



FOR SUBLEASE

TRAPP ROAD COMMERCE CENTER II

1245 TRAPP ROAD • EAGAN, MN

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PROPERTY DESCRIPTION

- Immediate access to I-494, I-35E, Highway 13 and Highway 55
- Close proximity to Minneapolis/ St. Paul International Airport
- Lease expires April 30, 2023

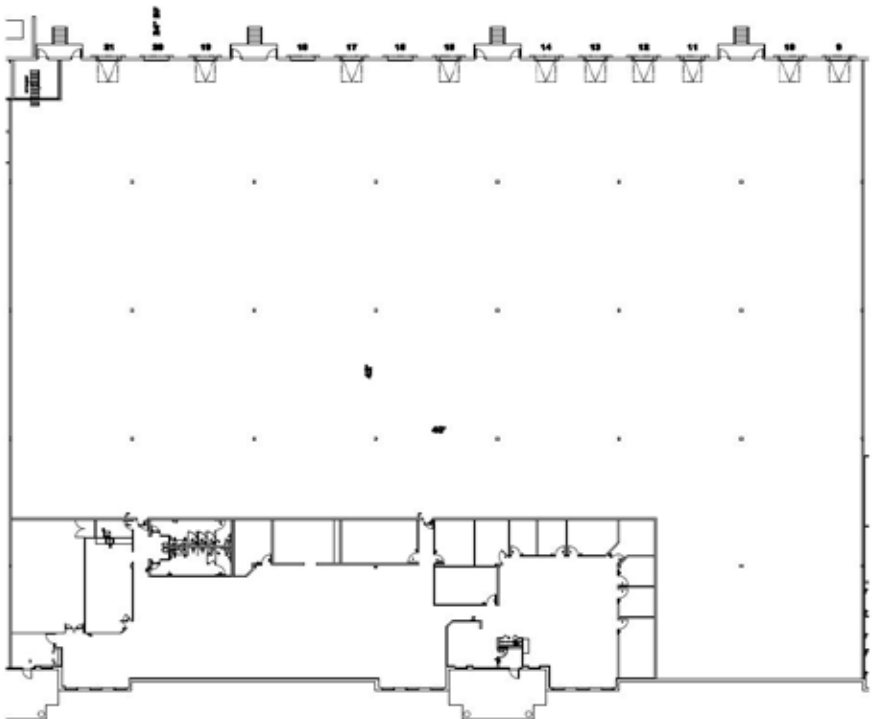
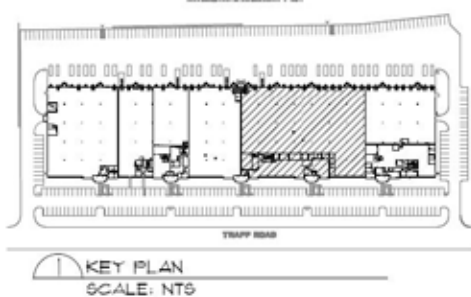
NET RENTAL RATES

- \$10.00/ \$5.00 PSF

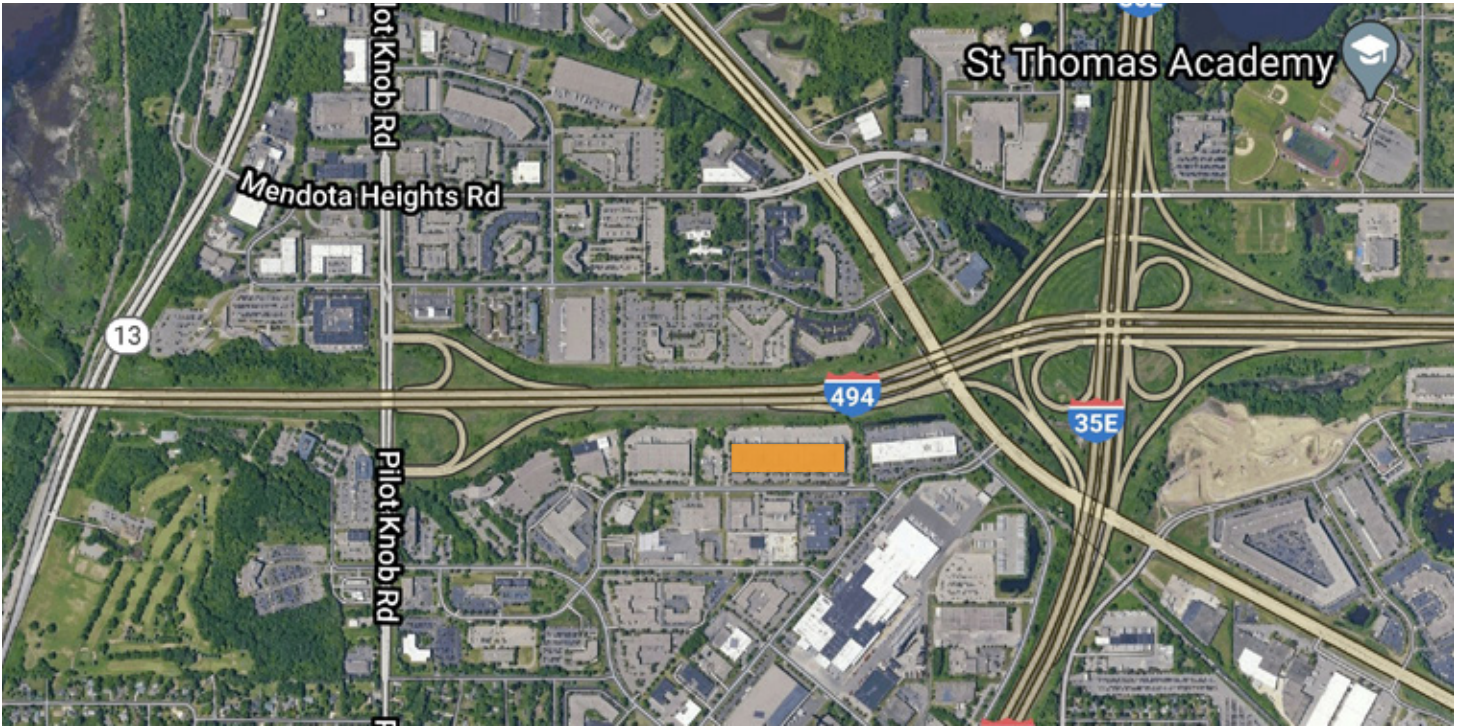
EST. 2021 CAM & REAL ESTATE TAXES

- \$3.11 PSF

SITE PLAN



AERIAL



PROPERTY SPECIFICATIONS

TOTAL BUILDING SF

180,480 SF

AVAILABLE SPACE

Suite 130: 57,344 SF (11,000 SF Office)

CLEAR HEIGHT

24'

LOADING

Suite 130: 12 docks | 1 drive in

YEAR BUILT

1997

ELECTRICAL

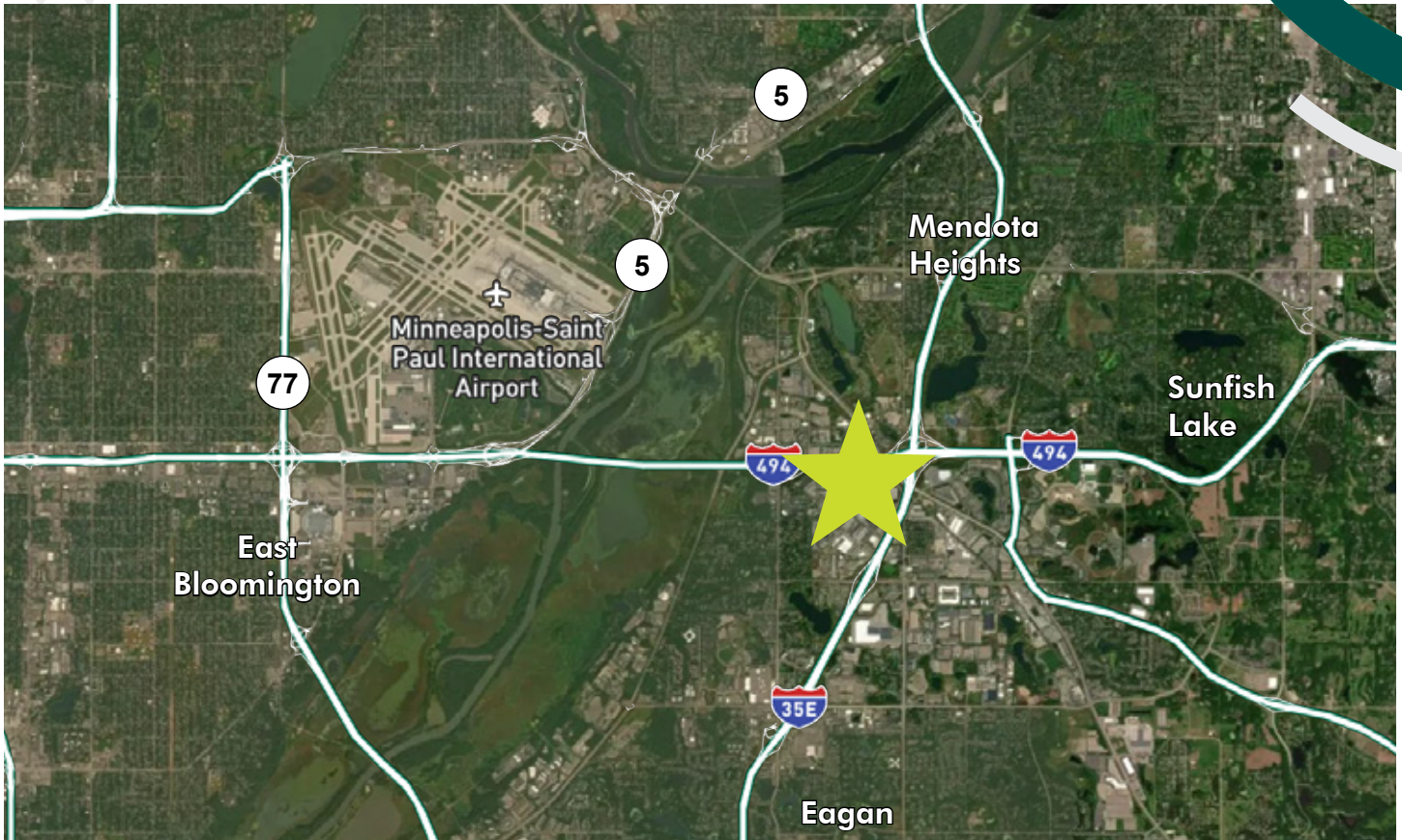
3 Phase

COLUMN SPACING

40'x40'

SPRINKLER SYSTEM

ESFR



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