FOR LEASE

STACK
INDUSTRIAL PARTNERS

1010 ALDRIN DRIVE

Eagan, MN 55121

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PROPERTY OVERVIEW

General Building Information

Total Square Footage 41,168 SF	**Parcel Size** 10.74 acres
Year Built 2001	**Clear Height** 18'
Zoning I-1 (Limited Industrial)	**Building Ownership** The Meritex Company

Vacancy Specifications

Vacancy Size 34,869 SF (approx. 3,500 SF office)	**Available Date** May 2026
Loading 30 Dock Doors 1 Oversided Drive-In Door	**Climate Control** Warehouse: Radiant Office: A/C
Trailer Parking Ample	**Parking** 61 Stalls
Sprinklers Yes	**Restrooms** 1 Warehouse Restroom, 2 Office Restrooms

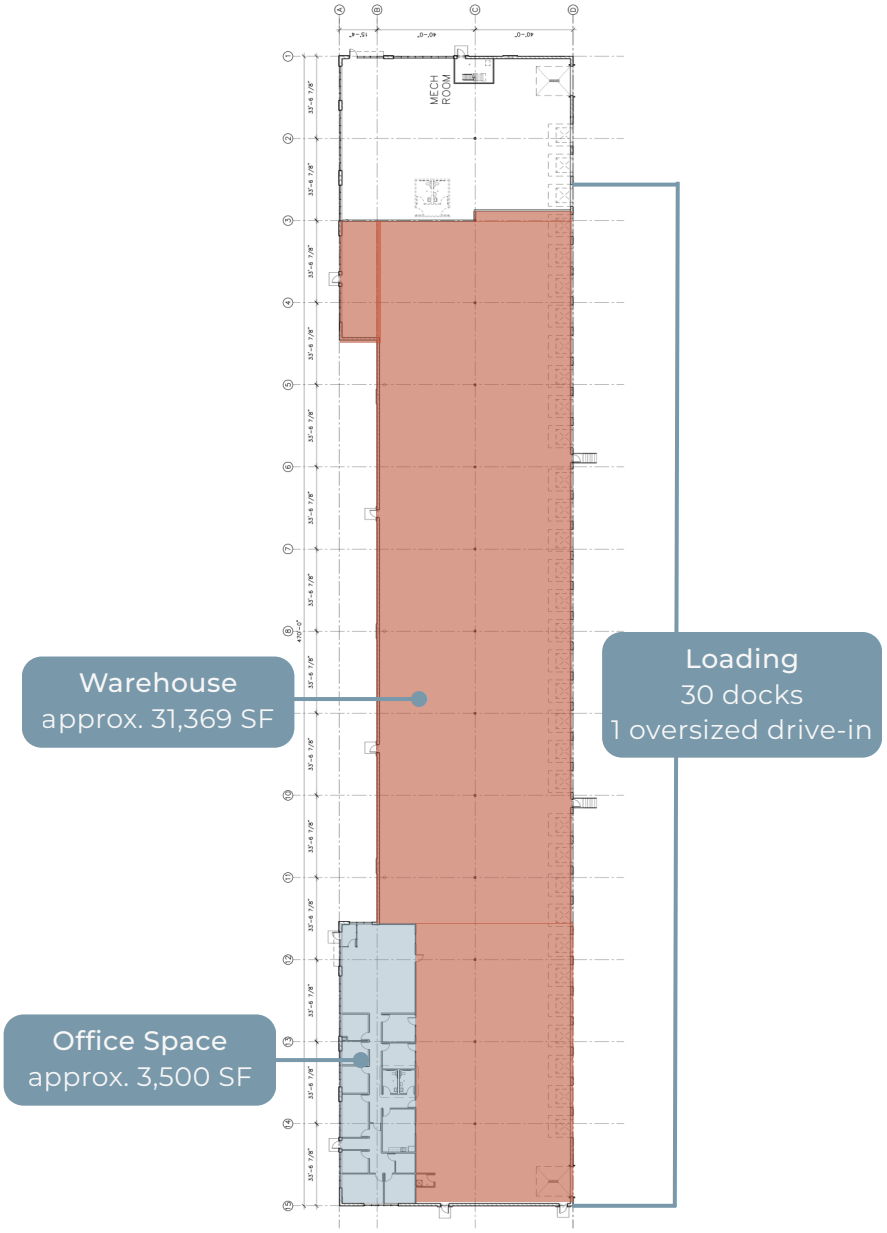
Lease Details

Lease Rate Negotiable	**CAM/Tax (2026)** $5.76 PSF (includes gas)

About The Meritex Company

Committed to growth and success, Meritex 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.

AVAILABLE SPACE

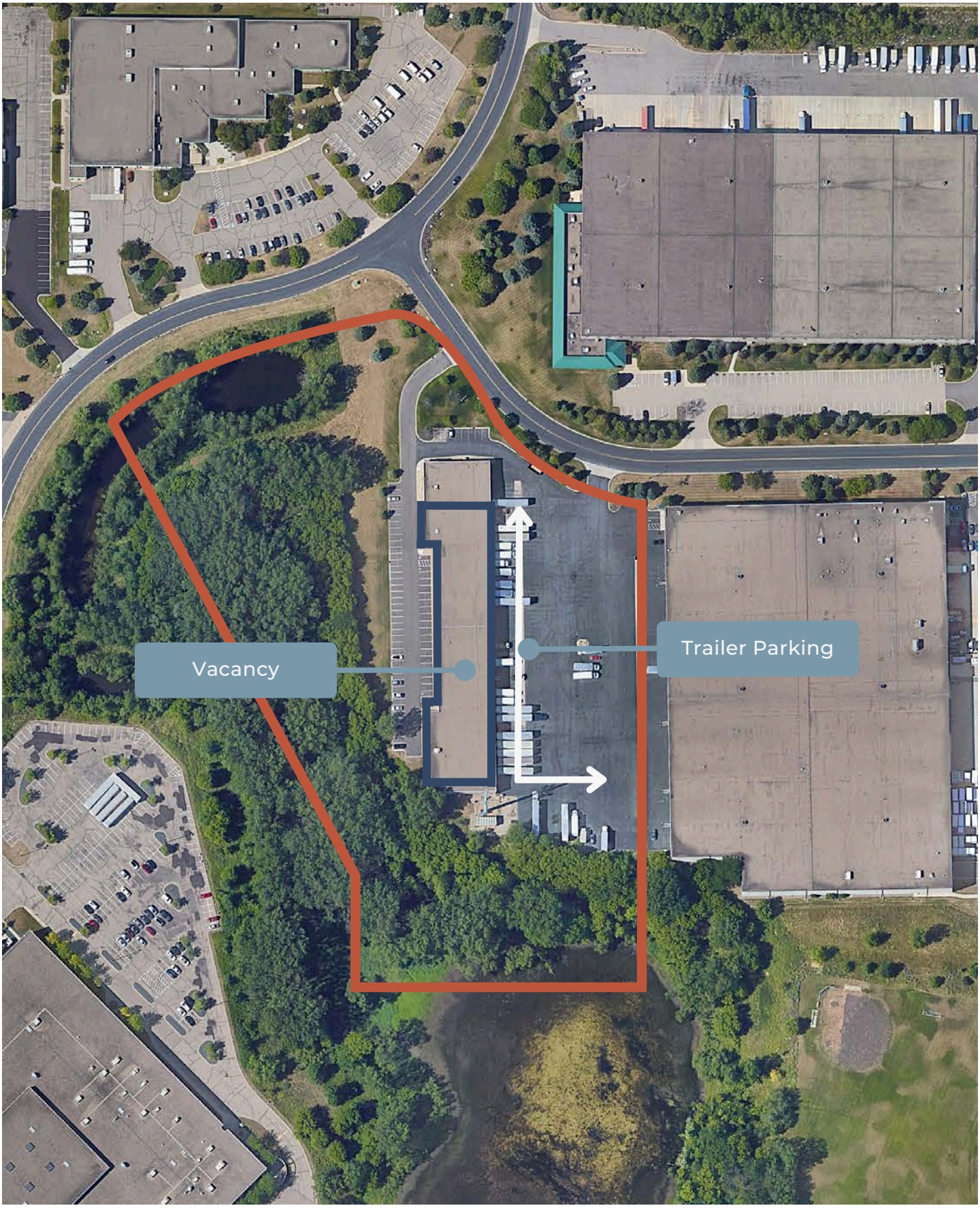


34,869 SF
Total

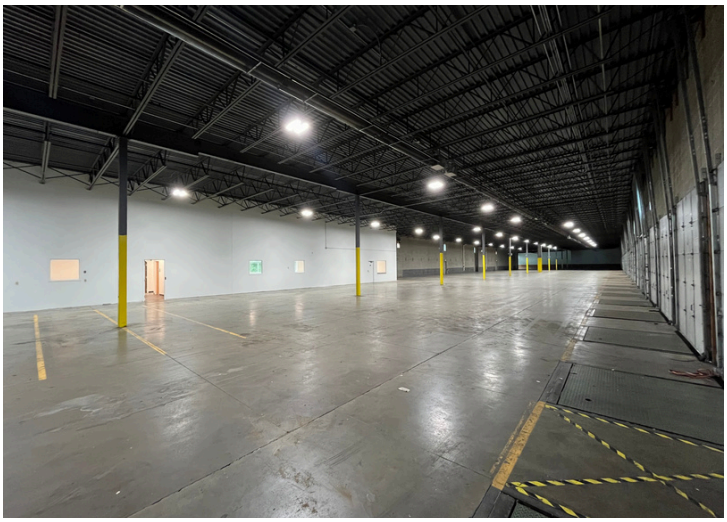
3,500 SF
Office

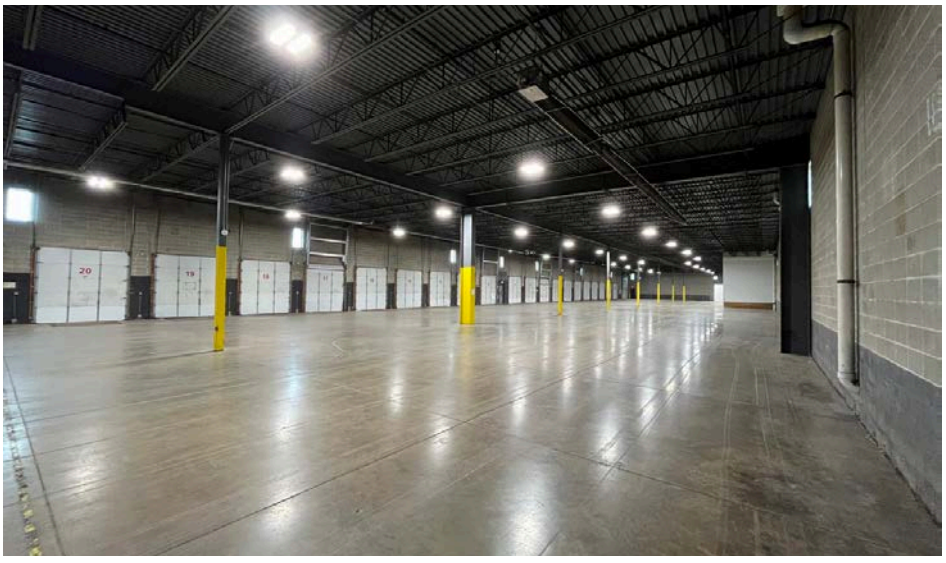
31,369 SF
Warehouse

PROPERTY AERIAL

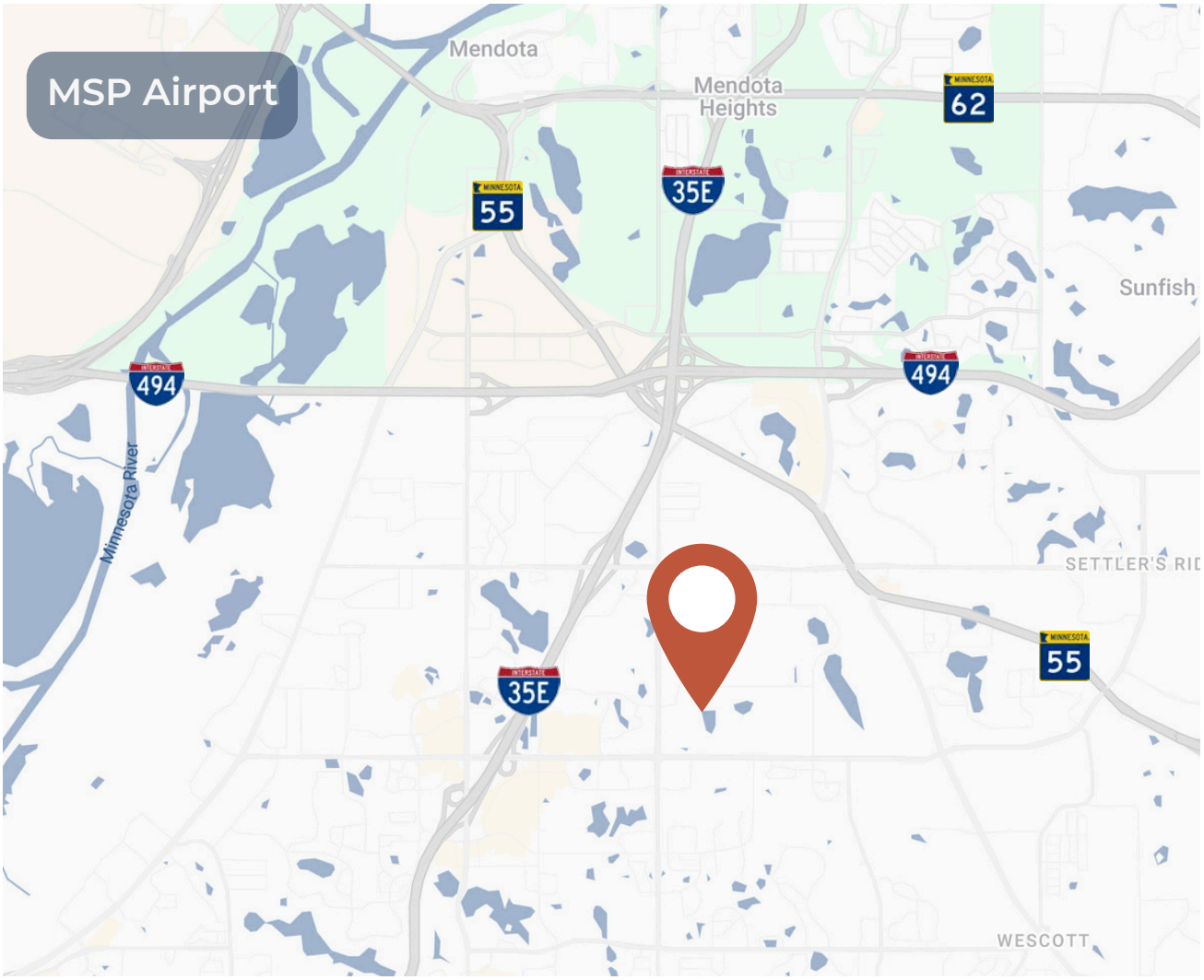


PROPERTY IMAGES





LOCATION & HIGHWAY ACCESS



Strategic Location with Seamless Highway Access - Only 10 Minutes from MSP Airport

5 Minutes

Interstate 35E
Interstate 494
Highway 55
Viking Lakes

15 Minutes

Mall Of America
Downtown St. Paul
Downtown Minneapolis

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