

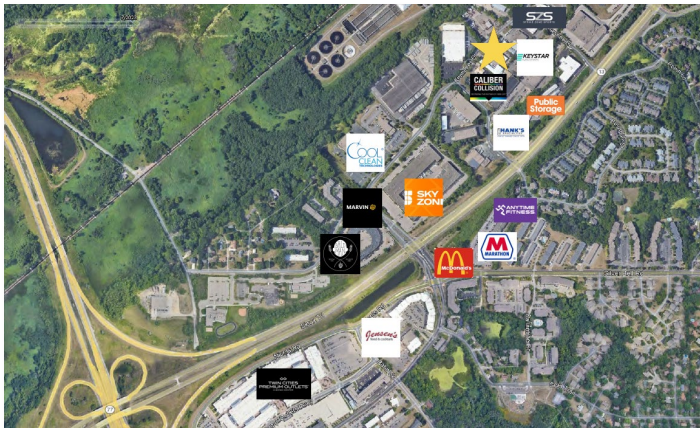
Kennebec Industrial Building

3650 Kennebec Drive | Eagan, MN

FOR LEASE | INDUSTRIAL



Prime Eagan Location



Highlights

- 6,963 Total SF
 - 924 SF Office
 - 1,083 SF Mezzanine Storage
 - 4,956 SF Industrial/Shop
- Available March 1, 2026
- In-suite Private Restrooms
- Individual Entrance
- 2 Existing Skylights for natural lighting
- Multi-Tenant Industrial Trade Building
- Monument Signage Available
- 3 Drive-in Doors
- Flammable Waste Trap
- Floor Drains
- Zoned I-1 Limited Industrial

Average Daily Traffic Volumes:

- Hwy 13: 21,615 VPD
- Hwy 77: 88,782 VPD
- Combined: 110,400 VPD

Demographics:

Miles	1	3	5
Population	22.7k	97.8k	317.8k
Avg Income (\$)	89.3k	91.3k	94k
# of Employees	18.6k	77.5k	385.2k

2023 Cxexi Demographics

High Visibility

High Traffic

High Demand

For more information, please contact:

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REAL ESTATE | CONSTRUCTION | PROPERTY MANAGEMENT

All information herein has been provided by sources we deem reliable. It is provided without any representation, warranty, or guaranty. Prospective Tenant should conduct any investigation and verification it deems material. Consult your accountant, attorney, or other professional advisors.

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Year Built:

- 1987

Floors:

- 1+ Mezzanine

Suites Available:

- 6,963 Total Square Feet Available March 1, 2026
 - 924 SF Office
 - 1,083 SF Mezzanine
 - 4,956 SF Industrial Shop
 - 3 Drive-ins: 1- 12'x12' & 2- 12'x14'

Net Rate (*annual escalations):

- Negotiable, NNN

Operating Expenses & Real Estate Taxes:

- \$4.95 per SF, 2025 Estimated
(excludes metered utilities, phone, cable, internet, janitorial)

Lease Term:

- 5-Year Preferred

Parking:

- 35+ Shared Surface Parking Spaces

Fire / Life / Safety

- Sprinklered Fire System

Zoning:

- I-1 Limited Industrial

Building & Roof Construction:

- Steel Truss Building
- Membrane Roof

HVAC:

- Office: Furnace supplied Heat
- WH: Radiant & Gas Fired Unit Heaters

Utility Services:

- Dakota Electric / Center Point Energy
- Century Link / Comcast / Integra

Electrical:

- 3 Phase / 240v

Building Amenities:

- Flammable Waste Trap
- Monument Signage Available
- 19' Clear Height to Decking
- Local and Responsive Property Management

Area Amenities:

- Located in Well Established Industrial Park
- Easy access to Hwy 77, I-494, MOA, and International Airports
- Conveniently Situated off Hwy 13 Midway Between 35 E & 35 W
- Close to Employee Base, Restaurants, Retail, and Services



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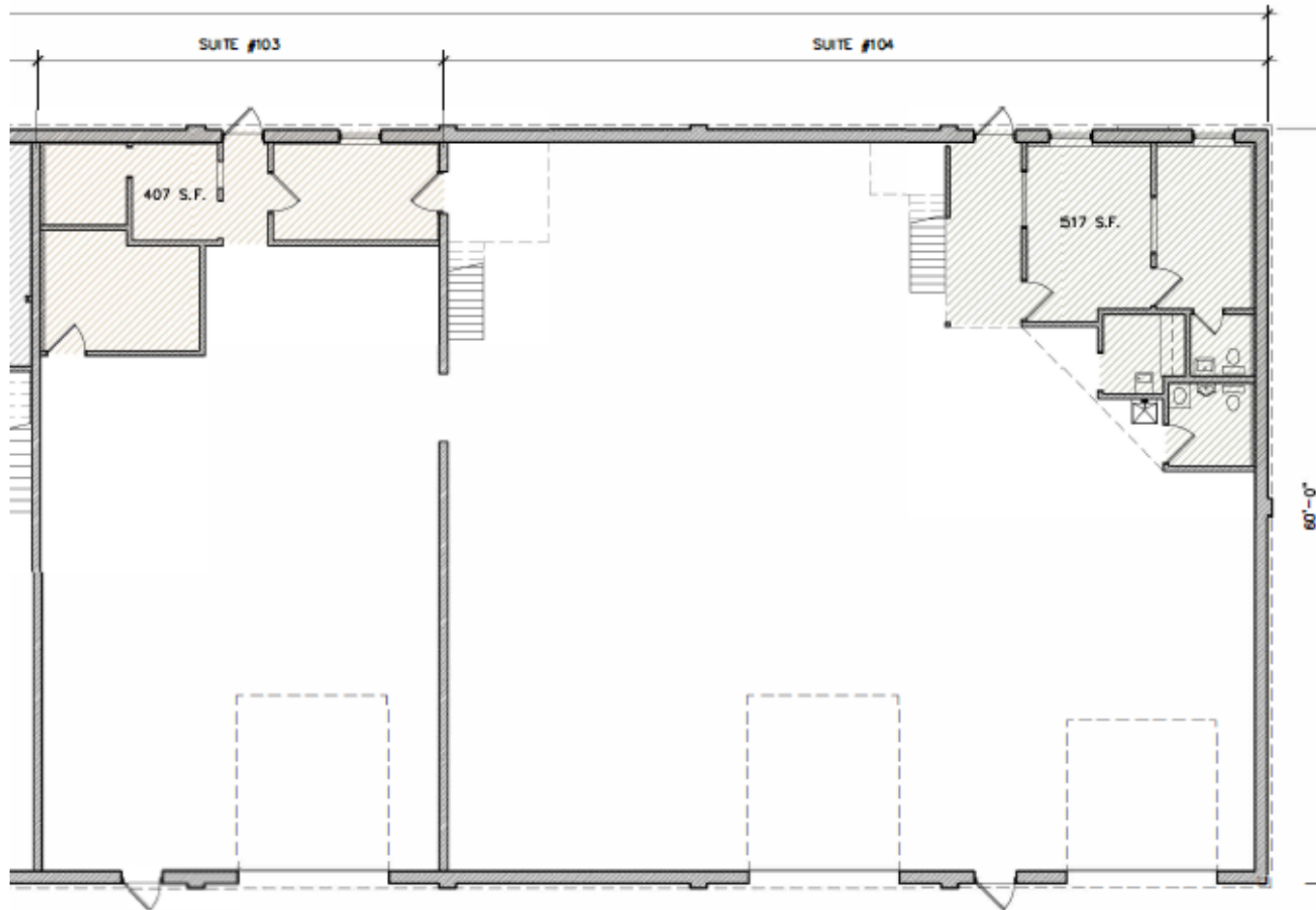
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Floor Plan



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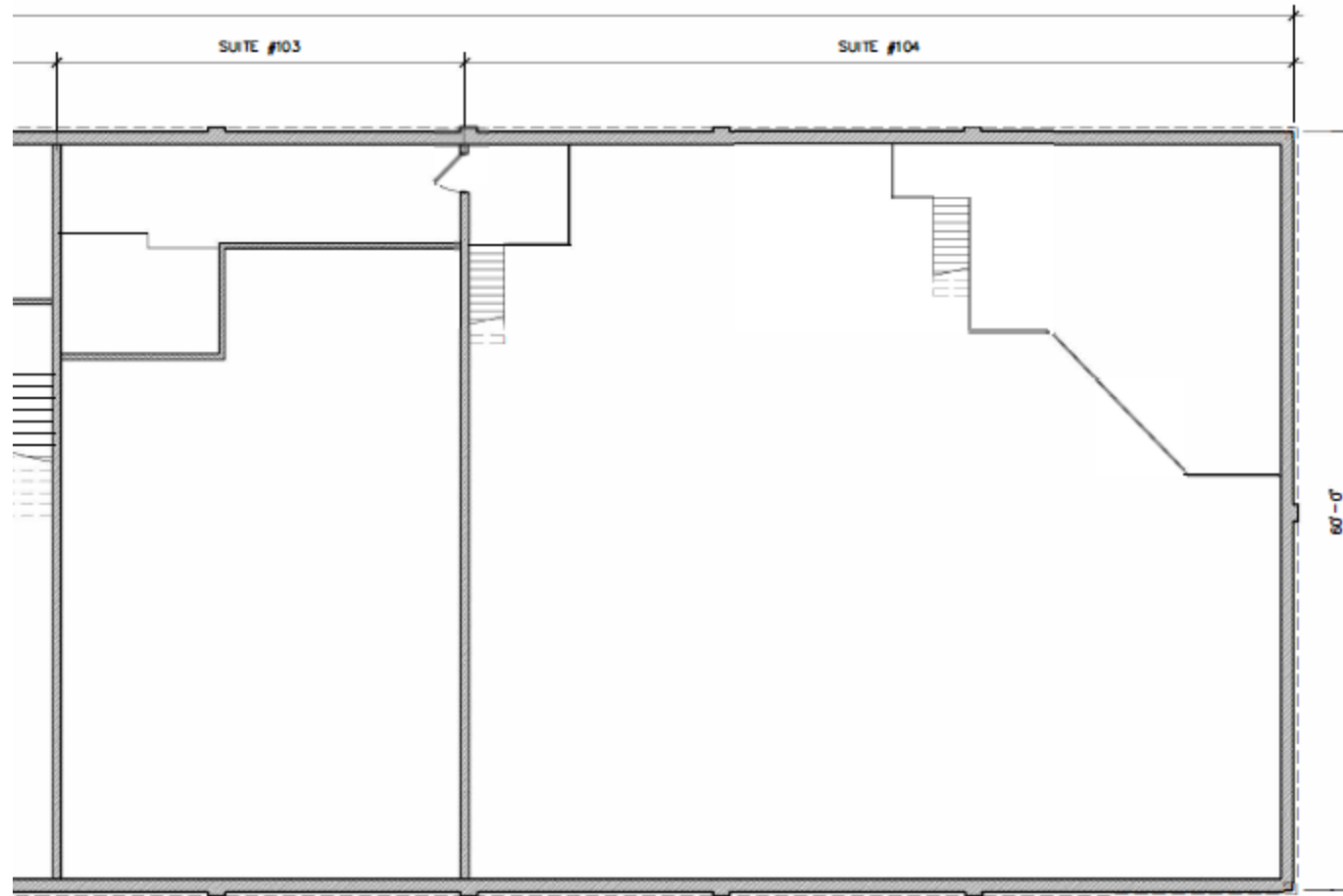
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Mezzanine Plan



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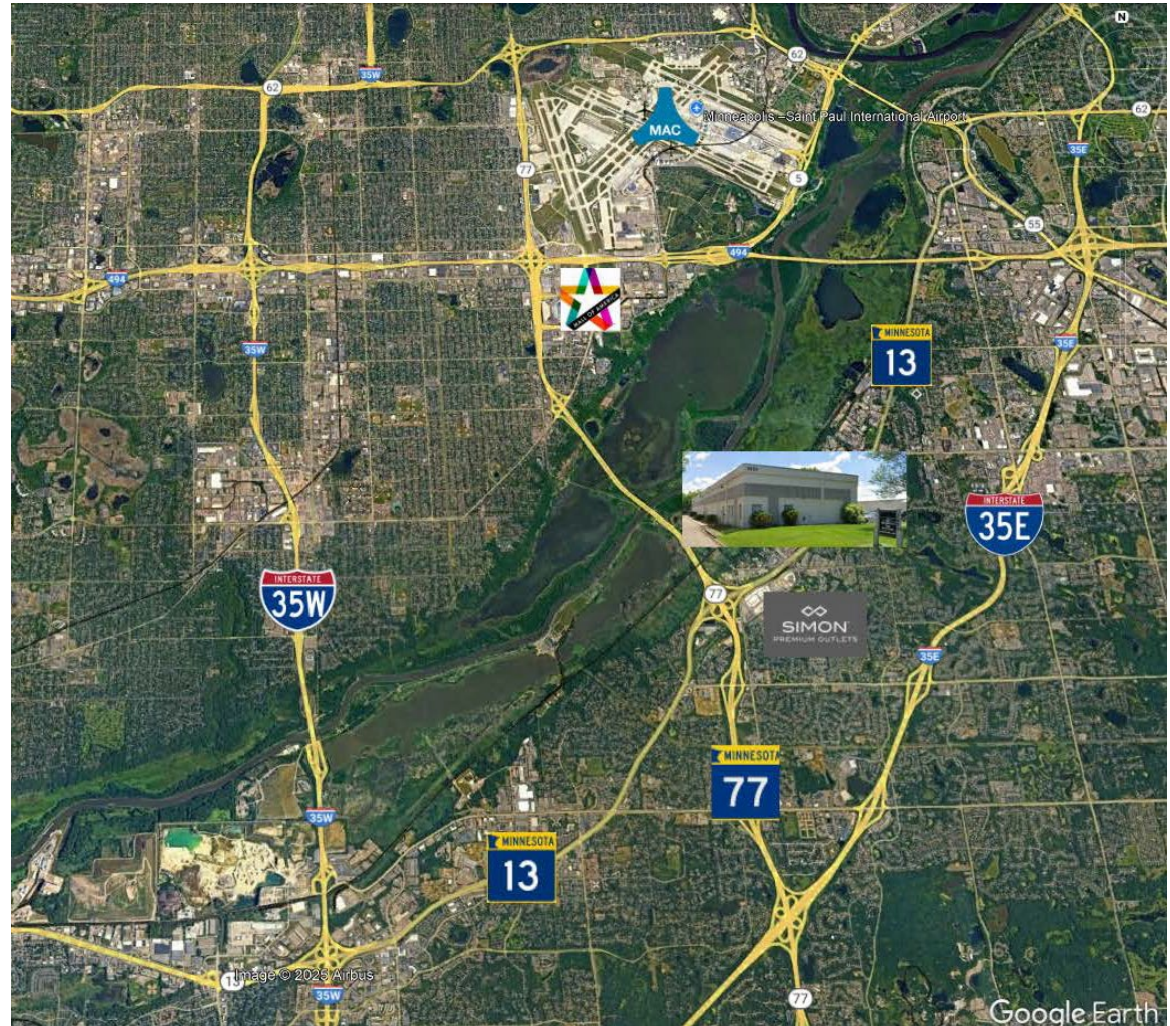
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Location, Location, Location

Situated off Hwy 13, the location provides excellent connectivity to major roadways I-35E, I-35W, I-494, Hwy 13 and Hwy 77. This places your business in close proximity to major transportation routes, an established employee base, Minneapolis-St. Paul International Airport, and a variety of nearby restaurants, retail and services.



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