

# FOR LEASE



## TRAPP ROAD

1256 Trapp Road  
Eagan, MN 55121

### Features:

Rate	\$11.00 psf net Office \$ 7.00 psf net Production \$ 5.00 psf net Warehouse \$ 2.00 psf net Storage (outdoor storage for tenants only)
Property Type	Industrial Building
Floors	1
Year Built	1968
County	Dakota
Availabilities	Entire 64,123 sq ft bldg - includes front office, back warehouse and production. Plus large outdoor storage/ parking lot in back.
CAM Taxes	\$4.00 psf annually (est. 2025) \$1.77 psf annually (est. 2025)
PID	10-26880-01-010
Zoning	Industrial Preferred
Parking	Surface parking lots
Other	<ul style="list-style-type: none"><li>◆ Great Eagan Location</li><li>◆ Minutes to MSP Airport and Mall of America</li><li>◆ Easy access to 494, Hwy 55 and 35-E.</li><li>◆ Outdoor storage available</li></ul>

### About The Building:

This industrial building was constructed in 1968 but has a modern interior with front desk, offices, office cubicles and kitchenette. It is conveniently located just south of 494 with access from Pilot Knob Rd or Hwy 55. This move-in ready property provides a quiet professional building with ample warehouse and fenced outdoor storage.



### About The Area:

Eagan is a Southern suburb of St. Paul/Minneapolis with an estimated population of 69,000 and is the 4th largest suburb in the Twin Cities. This property is located at the northern edge of Eagan city limits.



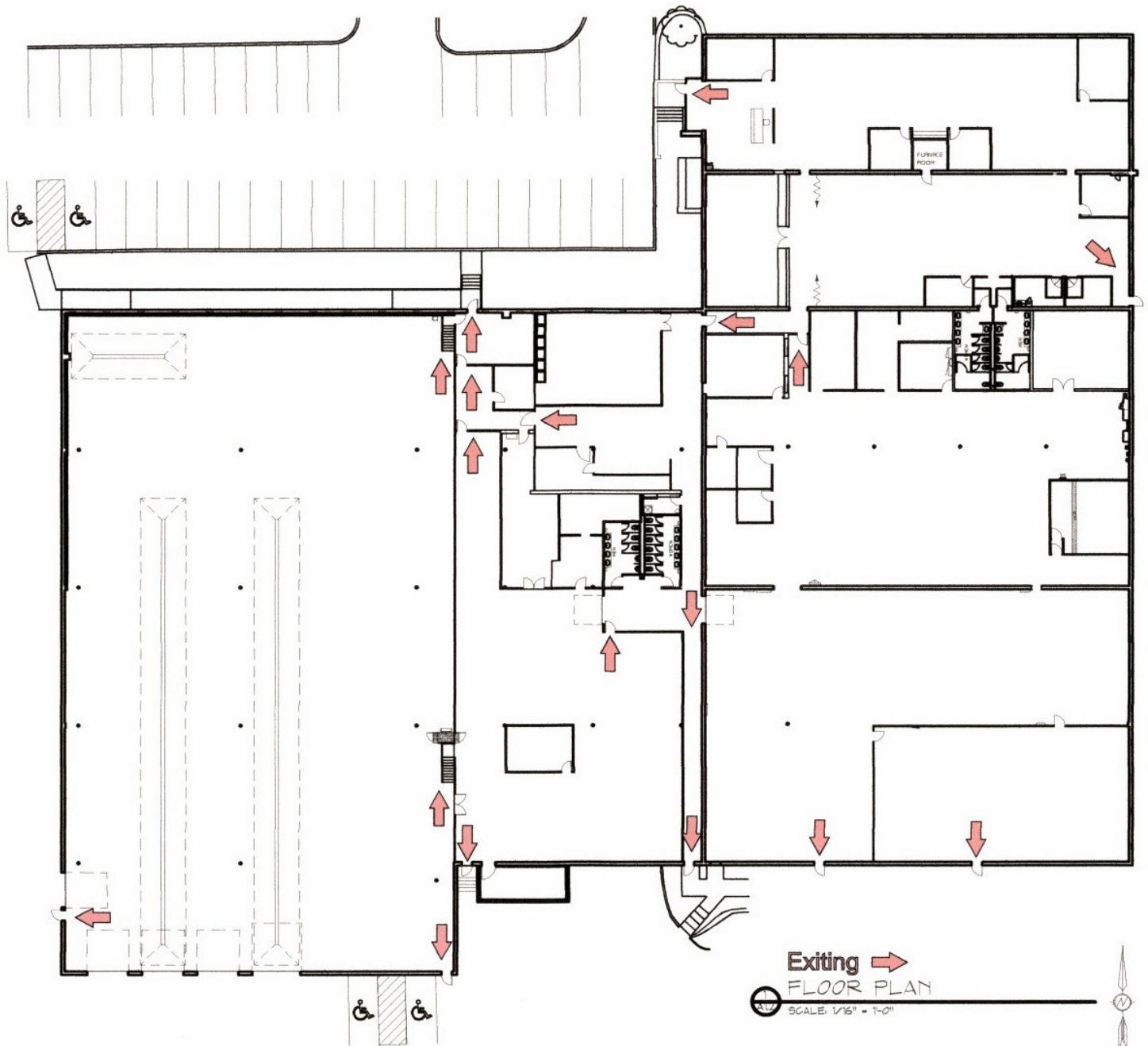
JBL COMPANIES

3440 Federal Drive, Suite 250, Eagan, MN 55122 | Phone: 651-686-0212 | Fax: 651-686-6113 | [jbroker@jblcompanies.com](mailto:jbroker@jblcompanies.com)

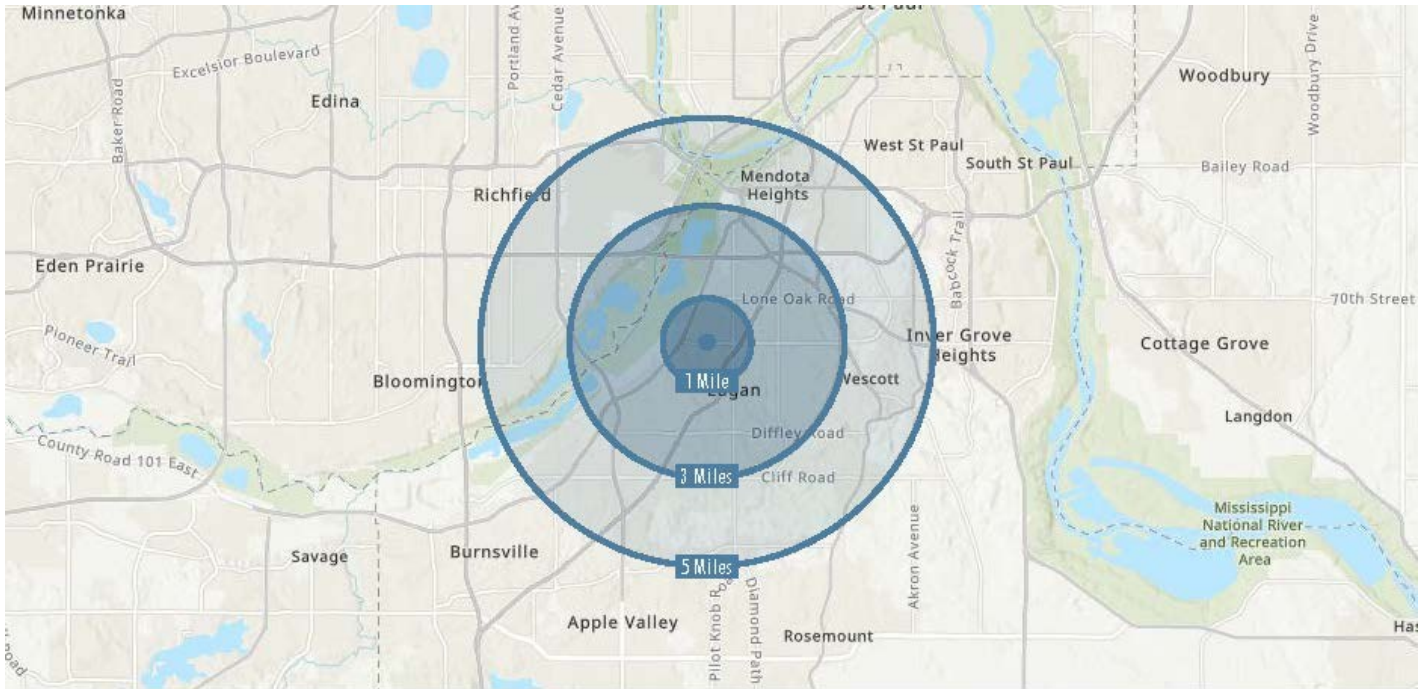
[www.jblcompanies.com](http://www.jblcompanies.com)

1256 Trapp Road  
Eagan, MN 55121

## BUILDING FLOOR PLAN



## EAGAN DEMOGRAPHICS



2022 Summary	1 Mile	3 Miles	5 Miles
Population	8,272	48,718	144,684
Households	3,685	21,285	58,319
Families	1,923	12,299	36,355
Average Household Size	2.23	2.27	2.45
Owner Occupied Housing Units	1,978	13,392	38,868
Renter Occupied Housing Units	1,707	7,894	19,451
Median Age	37.1	38.7	39.3
Median Household Income	\$81,543	\$90,248	\$91,081
Average Household Income	\$105,938	\$123,580	\$125,594

## ADDITIONAL PHOTOS

1256 Trapp Road  
Eagan, MN 55121

