

FOR SALE FLEX | OFFICE/WAREHOUSE + OUTDOOR STORAGE

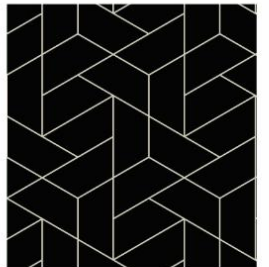
4155 OLD SIBLEY HWY, EAGAN, MN 55122

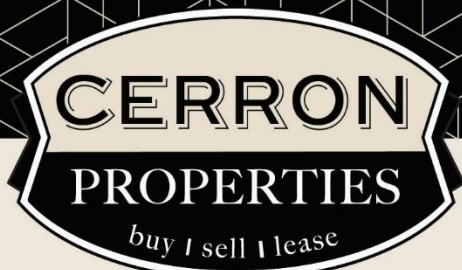


FOR SALE | 15,240 SF + THREE (3) DRIVE-IN DOORS



CERRON Commercial Properties, LLC | 21476 Grenada Ave | Lakeville, MN
WWW.CERRON.COM





FOR SALE FLEX | OFFICE/WAREHOUSE

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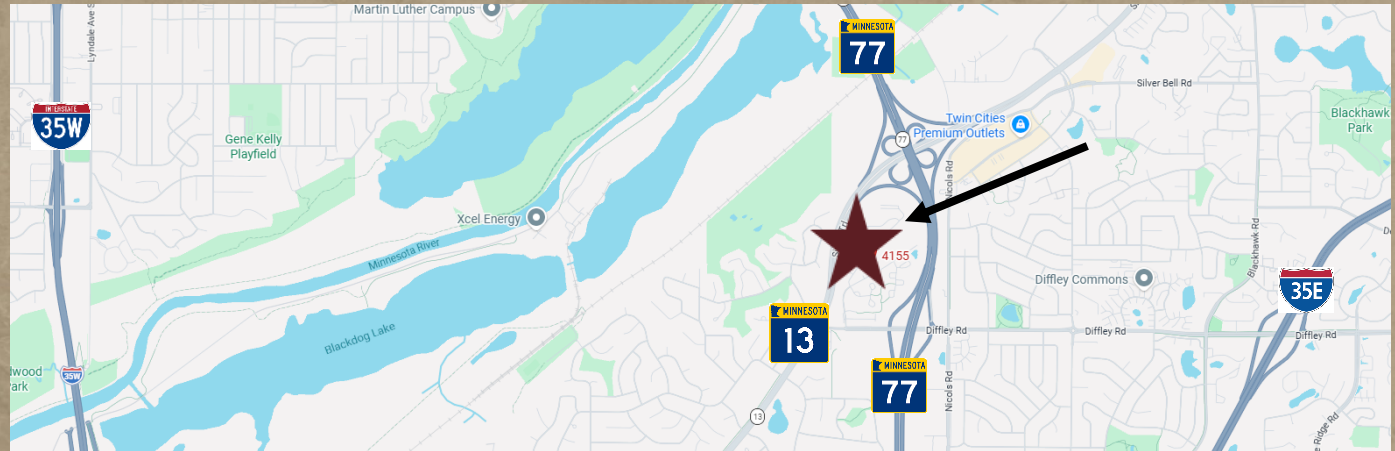
FOR SALE | AVAILABLE NOW

CERRON Commercial Properties, LLC
21476 Grenada Avenue
Lakeville, MN 55044
www.CERRON.com

PROPERTY HIGHLIGHTS

15,240 SF FLEX

- **RARE owner-user**
flex/office/warehouse building
- .19 Acre **Fenced Outdoor Storage**
- Approx. 15,240 SF
- **SINGLE LEVEL** building on 1.9
acre site for sale
- Approx. 11,340 office
Approx. 3,900 warehouse
- **GREAT ACCESS** (.5 Miles) from
MN 77 & Hwy 13
- (3) drive-in doors (2-12'x14' and
1-10'x14')
- Built in 1984
- **Zoning:** I-1 Limited Industrial
- Permitted Uses: Light industrial,
office, contractor
- PID 10-31000-01-010
- 2026 RE Taxes: \$42,890



15,240 SF | AVAILABLE NOW | \$1,850,000.00

DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information,
please contact:
Roz Peterson
612.708.5281
rozp@cerron.com

FLOOR PLAN

Drive-in Doors



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PHOTOS

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SUMMARY

FOR SALE FLEX | OFFICE/WAREHOUSE

4155 OLD SIBLEY HWY, EAGAN, MN 55122

Executive Summary

4155 Old Sibley Highway | Eagan, MN

Exceptional opportunity to acquire a **15,240 SF flex office-industrial building** in a highly desirable Eagan location with immediate access to **Cedar Avenue (Hwy 77) and Highway 13**. The property features a versatile office and warehouse layout, **three (3) drive-in doors (2 - 12' x 14' and 1 - 10' x 14')**, **0.19 acres of fenced outdoor storage**, and **65+ parking spaces**. Professionally maintained landscaping and a move-in-ready condition make this an ideal opportunity for owner-users or investors.

Highlights

15,240 SF Flex Office / Industrial Building

Prime Eagan location near Hwy 13 & Cedar Ave

Three (3) drive-in doors (2 - 12' x 14' and 1 - 10' x 14')

±0.19 acres of fenced outdoor storage

800 amps three phase power

Heavy office space that is dividable or could be removed for more warehouse space

65+ parking spaces

Excellent access to MSP Airport and major highways

Move-in ready

Ideal for office, warehouse, service, or light industrial users

A rare opportunity to own a highly functional flex property in one of the Twin Cities' strongest commercial submarkets.

Call agent for showing today.

**Cell tower not part of property*



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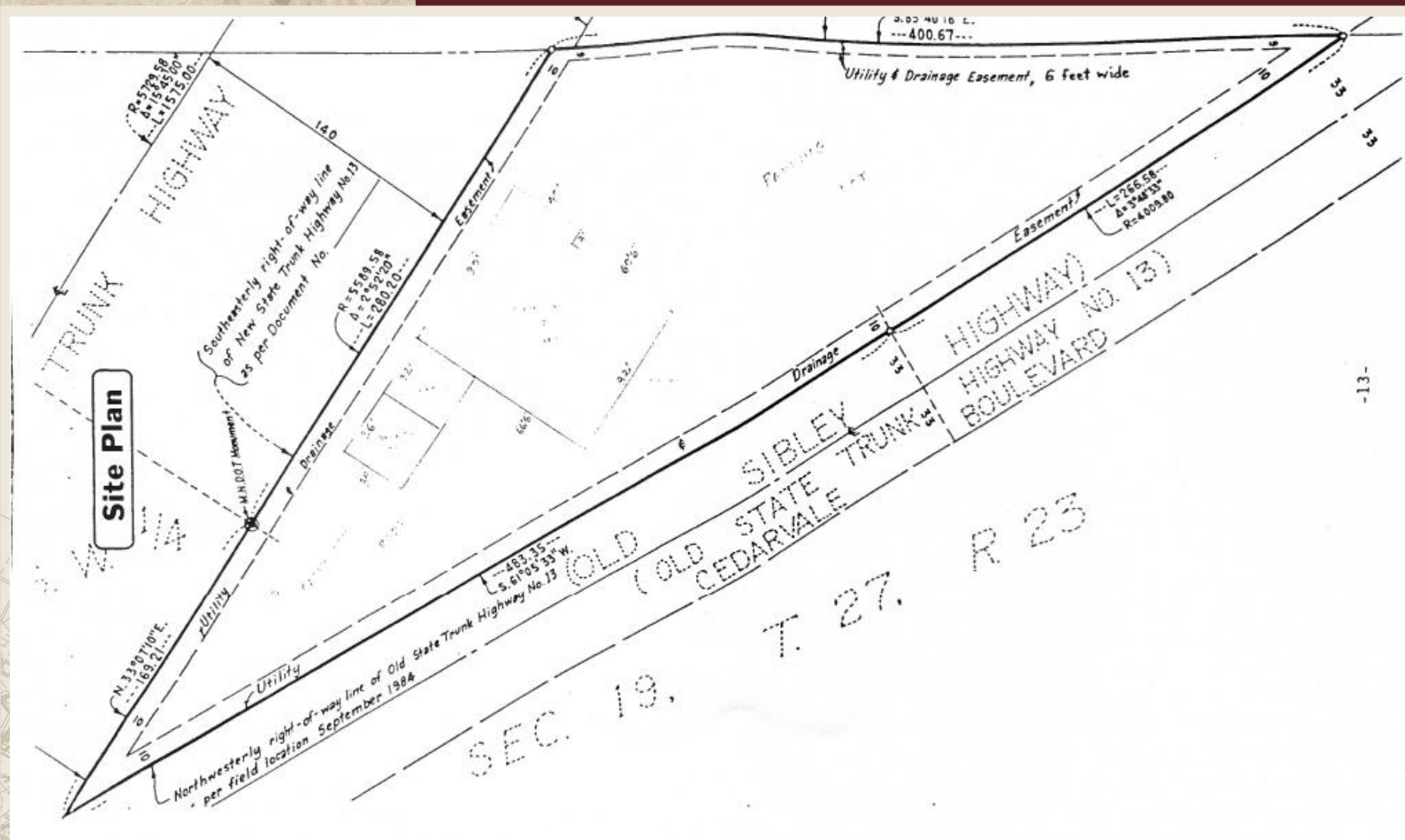


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SURVEY/SITE PLAN

FOR SALE FLEX | OFFICE/WAREHOUSE

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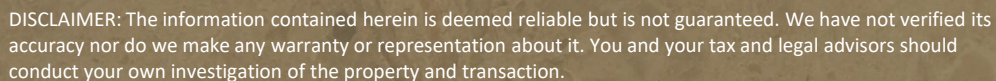


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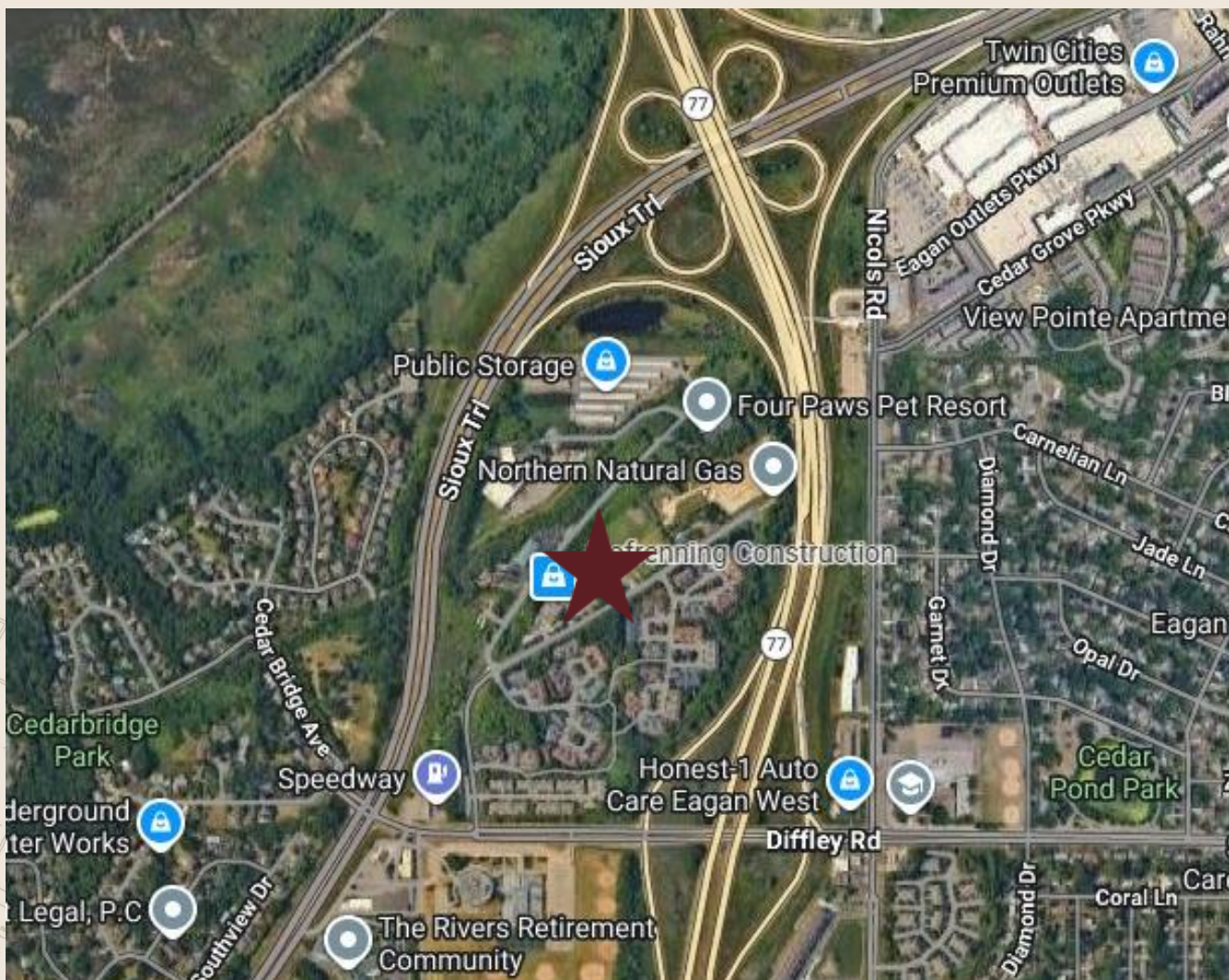
SITE SURVEY



AERIAL

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COUNTY

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4155 Old Sibley Hwy Eagan MN



Parcel Data is Current As Of:	8/5/2026	Bathrooms	0
Parcel ID	103100001010	Garage Sq Ft	
Status	ACTIVE	Other Garage	
Owner	PINNACLE PROPERTIES	Estimated Land Value	\$667,900
Joint Owner		Estimated Building Value	\$995,700
Owner Address	4155 OLD SIBLEY MEMORIAL HWY	Total Estimated Value	\$1,663,600
Owner Address2		Special Assessments	\$0
City/State/Zip	SAINT PAUL MN 55122-1996	Total Property Tax	\$42,890
Common Name	MARSHALL NELSON & ASSOC	Date of Sale - Improved	4/5/1991
Site Address	4155 OLD SIBLEY HWY	Sale Value - Improved	\$425,000
Municipality	EAGAN	Date of Sale - Vacant	
Primary Use	COMMERCIAL-PREFERRED	Sale Value - Vacant	
Use 2		Total Acres	1.8
Use 3		Total Lot Sq. Ft.	78,199
Use 4		RW Sq. Ft.	
Homestead	NON HOMESTEAD	Water Sq. Ft.	
Year Built	1984	School District	191
Building Type	OFFICE	Watershed District	EAGAN-INVER GROVE HEIGHTS
Building Style		Plat Name	GROUP W ADDITION
Foundation Sq Ft	NOT APPL	Tax Description	
Above Grade Finished Sq Ft		Lot and Block	1 1
Finished Sq Ft	15,240	Multiple Buildings	
Frame		Last Division	
Bedrooms	0		

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let's get started!

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