

FOR LEASE | INDUSTRIAL



CSM

DEVELOPING REAL ESTATE FOR PEOPLE,
BUSINESS & COMMUNITIES

WATERS BUSINESS PARK: A, LOT 3
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
- 18'-24' clear height
- 3.8 stalls / 1000 sf
- 4.6 net acres
- Adjacent to Ecolab corporate campus and Minnesota Vikings master development
- Planned business district with City approvals in place
- Immediate access to Hwy. 149, I-494 and I-35E
- 5 minutes from Mpls./St. Paul Intl. airport



CONTACT:

ANDY MCINTOSH
p: 612-395-7130
c: 952-200-1511
amcintosh@csmcorp.net

AVAILABLE | INDUSTRIAL



WATERS BUSINESS PARK: A, LOT 3 Lone Oak Drive • Eagan, MN

PROPOSED BUILDING SIZE:	47,500 total sf
OFFICE SPACE:	Build-to-suit
CLEAR HEIGHT:	18'-24'
PARKING:	3.8 / 1000 sf
LOCATION:	One (1) block from Hwy. 494, with direct access to Hwy. 55 and Hwy. 149

WHY CSM?

Long-term property owners

At CSM, we believe that the greatest benefits for all parties come from long-term investments in the businesses we serve. We manage our properties with the quality of care that only a long-term owner provides.

Our long-term hold philosophy results in tremendous financial strength. Our nationwide portfolio of properties provides purchasing power for goods and services and diversified stability that benefits our customers.

Broad Expertise

As long-term owners and managers, we have developed an unparalleled level of expertise in various business sectors. Our commercial portfolio includes more than 10 million square-feet of retail, office and industrial spaces.

We manage the buildings so you can manage the business

We offer full property management services so our clients can concentrate on running the business. Each of our property managers has worked for CSM for more than 15 years.