

Individual Sale Options Available



 **JLL** SEE A BRIGHTER WAY

For sale

3330 & 3350 Mike Collins Dr, Eagan, MN 55121
16,768 SF & 19,600 SF Available

Property highlights

3330 Mike Collins Dr, Eagan, MN 55121

Year Built	1970
Lot Size	2 Acres
Available SF	16,768 SF
Office SF	2,688 SF
Warehouse SF	14,098 SF
Clear Height	19' (17' to bottom of crane)
Crane	Five ton crane
Loading	Four (4) 12'w x 14'h DID. (Automatic openers) One (1) 12'w x 14'h platform dock
Power	800 amps, 240 volt, 3-phase
Zoning	I-1 (Limited Industrial)
Tenant	Lease in place through December 2029 (call for details)
Sale Price	Negotiable
2025 RE Taxes	\$42,030 (\$2.50 PSF)



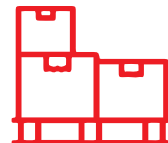
Four minute drive to I-35 E



Less than two (2) miles from I-494



Ample parking



Outdoor storage available

Floor plan

2,688 SF Office

14,098 SF Warehouse

16,768 SF Total

Four (4) 12' x 14' drive-in doors with automatic openers
One (1) 12' x 14' platform dock



Drive-in door

Dock door

IDL MANFG
(14080)

Drive-in door

Drive-in door

Drive-in door

MEZZ OFFICE
(1200)

LOWEST OFFICE
(1488)

Property photos



Property highlights

3350 Mike Collins Dr, Eagan, MN 55121

Year Built	1971
Lot Size	1.24 Acres
Available SF	19,600 SF
Office SF	420 SF
Warehouse SF	19,180 SF
Clear Height	16'

Loading	Two (2) 12' x 14' drive-in doors Three (3) 9' x 10' dock doors
---------	---

Power	1200 amps, 480 volt, 3-phase
-------	------------------------------

Sprinkler	Fully sprinklered
-----------	-------------------

Zoning	I-1 (Limited Industrial)
--------	--------------------------

Tenant	Lease in place through August 2026 (call for more details)
--------	---

Sale Price	Negotiable
------------	------------

2025 RE Taxes	\$47,142 (\$2.41 PSF)
---------------	-----------------------



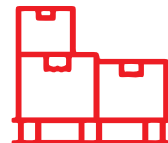
Four minute drive to I-35 E



Less than two (2) miles from I-494



Ample parking



Outdoor storage available

Floor plan

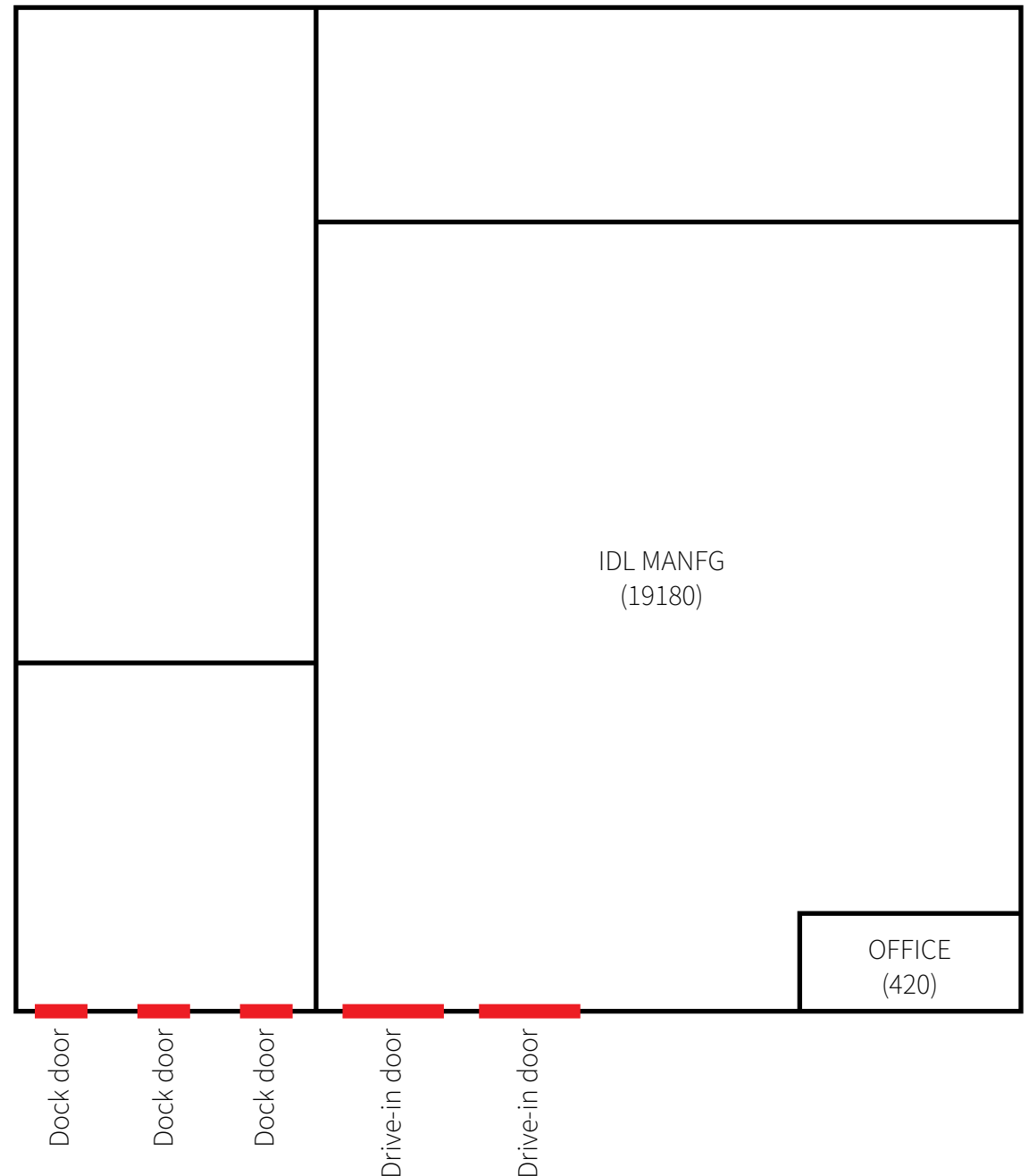
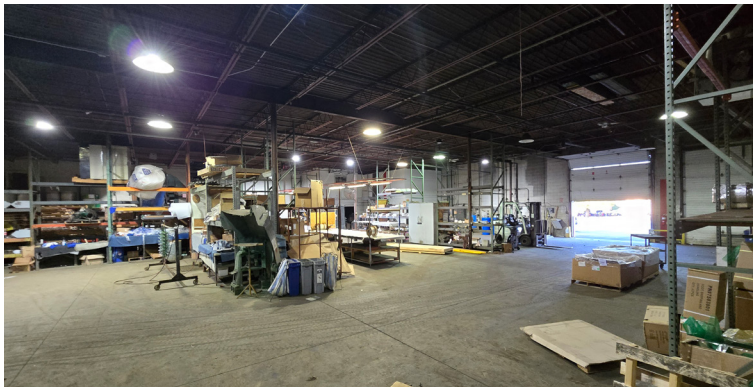
420 SF Office

19,180 SF Warehouse

19,600 SF Total

Two (2) 12' x 14' drive-in doors

Three (3) 9' x 10' dock doors



Property photos





JLL

Connor Ott
Senior Vice President
+1 612 217 6741
connor.ott@jll.com

Jack Nei
Associate
+1 612 217 5128
jack.nei@jll.com

Matt Hazelton
Senior Director
+1 612 396 7723
matt.hazelton@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.