

WELSH



INNOVATION FROM THE GROUND UP

# For Sale or Lease

Factory Motor Parts Warehouse  
2855 Eagandale Boulevard  
Eagan, Minnesota

- 73,405 square foot bulk warehouse building
- 5.11 acres
- 20' clear height
- Built in 1980
- Great access to I-35E, I-494, Highway 55 & Highway 13



For more information contact:

Ted Carlson, CCIM, SIOR  
952.897.7788  
tcarlson@welshco.com

Evan Molde  
952.897.7776  
emolde@welshco.com

**NAIWELSH**

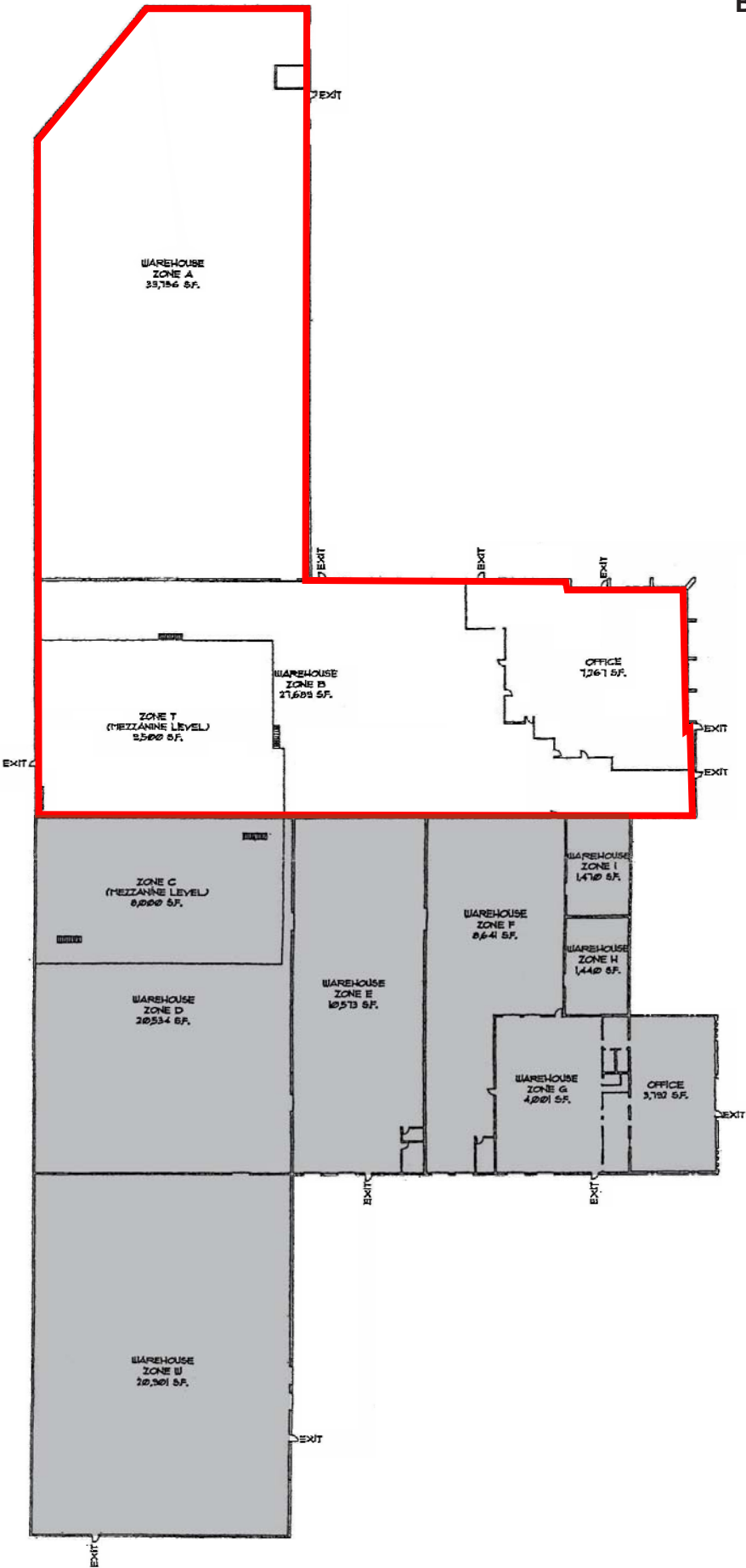


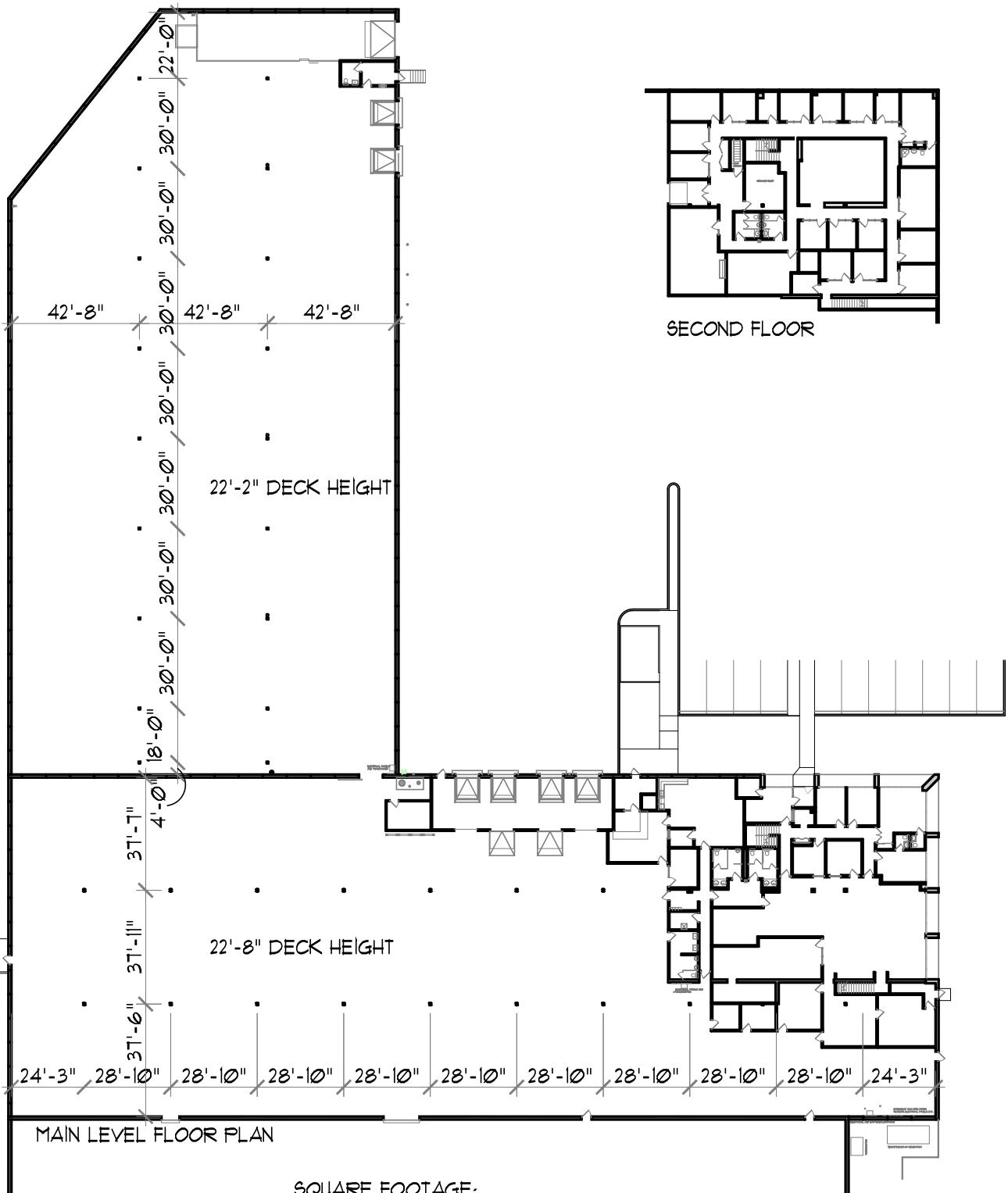


# Factory Motor Parts Warehouse For Sale or Lease

<b>Building Address:</b>	2855 Eagandale Boulevard Eagan, Minnesota	<b>Ted Carlson, CCIM, SIOR</b> <ul style="list-style-type: none"><li>• 952.897.7788</li><li>• tcarlson@welshco.com</li></ul>
<b>Currently Available:</b>	73,405 square feet total 7,182 square feet of first floor office 6,350 square feet of second floor office 59,873 square feet of warehouse	<b>Evan Molde</b> <ul style="list-style-type: none"><li>• 952.897.7776</li><li>• emolde@welshco.com</li></ul>
<b>Option 1</b>	41,781 square feet total 7,182 square feet of first floor office 6,350 square feet of second floor office 28,249 square feet of warehouse	
<b>Option 2</b>	31,624 square feet of warehouse	<b>www.welshco.com</b>
<b>Year Built/Acreage:</b>	1980 / 5.11 acres	
<b>Ceiling Height:</b>	20' clear	
<b>Loading:</b>	Seven (7) docks* *One interior dock for flatbed or truck unloading	4350 Baker Road, Suite 400 Minnetonka, MN 55343 Tel: 952.897.7700 Fax: 952.842.7700
<b>Sprinkler Capacity:</b>	North Warehouse: .20 GPM/2,000 SF South Warehouse: .315 GPM/2,000 SF	
<b>PID#:</b>	10-22506-010-01 & 10-22506-040-01	
<b>Utilities:</b>	\$0.83 electric/year, \$0.48 gas/year	
<b>Rental Rates:</b>	\$7.50 psf office / \$3.75 psf warehouse	
<b>2010 (est.) Op Costs &amp; Tax:</b>	\$0.81 psf for operating costs* \$1.01 psf for real estate taxes (\$74,383/year) \$1.82 psf total	
	*Includes sewer/water, sprinkler monitoring, lawn, snow, insurance & management fee	
<b>For Sale:</b>	\$3,100,000.00 (\$42.23 psf)	
<b>Comments:</b>	<ul style="list-style-type: none"><li>• Great access to I-35E, I-494, Hwy 55 and Hwy 13</li><li>• New roof in 2006 &amp; 2008</li><li>• Fully sprinkled</li></ul>	

# Factory Motor Parts Warehouse Building Floor Plan





SQUARE FOOTAGE:  
 FIRST FLOOR OFFICE = 7,182 s.f.  
 SECOND FLOOR OFFICE = 6,350 s.f.  
 WAREHOUSE = 59,873 s.f.  
 TOTAL = 73,405 s.f.



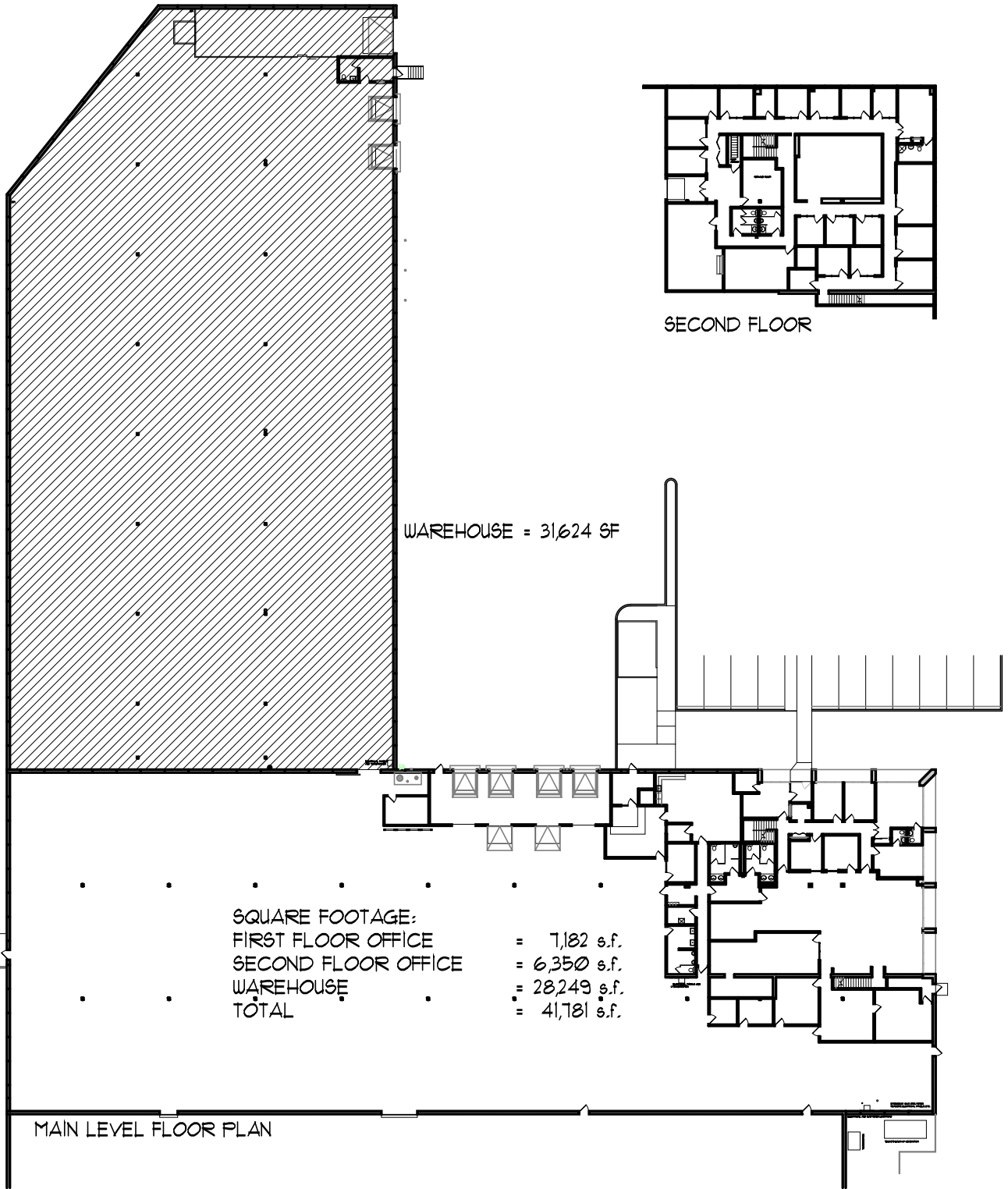
4350 Baker Road, Suite 400  
 Minnetonka, MN 55343  
 952.897.7874 Fax: 952.897.7740

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FACTORY MOTOR PARTS  
 2855 EAGANDALE BLVD.  
 EAGAIN, MN 55121

SCALE: 1" = 50'-0"  
 JOB: 2009259.0  
 REVISION: \_\_\_\_\_ DATE \_\_\_\_\_  
 DRAWN BY: JLN  
 DATE: 25 AUG 09

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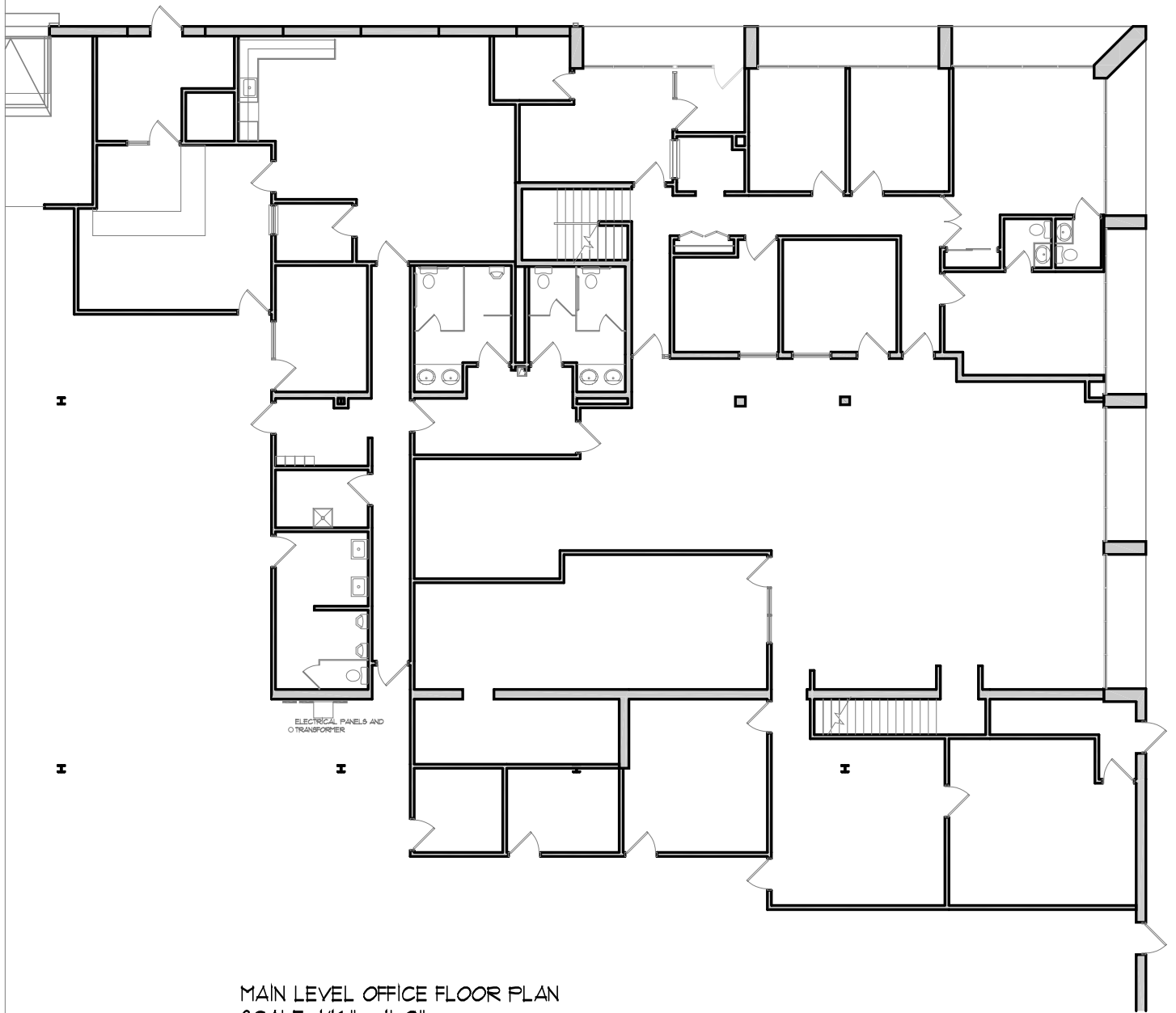
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A-1



MAIN LEVEL OFFICE FLOOR PLAN  
 SCALE: 1/16" = 1'-0"

**GENESIS**  
 ARCHITECTURE

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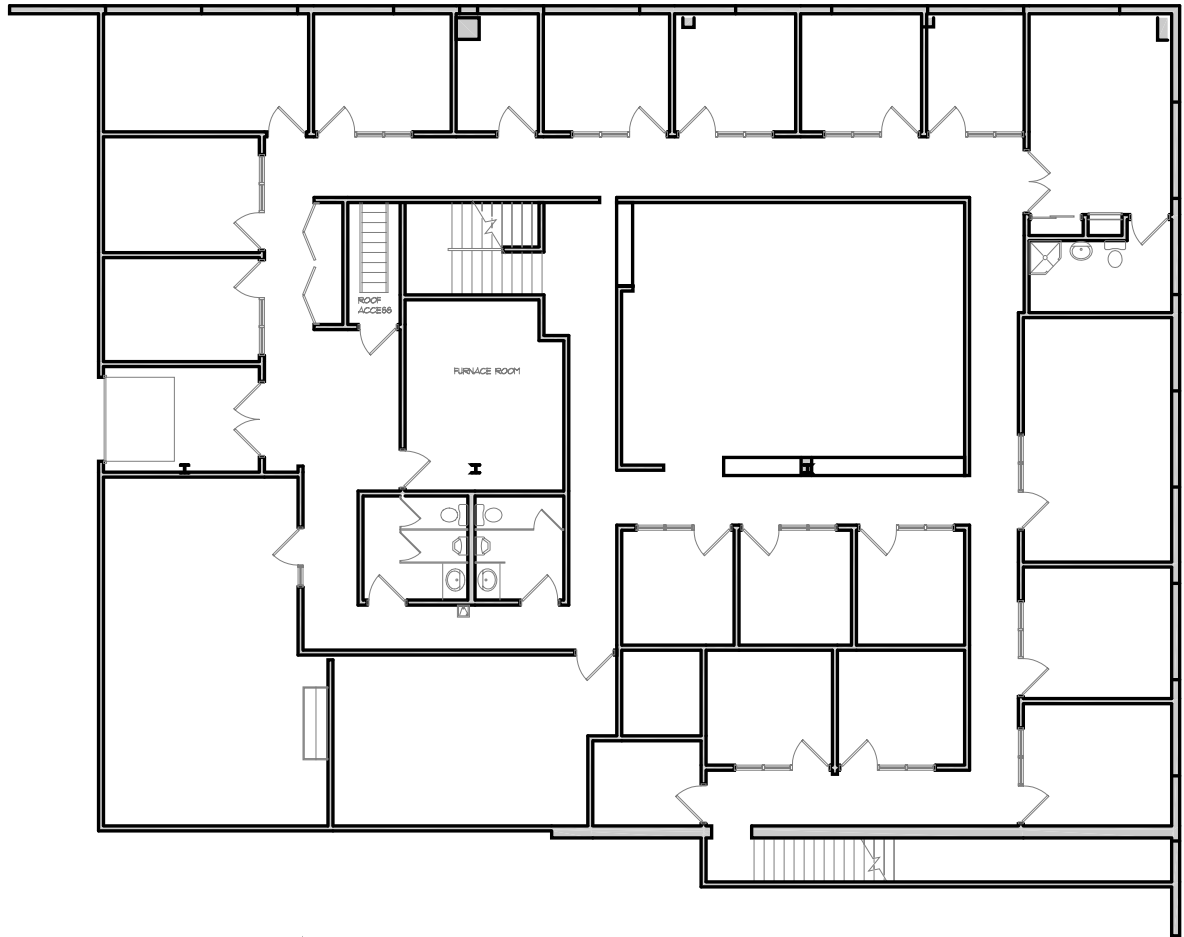
FACTORY MOTOR PARTS  
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SECOND FLOOR OFFICE	=	6,350 s.f.
WAREHOUSE	=	59,873 s.f.
TOTAL	=	73,405 s.f.

**WELSH**  
 COMPANIES

For Lease Information Contact:  
 Ted Carlson, CCIM, SIOR  
 952.8897.7788 Fax: 952.842.7788



SECOND FLOOR OFFICE FLOOR PLAN  
 SCALE: 1/16" = 1'-0"

**GENESIS**

**ARCHITECTURE**

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COSTAR



Eagandale Blvd

Corporate Center Dr

SITE

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