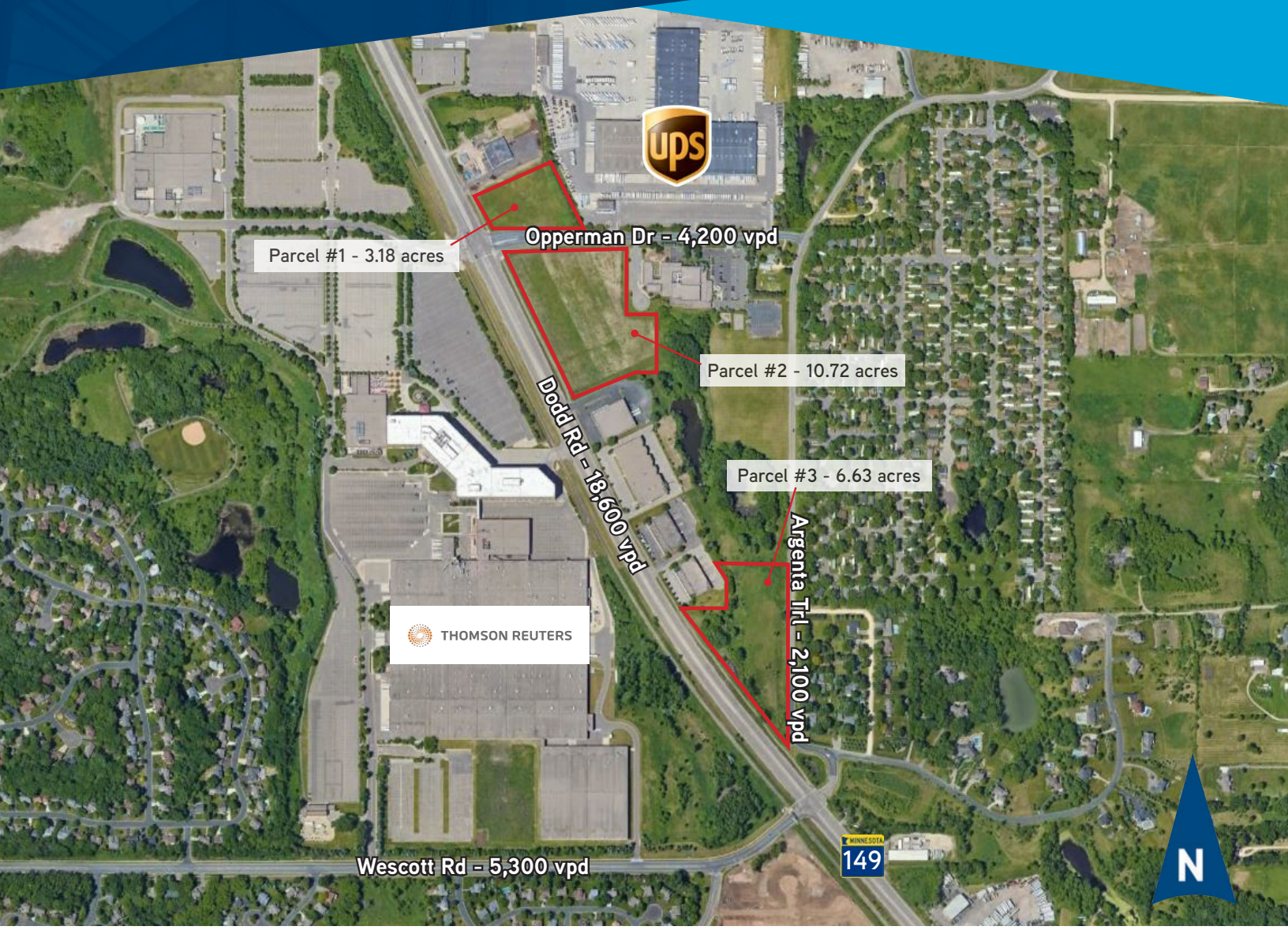
FOR SALE > INDUSTRIAL LAND

20.53 Acres Total (over 3 parcels)

Eagan, MN 55123

Colliers INTERNATIONAL

Accelerating success.



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Parcel One: 3.18 Acres Total



Project Description

ASKING PRICE:
Negotiable

LAND DESCRIPTION:
Total Land Area – 3.18 Acres

PIDS:
10-40950-00-010 & 10-40950-00-020

TRAFFIC COUNTS:
Dodd Rd - 18,600 vpd
Opperman Dr - 4,200 vpd

ZONING:
I-1 Limited Industrial District. Uses include:
- Commercial recreation
- Warehousing and wholesaling
- Office buildings
- Light manufacturing

EST. REAL ESTATE TAXES (2018):
$18,614.40

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Parcel Two: 10.72 Acres



Project Description

ASKING PRICE:
Negotiable

LAND DESCRIPTION:
Total Land Area – 10.72

PID:
10-87000-00-011

TRAFFIC COUNTS:
Dodd Rd – 18,600 vpd
Opperman Dr – 4,200 vpd

ZONING:
I-1 Limited Industrial District. Uses include:
- Commercial recreation
- Warehousing and wholesaling
- Office buildings
- Light manufacturing

EST. REAL ESTATE TAXES (2018):
$39,205.84 ($0.08 psf)

Parcel Three: 6.63 Acres



Project Description

ASKING PRICE:
Negotiable

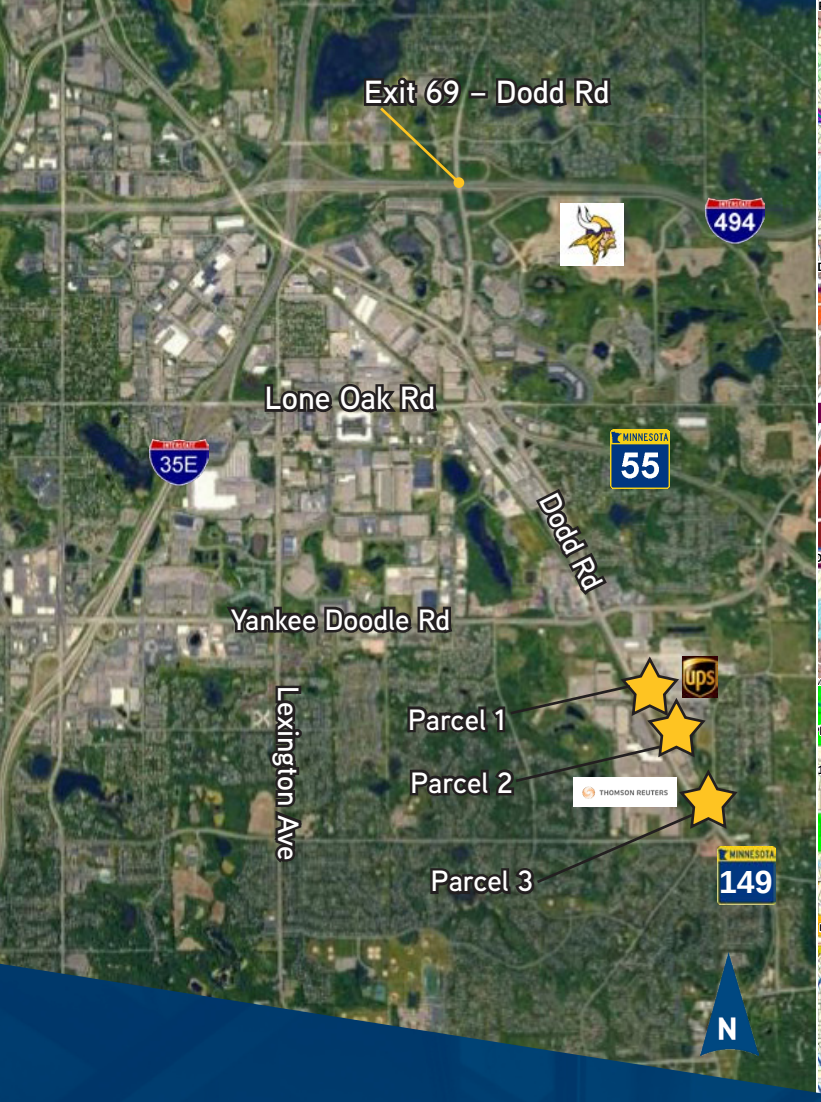
LAND DESCRIPTION:
Total Land Area – 6.63 gross acres
2.40 acres wetland
4.23 acres net

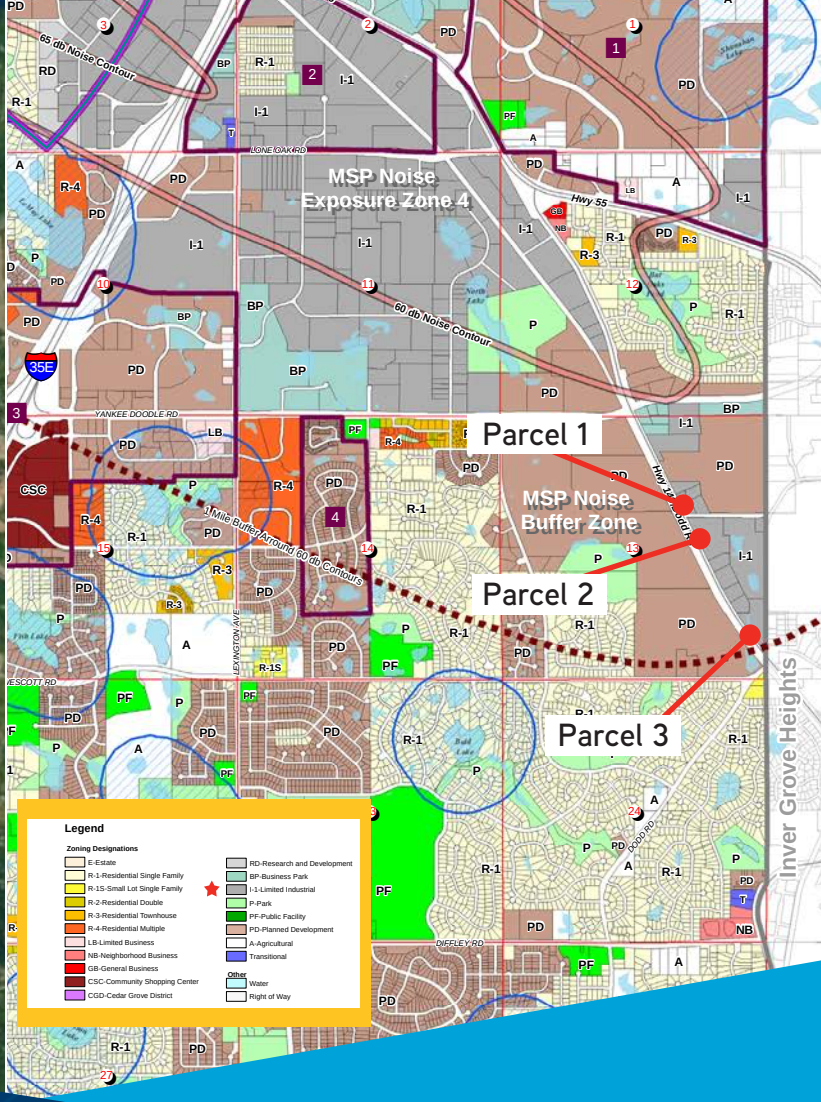
PID:
10-87000-00-020

TRAFFIC COUNTS:
Dodd Rd – 18,600 vpd
Argenta Trl – 2,100 vpd

ZONING:
I-1 Limited Industrial District. Uses include:
- Commercial recreation
- Warehousing and wholesaling
- Office buildings
- Light manufacturing

EST. REAL ESTATE TAXES (2018):
$21,816.60 ($0.08 psf)





FOR SALE › INDUSTRIAL LAND

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