

FOR LEASE | INDUSTRIAL



CSM

DEVELOPING REAL ESTATE FOR PEOPLE,
BUSINESS & COMMUNITIES

WATERS IX BUSINESS CENTER Lone Oak Drive • Eagan, MN



*Single story office/
showroom development
in the Waters Business
Park.*

PROPERTY INFORMATION

- Single story office/showroom building
- 47,500 total sf
- Build-to-suit office space
- 18' clear height
- 5.6 stalls / 1000 sf
- Immediate access to Hwy. 149, I-494 and I-35E
- 5 minutes from Mpls./St. Paul Intl. airport



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WATERS IX BUSINESS CENTER Lone Oak Drive • Eagan, MN

PROPOSED BUILDING SIZE:	47,500 total sf
OFFICE SPACE:	Build-to-suit
CLEAR HEIGHT:	18'
PARKING:	5.6 / 1000 sf
UTILITIES:	Utility services to be separately metered and the responsibility of tenant, along with janitorial, trash removal, etc.
LOCATION:	One (1) block from Hwy. 494, with direct access to Hwy. 55 and Hwy. 149
NOTES:	Quality new construction

