

FOR SALE



TRAPP ROAD

1256 Trapp Road
Eagan, MN 55121

Features:

| | |
|---------------|--|
| Sale Price | \$8,500,000.00 |
| Property Type | Industrial |
| Floors | 1 |
| Year Built | 1968 |
| County | Dakota |
| Building Size | 64,123 square feet |
| Acreage | 7.0 acres |
| PID | 10-26880-01-010 |
| Zoning | Industrial Preferred |
| R.E. Taxes | \$113,576.00 |
| Parking | Surface parking in front plus large fenced parking/storage in back. |
| Other | <ul style="list-style-type: none">◆ Great Eagan Location◆ Minutes to MSP Airport and Mall of America◆ Easy access to 494, Hwy 55 and 35-E◆ Outdoor storage area |



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.

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.



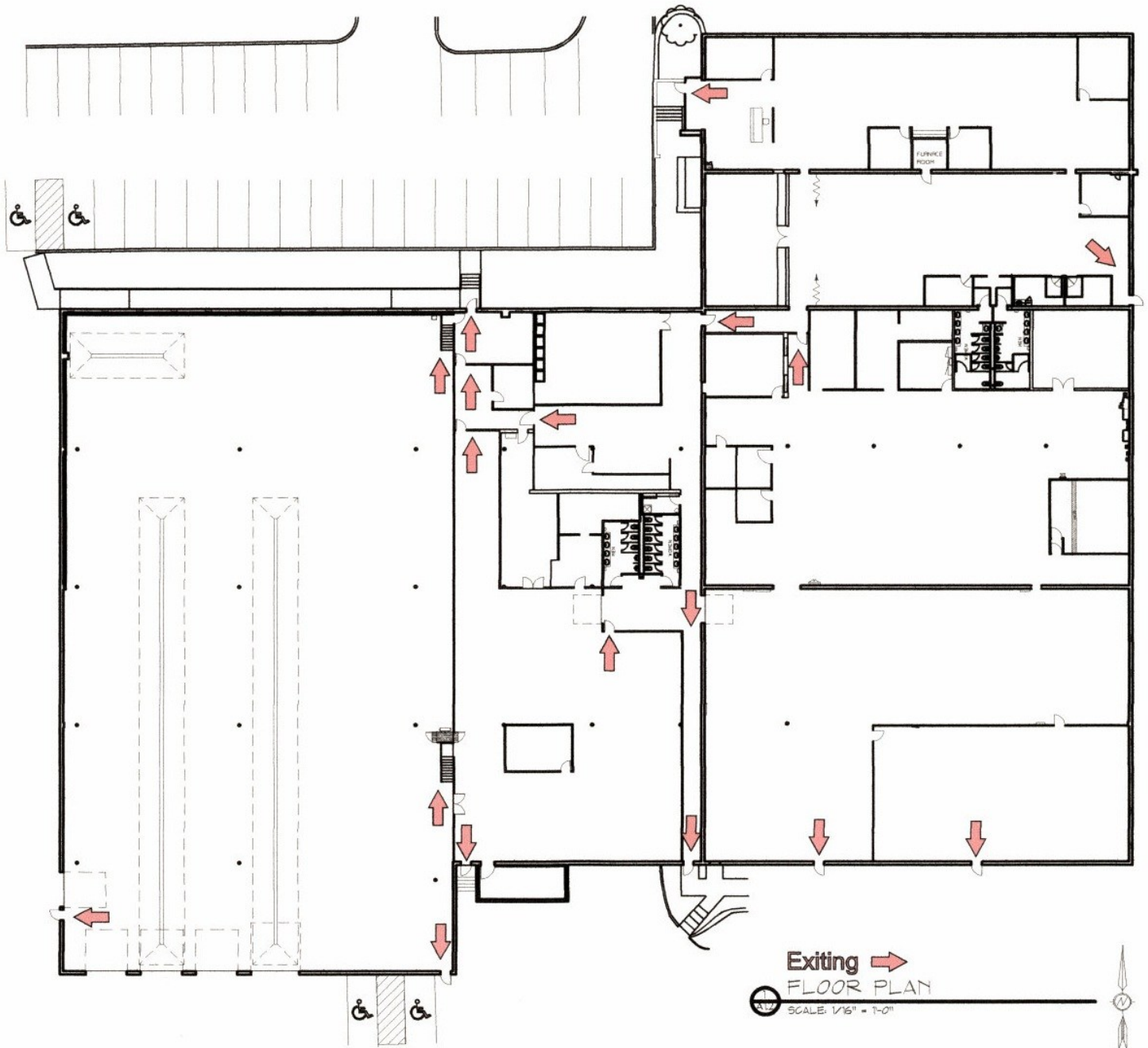
JBL COMPANIES

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

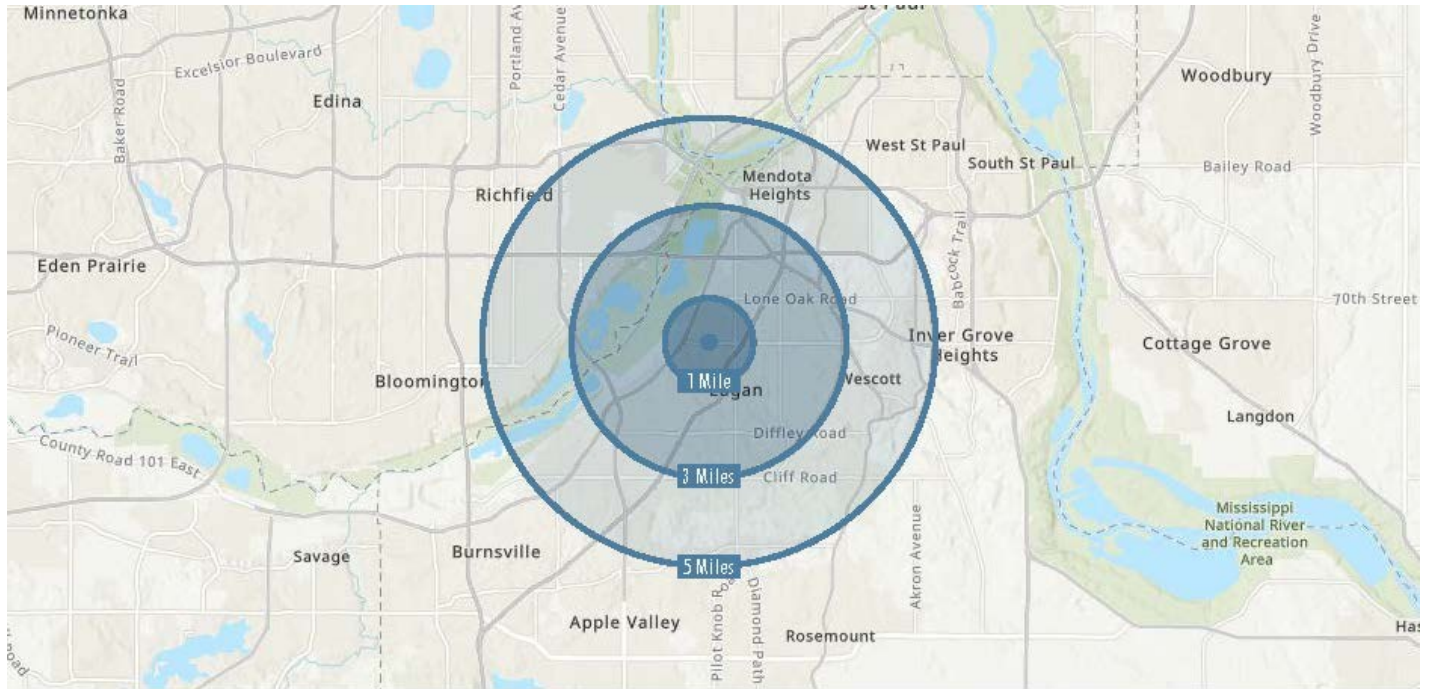
www.jblcompanies.com

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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 |

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ADDITIONAL PHOTOS

