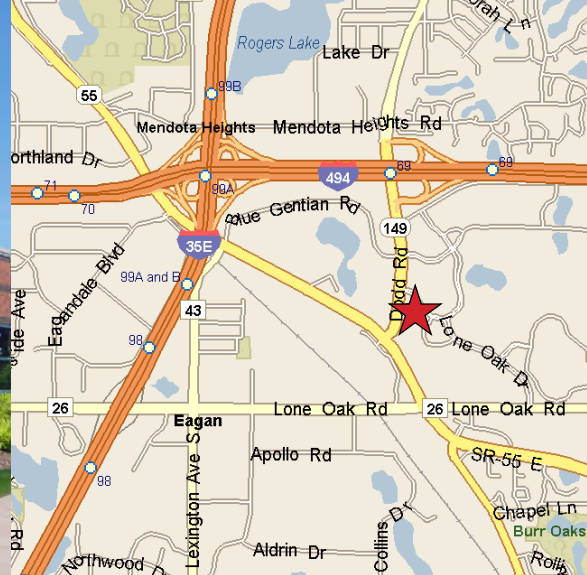


FOR LEASE > INDUSTRIAL SPACE

# The Waters II

2915 WATERS ROAD, EAGAN, MN 55121



## Industrial Space For Lease

Premier corner location in the Waters Business Park. Glass and brick exterior and beautifully landscaped grounds. Minutes from the MPLS/St. Paul International Airport and easy access to Highway 55, I-494 and I-35E.

## Building Amenities

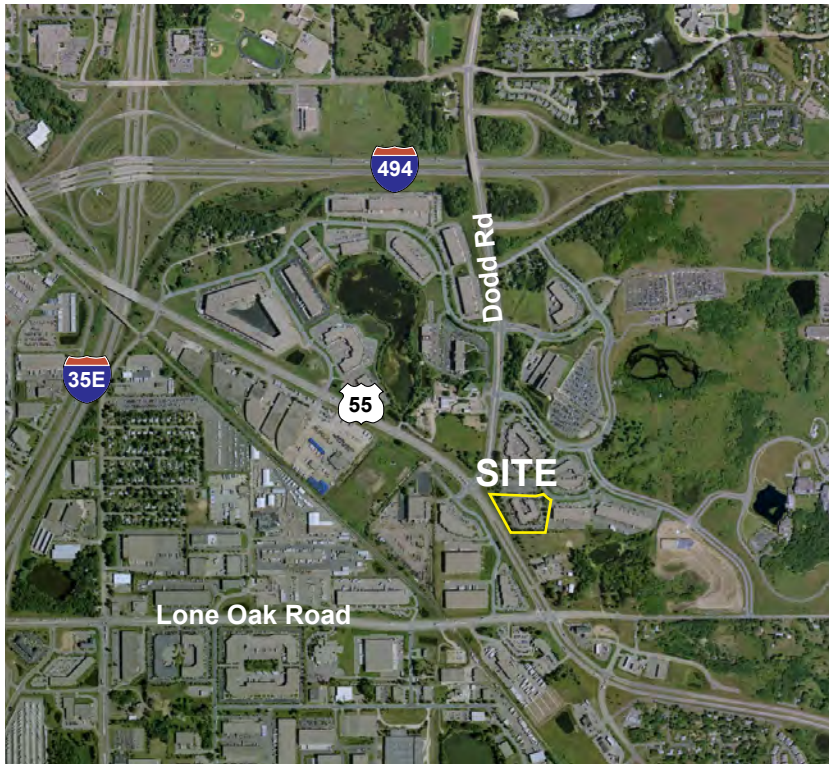
- > 51,845 square foot high image office/showroom
- > Premier location in the Waters Business Park
- > Glass and brick exterior
- > Beautifully landscaped grounds
- > Dock and drive-in loading
- > 14' clear height in warehouse
- > Easy access to Highway 55, I-494 and I-35E
- > Minutes from the MPLS/St. Paul International Airport
- > 4.17/1,000 parking ratio
- > Fiber available

## Contact Us

EVAN MOLDE  
952 897 7776  
MINNEAPOLIS, MN  
[evan.molde@colliers.com](mailto:evan.molde@colliers.com)

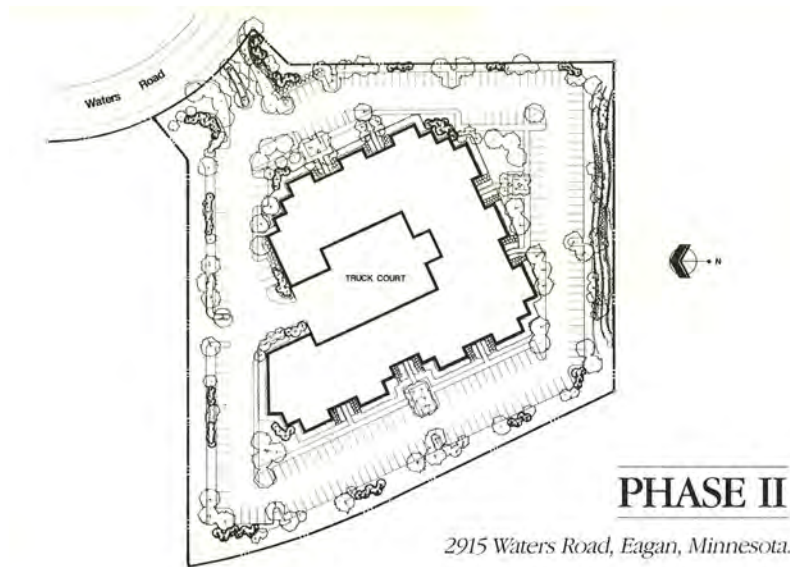
COLLIERS INTERNATIONAL  
4350 Baker Road, Suite 400  
Minnetonka, MN 55343  
[www.colliers.com](http://www.colliers.com)

# The Waters II > Aerial



## Contact Us

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## PROPERTY FACT SHEET



# The Waters II

2915 WATERS ROAD, EAGAN, MN 55121

### PROPERTY ADDRESS:

2915 Waters Road  
Eagan, MN 55121

### BUILDING SQUARE FEET:

51,845 square feet total

### CURRENTLY AVAILABLE: SUITE 105:

17,771 square feet total  
15,773 square feet office  
1,998 square feet warehouse

- Two (2) docks
- One (1) drive-in door
- Demisable to 3,097 SF
- Available 08/01/2014

### SUITE 112:

5,730 square feet total  
3,011 square feet office  
2,719 square feet warehouse

- One (1) drive-in door

### YEAR BUILT:

1989

### PARKING:

4.17/1,000

### CLEAR HEIGHT:

14'

### NET RENTAL RATES:

\$10.00 per square foot office  
\$ 5.00 per square foot warehouse

### 2014 EST. CAM & REAL ESTATE TAX:

\$1.85 per square foot CAM  
\$2.44 per square foot Tax  
\$4.29 total per square foot

### AMENITIES:

- High image office/showroom building
- Located in The Waters Business Park
- Great access to I-494 and I-35E
- Local ownership



## For Leasing Information, Contact:

EVAN MOLDE  
952 897 7776  
[evan.molde@colliers.com](mailto:evan.molde@colliers.com)

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