

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background. Below the text are three horizontal stripes in yellow, red, and blue.A stone pillar sign for Armstrong Business Center II. The sign is teal with white text. It reads "ARMSTRONG" in large letters, "BUSINESS CENTER II" in smaller letters below it, and "980 Lone Oak Road" at the bottom. The sign is set against a background of evergreen trees and a clear blue sky.

ARMSTRONG
BUSINESS CENTER II
980 Lone Oak Road

Armstrong Business Center II

Industrial For Sublease

980 Lone Oak Rd, Eagan MN

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Property Highlights

- Industrial space for sublease
- Dock & drive-in loading
- Abundant glass
- Energy efficient construction
- Low operating expenses
- Great access to Lone Oak Rd, I-35E & I-494
- Well-located within the Eagan Industrial Area

Building Size:

154,950 square feet total

Currently Available:

Suite 160:

9,247 square feet total

3,284 square feet office

5,963 square feet warehouse

- Three (3) docks
- One (1) drive-in

Expires:

February 28, 2027

Year Built:

1991

Clear Height:

20'

Lease Rate:

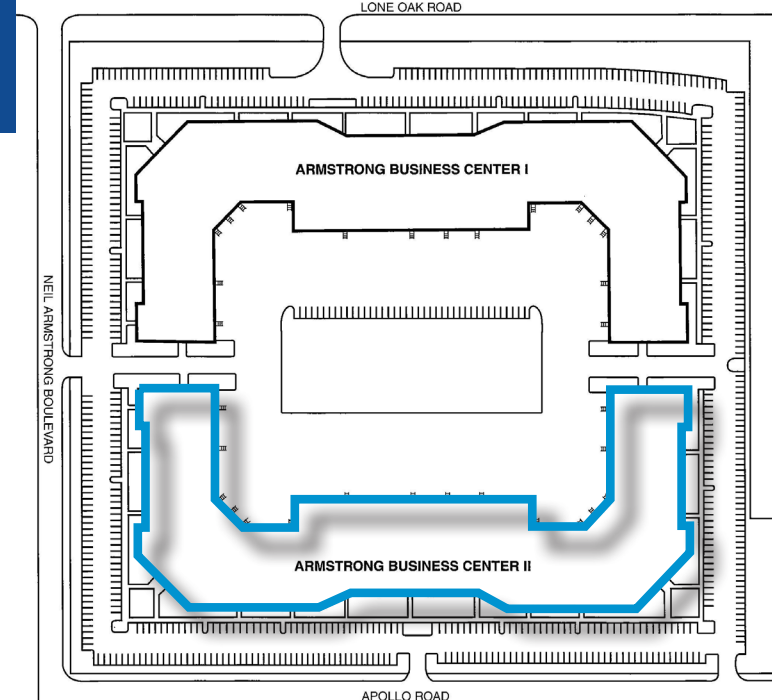
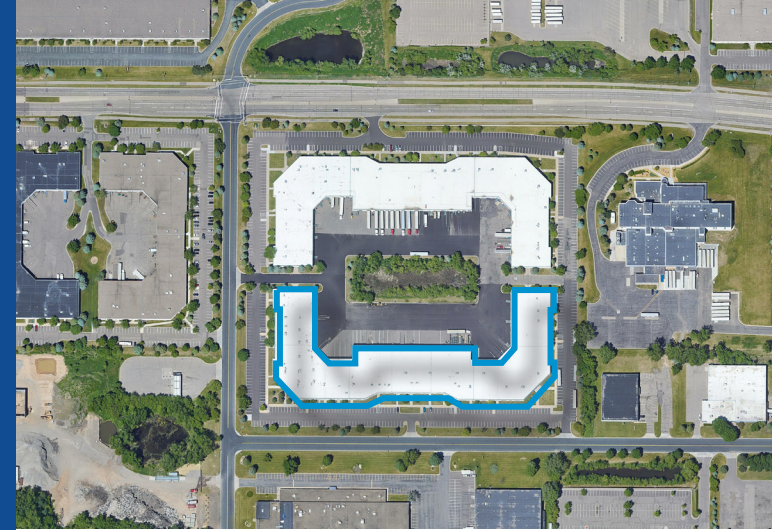
Negotiable

2024 Est CAM & Real Estate Tax:

\$1.71 PSF CAM

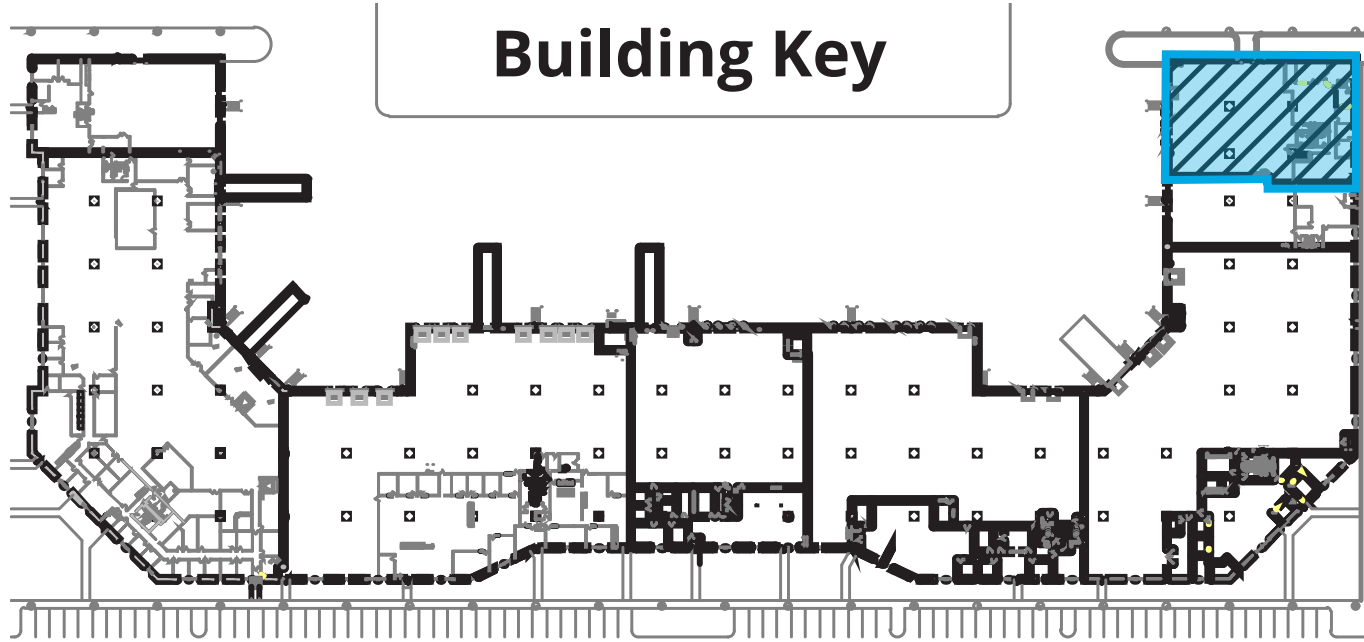
\$1.64 PSF Tax

\$3.35 PSF Total

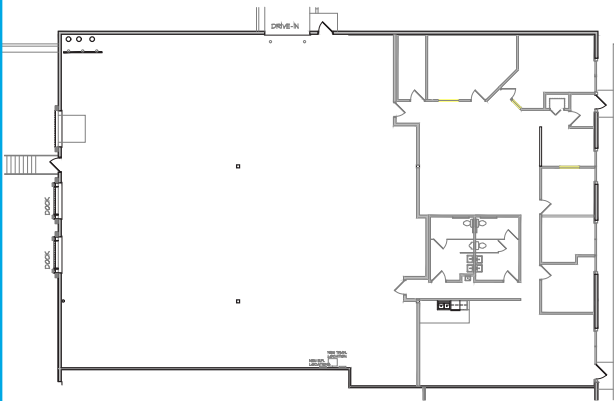


Site Plan

Building Key



Suite 160
Office - 3,284 SF
Warehouse - 5,963 SF
Total - 9,247 SF





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