



PIONEER CREEK CENTER

32,296 SF Available



FOR SALE
OR
LEASE

1800 Pioneer Creek
Center
Maple Plain, MN
55359



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PROPERTY OVERVIEW

Corporate office campus on 33-acres of pristine wooded property. 32,296 square feet of office space located in two buildings connected by skyway. Perfect for office user, data center, or potential redevelopment opportunity on approximately 9-acres of buildable land.

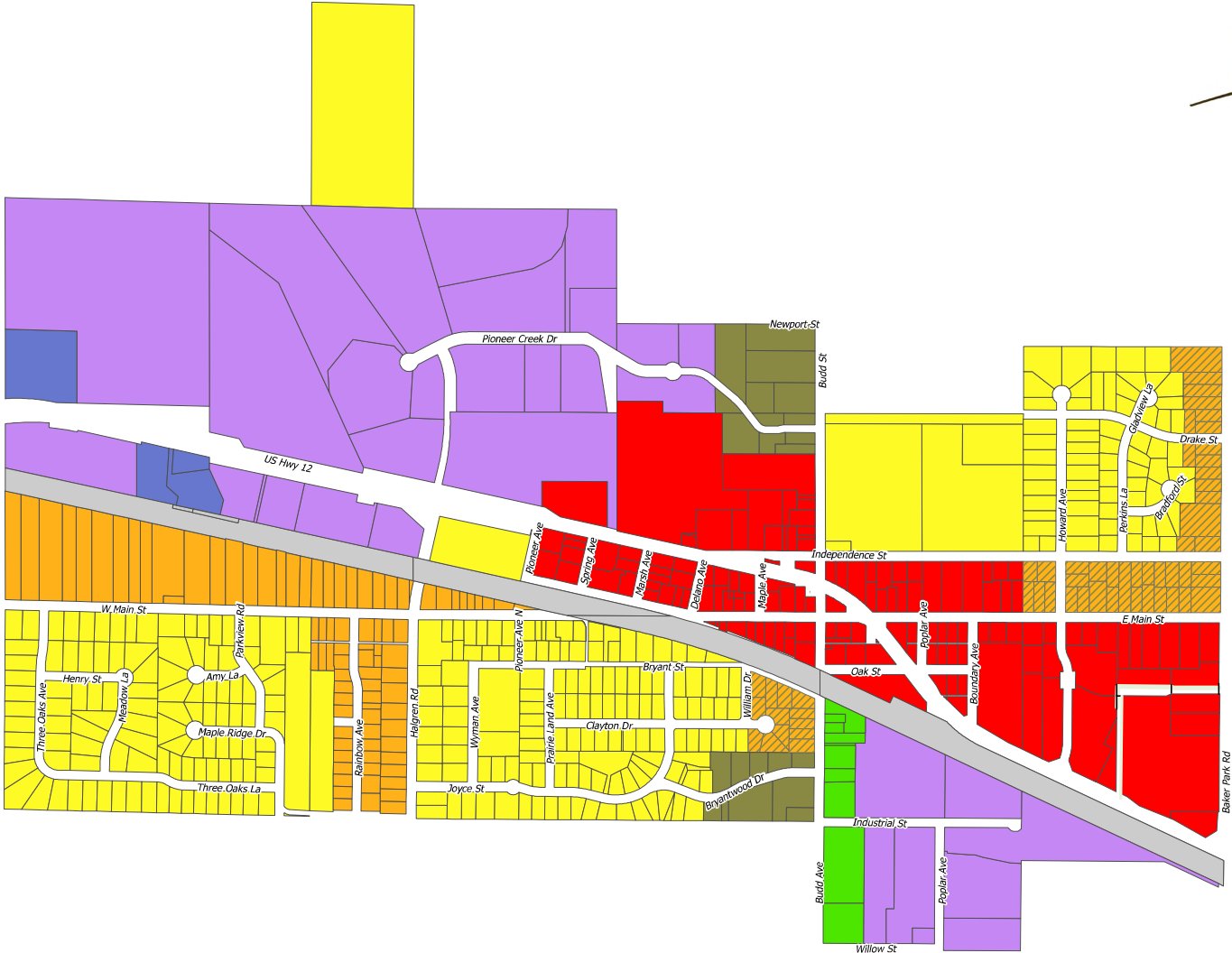
PROPERTY FEATURES

- Stunning Site Aesthetics and Natural Areas
- Overlooking Pioneer Creek Preserve
- On-site Generator - Cummins Power Generator SDS: 2286 I/H: 1.0
- Three phase power
- 225 AV Transformer
- Full fiber run into the building demarcation point
- Two, separate 500 MB circuits
- Gigabyte service is available from Frontier
- Phone served via copper or Frontier fiber
- Drive-in Garage
- Conference and Training Rooms
- New roof in 2021
- Private location with immediate access to Highway 12; 20,000 cars per day

Address:	1800 Pioneer Creek Center
Available Space:	32,296 RSF
List Price:	\$2.75 \$2.5 Million
Lease Rate:	\$13 Net
Tax & CAM:	Estimated \$10 – \$11 psf
Annual Taxes:	\$67,530.50
Zoning:	I-1 Industrial
Year of Construction:	1990, 1995/Reno 2014
Building 1:	3 floors, 4,800 SF each
Building 2:	4 floors, 5,650 SF each
County:	Hennepin
Parking:	165 stalls, 5.1/thousand



IAG COMMERCIAL
REAL ESTATE

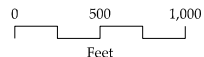


Legend

- R-1
- R-2
- R-2A
- R-3
- MU
- OP
- I-1
- I-2
- R-R



This map was created using MFRA's Geographic Information Systems (GIS), it is a Compilation of information and data from various sources. This map is not a surveyed or legally recorded map and is intended to be used as a reference. MFRA is not responsible for any inaccuracies contained herein.



Maple Plain Official Zoning Map

City of Maple Plain, Minnesota



Existing Conditions	
PID 2311824410010	
Total Parcel Area	13 Acres
Net Developable	2 Acres
PID 2311824410004	
Total Parcel Area	20 Acres
Net Developable	7 Acres
Existing Building Type	Office
Building Footprint	10,950 Sq. Ft.
Parking Provided	165





