

FOR SALE OR LEASE

STACK
INDUSTRIAL PARTNERS

7945 WALLACE ROAD

EDEN PRAIRIE, MN 55344



AVAILABILITY SUMMARY

General Building Information

Year Built
1968

Construction Type
Masonry

Zoning
I-5 Industrial Park

2040 Comp Plan - Land Use
Industrial Flex/Tech

PID
16-116-22-12-0009

Stories
2

Building Specifications

Building Size
+/- 60,000 SF

Parcel Size
3.22 acres

Office Size
+/- 30,000 SF

Power
5 megawatts

Loading
1 drive-in

Clear Height
12' - 23'

Truck Court Depth
60'

HVAC (Ages)
Inventory available

Lighting
LED/fluorescent

Parking
100 surface

Roof Type
Rubber membrane - roof report available

Sprinkler System
100% sprinkled

Financials

Property Taxes
TBD - requires subdivision

Lease Rate & Sale Price
Negotiable

PROPERTY AERIAL

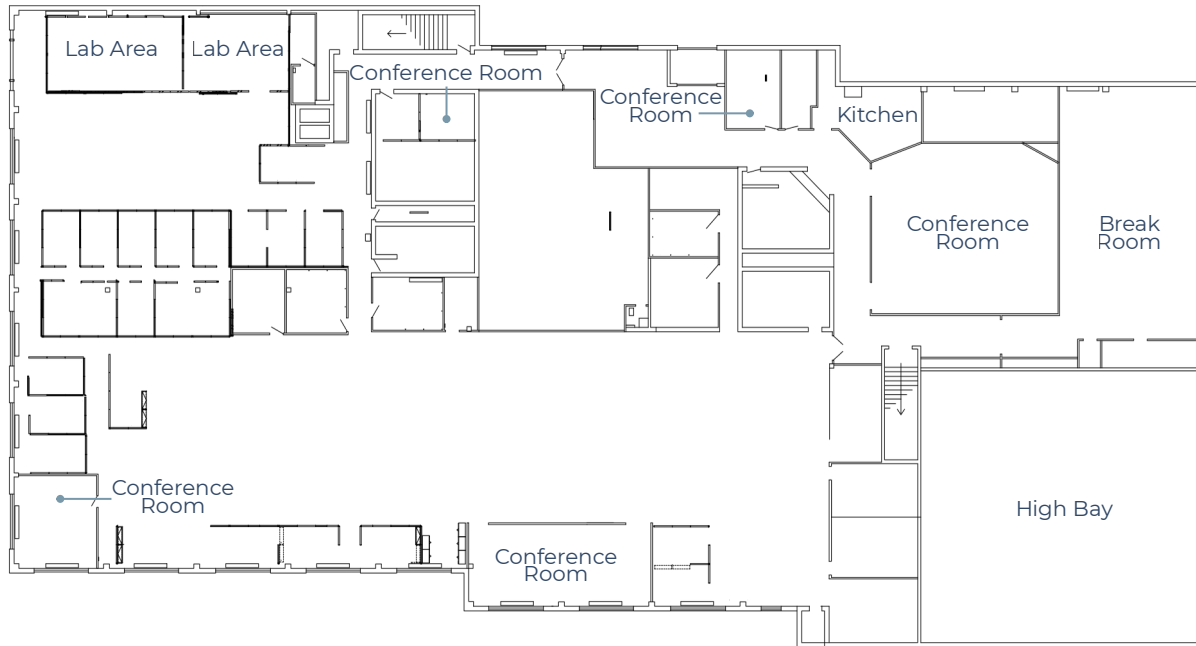


PROPERTY PHOTOS



AVAILABLE SPACE

Main level



Lower level - R&D space



+/- 60,000 SF
Total

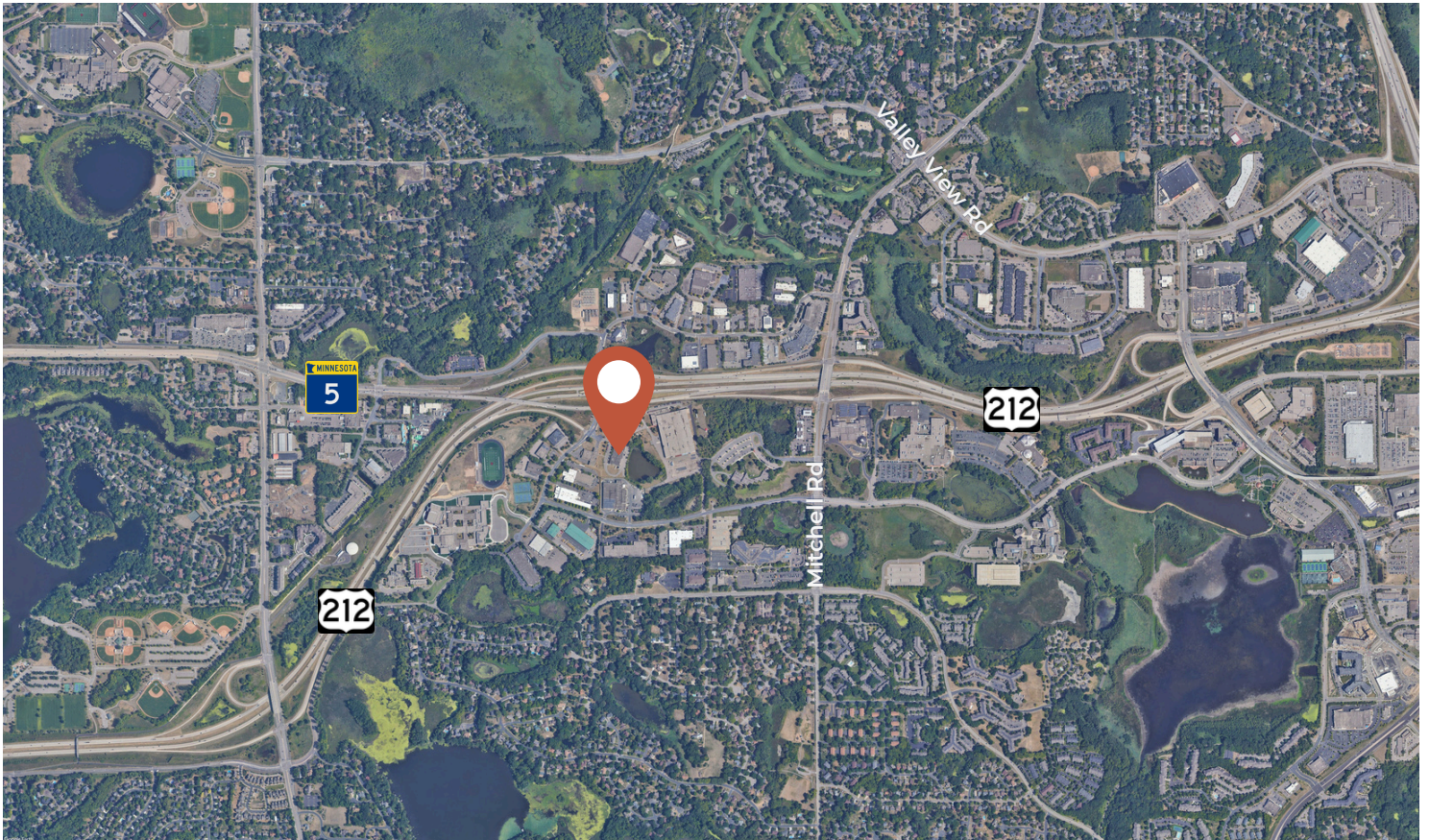


+/- 30,000 SF
Office



+/- 30,000 SF
R&D

LOCATION



Nearby Restaurants

Pizza Luce
Buca de Beppo
Original Pancake House
Kona Grill
Fat Pants
Culvers
Caibou Coffee
MyBurger
Jimmy's Kitchen and Bar
Yum
Taco Bell



Nearby Retail

Eden Prairie Center (100+ Shops)
Target
Kohls
Scheels
Costco
Walmart
Best Buy
Asia Mall
PetSmart
Walgreens
Cub Foods

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