



FOR SALE  
2.3 ACRES TOTAL

Pioneer Trail

Flying Cloud Dr

13300 PIONEER TRAIL  
EDEN PRAIRIE, MN



# PROPERTY INFORMATION

- Excellent visibility and access from Highway 212
- Adjacent to Staring Lake Regional Park/trails
- Park-like setting with mature trees
- Minutes to Eden Prairie Center retail area
- Next to Flying Cloud Airport

**JASON MEYER**  
Executive Director  
+1 952 820 8735  
jason.meyer@cushwake.com

**KRIS SMELTZER**  
Executive Managing Director  
+1 952 837 8575  
kris.smeltzer@cushwake.com

**HUDSON BROTHEN**  
Executive Director  
+1 952 893 8261  
hudson.brothen@cushwake.com

|                     |   |
|---------------------|---|
| <b>Address</b>      | 13300 Pioneer Trail<br>Eden Prairie, MN |
| <b>Land Acreage</b> | Approximately 2.3 Acres                 |
| <b>Sale Price</b>   | \$1,000,000                             |
| <b>Zoning</b>       | I-2<br>Industrial Park, 2 Acre Minimum  |





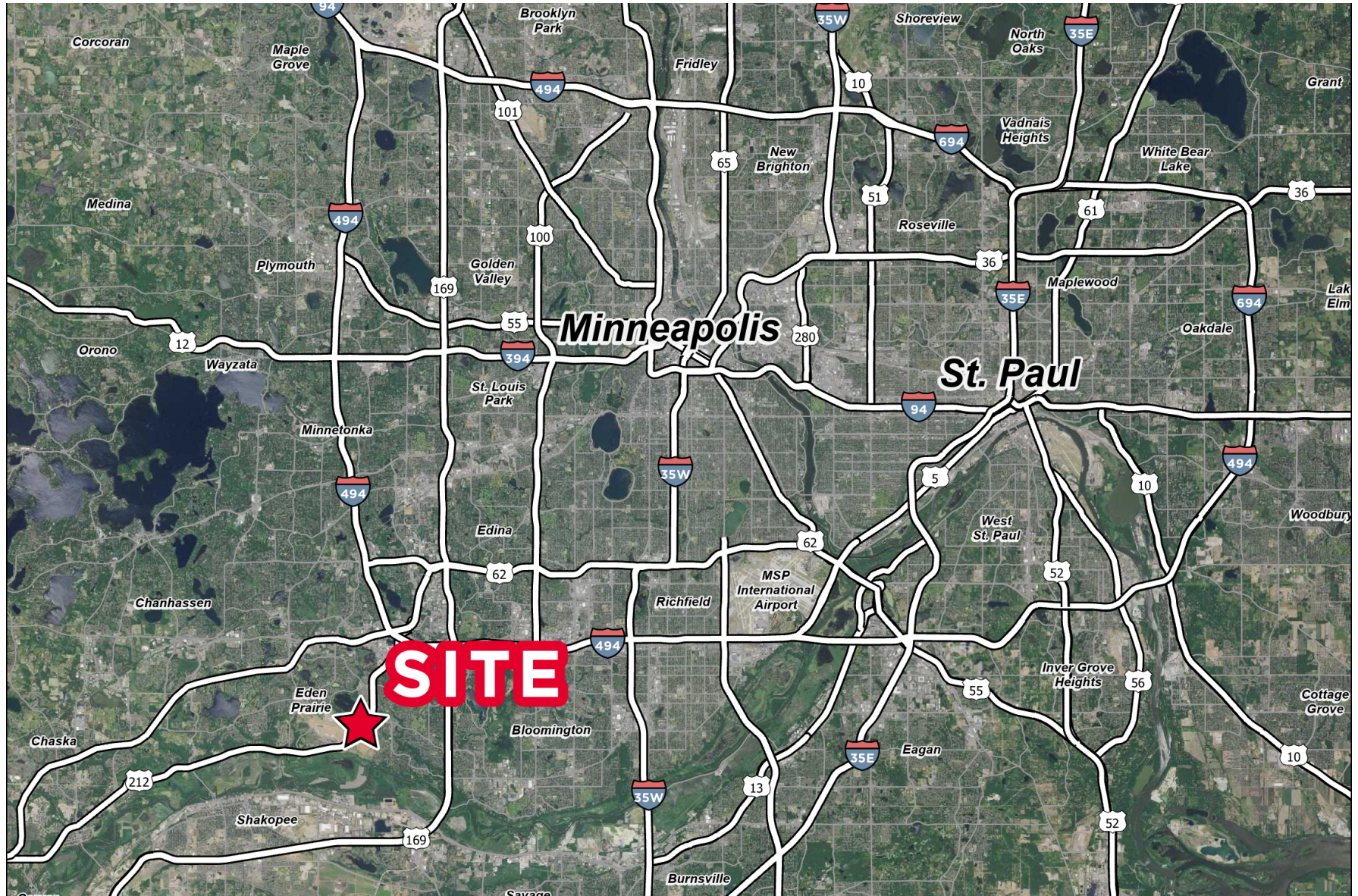
# AMENITY/DRIVE TIMES















**JASON MEYER**  
Executive Director  
+1 952 820 8735  
jason.meyer@cushwake.com

**KRIS SMELTZER**  
Executive Managing Director  
+1 952 837 8575  
kris.smeltzer@cushwake.com

**HUDSON BROTHEN**  
Executive Director  
+1 952 893 8261  
hudson.brothen@cushwake.com

3500 American Blvd W, Suite 200  
Minneapolis, MN 55431  
952 831 1000  
industrialmn.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

