

2841 BEVERLY DRIVE

EAGAN, MN

AVAILABLE NOVEMBER 2024



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THE
MERITEX[®]
COMPANY
ESTD 1916

TRANSWESTERN
REAL ESTATE
SERVICES

SPACE THAT FITS YOUR NEEDS

2841 BEVERLY DRIVE
EAGAN, MN

AVAILABLE OFFICE SF
1,800

AVAILABLE WAREHOUSE SF
78,600

TOTAL AVAILABLE SF
80,400

STATE-OF-THE-ART
WAREHOUSE/DISTRIBUTION
FACILITY



OWNERSHIP

THE
MERITEX[®]
COMPANY
ESTD 1918

COMMITTED TO GROWTH AND SUCCESS, MERITEX (MERITEX.COM) IS A REAL ESTATE INVESTMENT AND MANAGEMENT COMPANY WITH A BROAD PORTFOLIO OF WELL-LOCATED, HIGHLY FUNCTIONAL INFILL INDUSTRIAL PROPERTIES. FOR OVER 100 YEARS, WE'VE PROVIDED LOCAL BUSINESSES AND NATIONAL BRANDS WITH BEST-IN-CLASS FACILITIES AND PARTNERSHIP, ALL SO WE CAN THRIVE FOR GENERATIONS, TOGETHER.

ROCK-SOLID INFRASTRUCTURE

2841 BEVERLY DRIVE
EAGAN, MN

AVAILABLE

NOVEMBER 1, 2024

RATES

LEASE RATE: NEGOTIABLE
TAX/CAM: \$3.51 PSF

BUILT

2016

PROPERTY TYPE

BULK DISTRIBUTION

ZONING

I-1 LIMITED INDUSTRIAL PROPERTY

PROPERTY DETAILS

LOT ACREAGE: 11.44 ACRES
BUILDING SIZE: 140,400 SF

SPACE AVAILABLE

WAREHOUSE: 78,600 SF
OFFICE: 1,800 SF
TOTAL: 80,400 SF

COLUMN SPACING

OFFICE: 50' X 46'
SPEEDBAY: 60'

CLEAR HEIGHT

WAREHOUSE: 32'

LOADING

DOCK DOORS:
8 [WITH PIT LEVELERS, 10'X9']
DRIVE IN:
1 [14' X 12' WITH FLOOR DRAINS]

PARKING

AMPLE PARKING WITH TRAILER PARKING AVAILABLE

FIRE PROTECTION

ESFR SPRINKLERS

HVAC

WAREHOUSE: UNIT HEATERS
OFFICE: A/C

LIGHTING

WAREHOUSE: LED ON SENSORS

CONCRETE SLAB

6"

TELECOMMUNICATION

FIBER

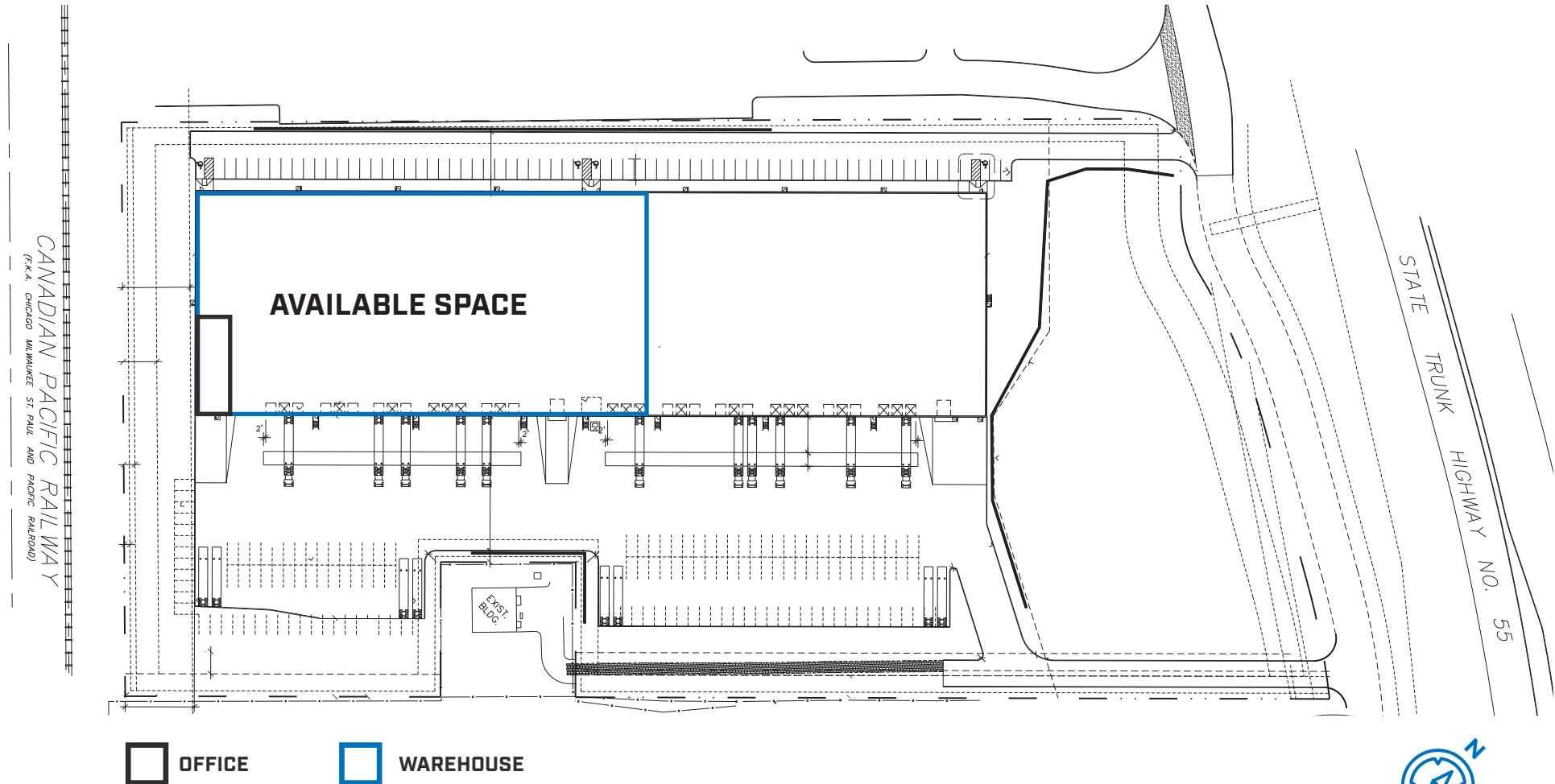
ELECTRICAL CAPACITY

TBD

A SPACE THAT FITS YOUR NEEDS

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SITE PLAN

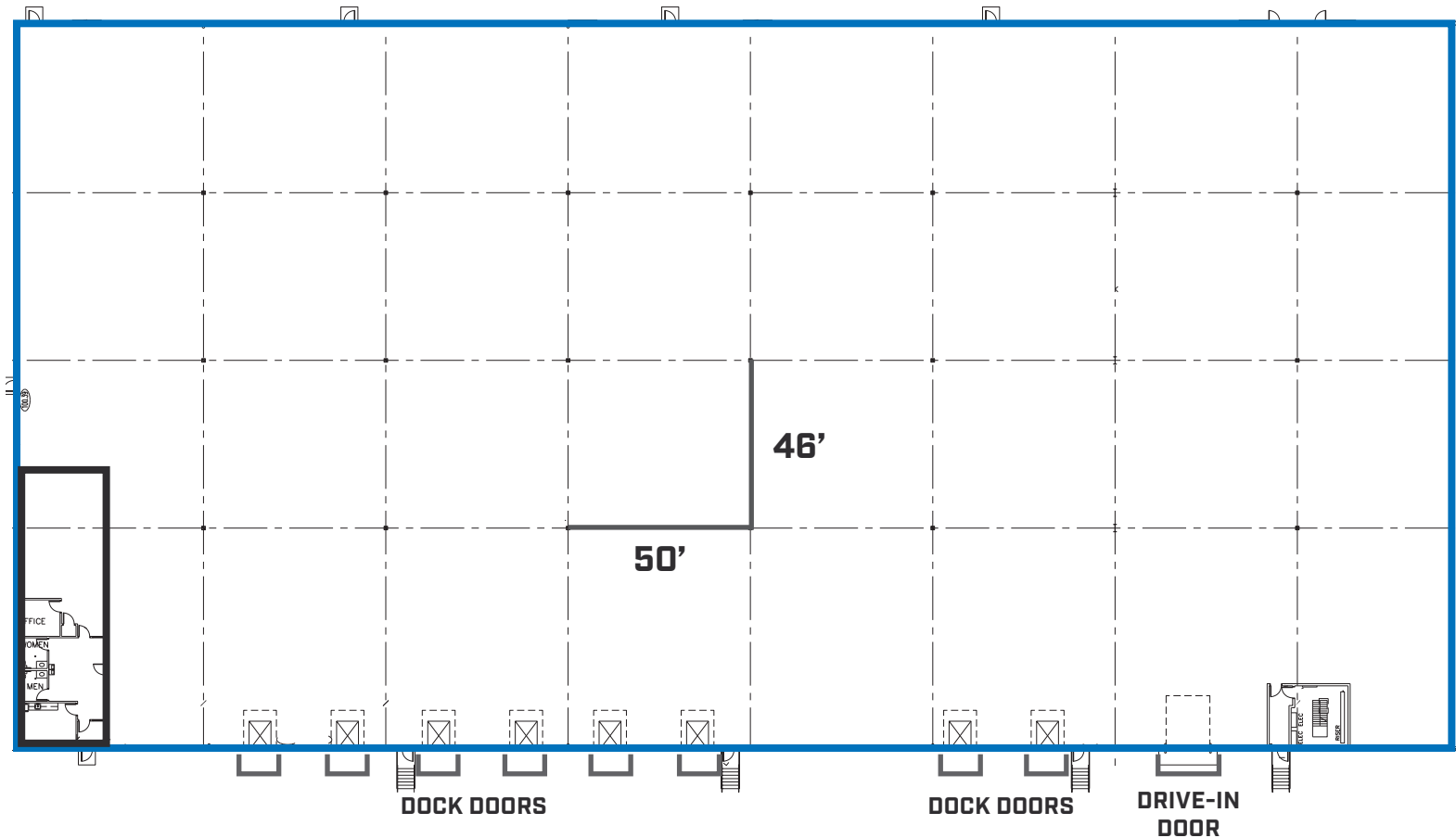


A SPACE THAT FITS YOUR NEEDS

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FLOOR PLAN

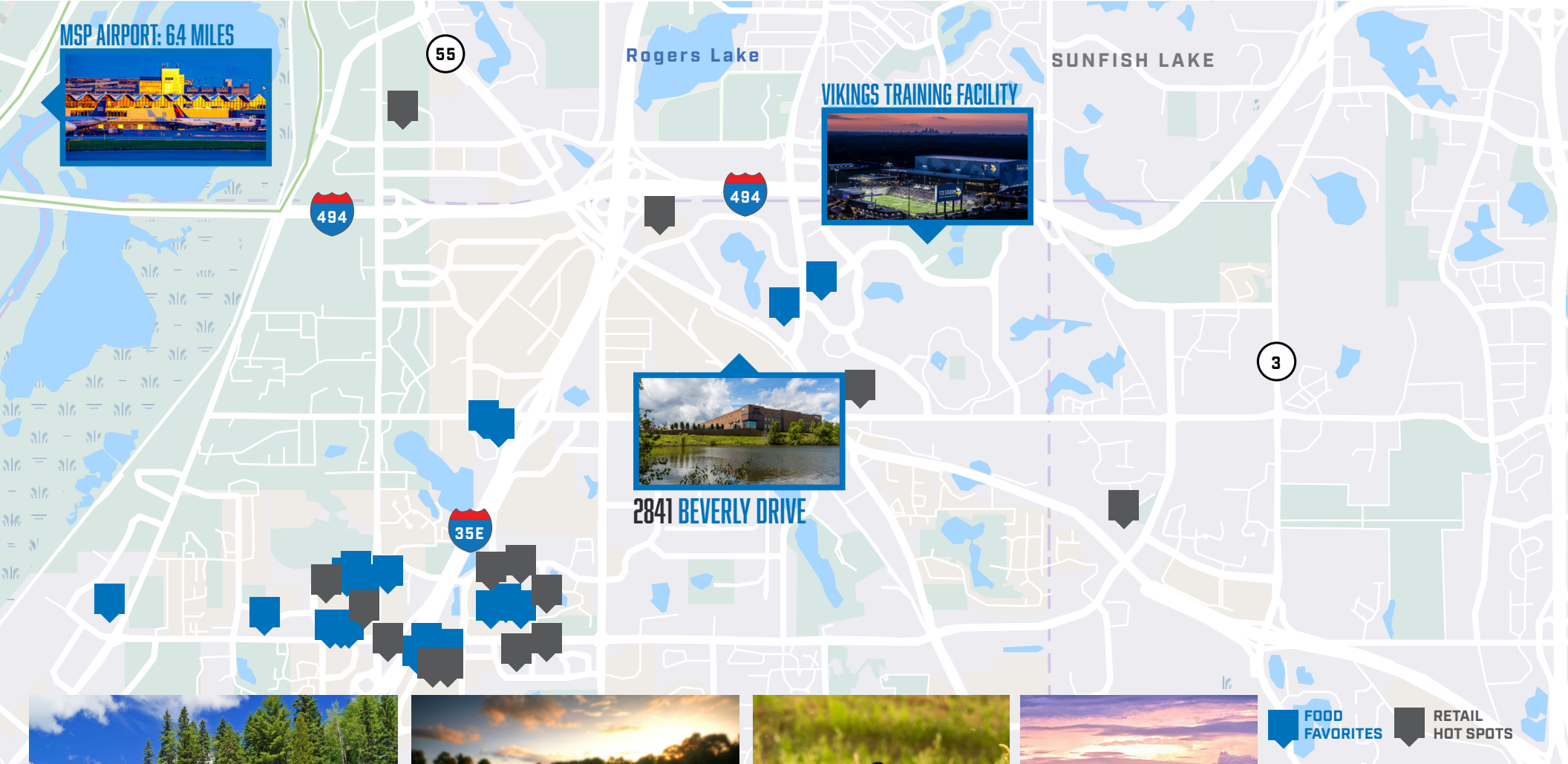
WAREHOUSE: 78,600 SF
OFFICE: 1,800 SF
TOTAL: 80,400 SF



AMENITIES

2841 BEVERLY DRIVE

EAGAN, MN



 FOOD FAVORITES  RETAIL HOT SPOTS

WITHIN 5 MILES:

296 UNFORGETTABLE RESTAURANTS

22 CAFFEINE PACKED COFFEE SHOPS

89 CONVENIENT RETAIL SHOPS

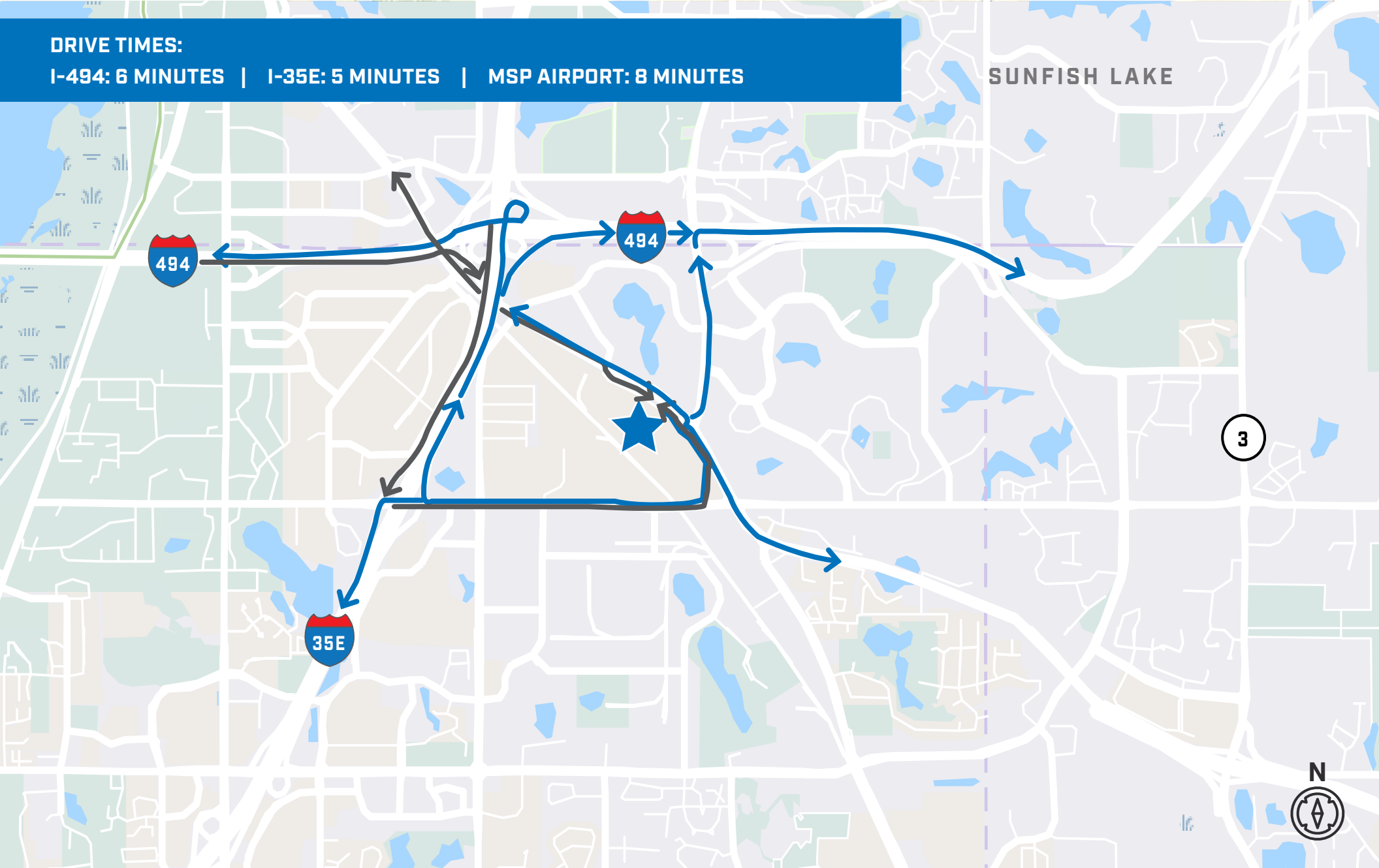
HIGHWAY ACCESS

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DRIVE TIMES:

I-494: 6 MINUTES | I-35E: 5 MINUTES | MSP AIRPORT: 8 MINUTES





A STRONG ECONOMY

Minnesota ranks as the #1 best state for small business owners [knuffman.org] with Minneapolis–St. Paul ranking 3rd for business startups [business.org]. Minnesota is considered in the Top 10 states with the brightest economic future (Fast Company) and the tech sector accounts for an estimated \$28 billion of the overall Minnesota economy [CompTIA Cyberstates]. Overall, Minnesota, and even more specifically, the Twin Cities, are a fantastic place to plant roots for a business, big or small.



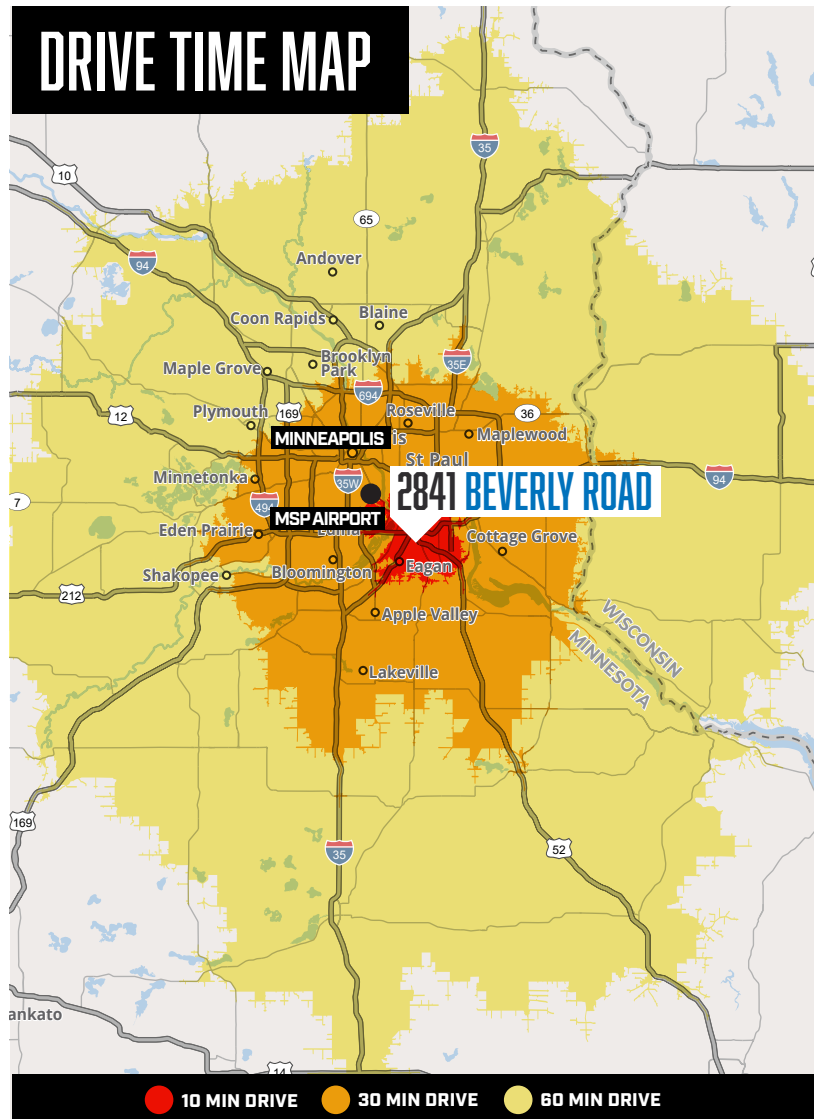
COMPARABLE MARKETS

	 MINNEAPOLIS/ ST. PAUL	 CHICAGO	 COLUMBUS	 DETROIT	 ST. LOUIS	 DENVER
UNEMPLOYMENT RATE	4.0%	5.7%	3.2%	5.1%	3.4%	2.5%
MEDIAN HOUSEHOLD INCOME	\$89,972	\$80,564	\$75,464	\$69,898	\$73,017	\$94,899
AVERAGE HOME VALUE	\$415,355	\$357,638	\$306,286	\$284,665	\$285,007	\$612,961
BACHELOR'S DEGREE OR HIGHER	46%	42.0%	41.0%	35.0%	38.0%	49.0%
MEAN WORK COMMUTE	25.2 min	31.3 min	24.1 min	26.7 min	25.5 min	27.7 min
EMPLOYMENT BY INDUSTRY (industrial Employment)	18.4%	20.2%	19.6%	22.7%	19.6%	17.0%

THE FASTEST GROWING LABOR POOL

2841 BEVERLY DRIVE

EAGAN, MN



MARKET PROFILE

69,047
EAGAN POPULATION

0.1%
EAGAN PROJECTED POPULATION GROWTH (23-28)

9%
GROWTH IN RESIDENT WORKERS - SOUTHEAST

87,092
RESIDENT WORKERS IN THE SOUTHEAST

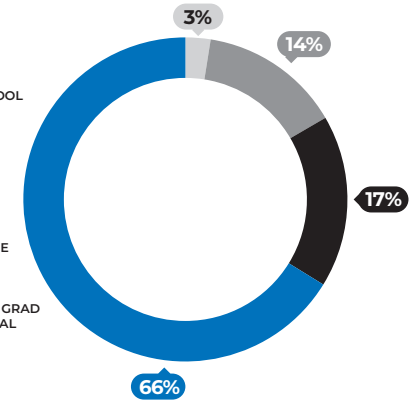
EDUCATION (EAGAN)

3% NO HIGH SCHOOL DIPLOMA

14% HIGH SCHOOL GRADUATE

17% SOME COLLEGE

66% BACHELOR'S / GRAD / PROFESSIONAL DEGREE



INDUSTRIAL WORK FORCE

MANUFACTURING/WAREHOUSE

LOGISTICS

OTHER

37%

37%

26%

4.7%
UNEMPLOYMENT RATE

INCOME

\$100,816 MEDIAN HOUSEHOLD INCOME

\$55,477 PER CAPITA INCOME

EAGAN HOUSING PROFILE



7,710
MULTI-FAMILY UNITS

829
TOTAL UNITS MULTI-FAMILY UNITS UNDER CONSTRUCTION 2023

2.45
AVERAGE HOUSEHOLD SIZE



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