

FOR SALE OR LEASE

STACK

14900 TECHNOLOGY DR

EDEN PRAIRIE, MN 55344



AVAILABILITY SUMMARY

General Building Information

Year Built
1965

Construction Type
Precast cement insulated walls

Zoning
I-5 Industrial Park

2040 Comp Plan - Land Use
Mixed-Use

PID
16-116-22-21-0009

Stories
2

Building Specifications

Building Size
230,128 SF

Parcel Size
32.85 acres

Office Size
19,810 SF (main floor)
5,636 SF (upper floor)
25,445 SF Total

Power
5,000 amp, 480v; 3 phase
5.37 MW available with ability to grow

Warehouse Size
185,015 SF

HVAC
AC throughout the warehouse

Indoor Parking Garage Size
19,667 SF

Parking
260 surface

Loading
4 docks | 2 drive-in doors

Clear Height
21'

Water
City water connected & onsite water system

Sprinkler System
Standard wet system

Financials

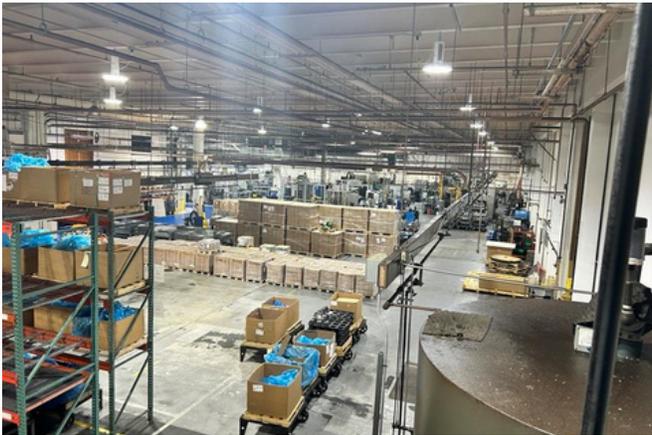
Property Taxes
\$377,191

Lease Rate & Sale Price
Negotiable

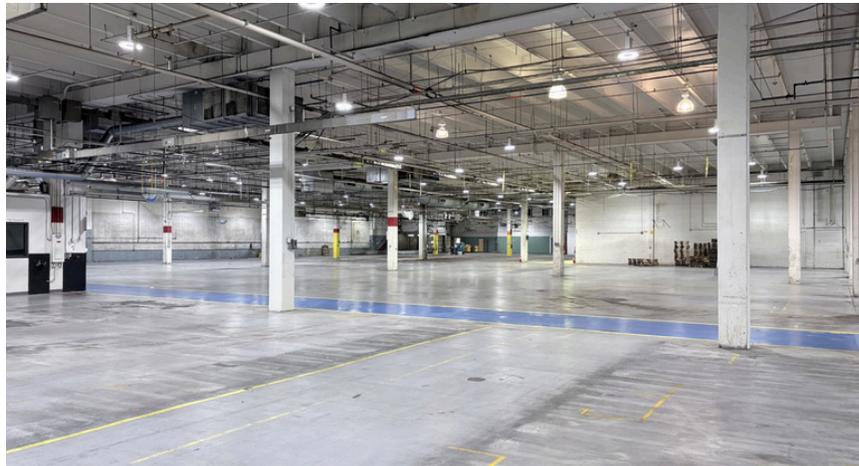
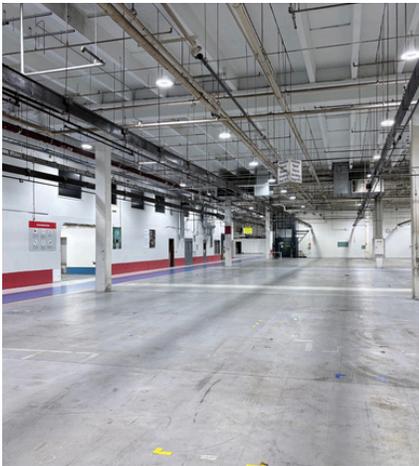
PROPERTY PHOTOS



Current view of the building, highlighting conditions prior to the upcoming renovation.



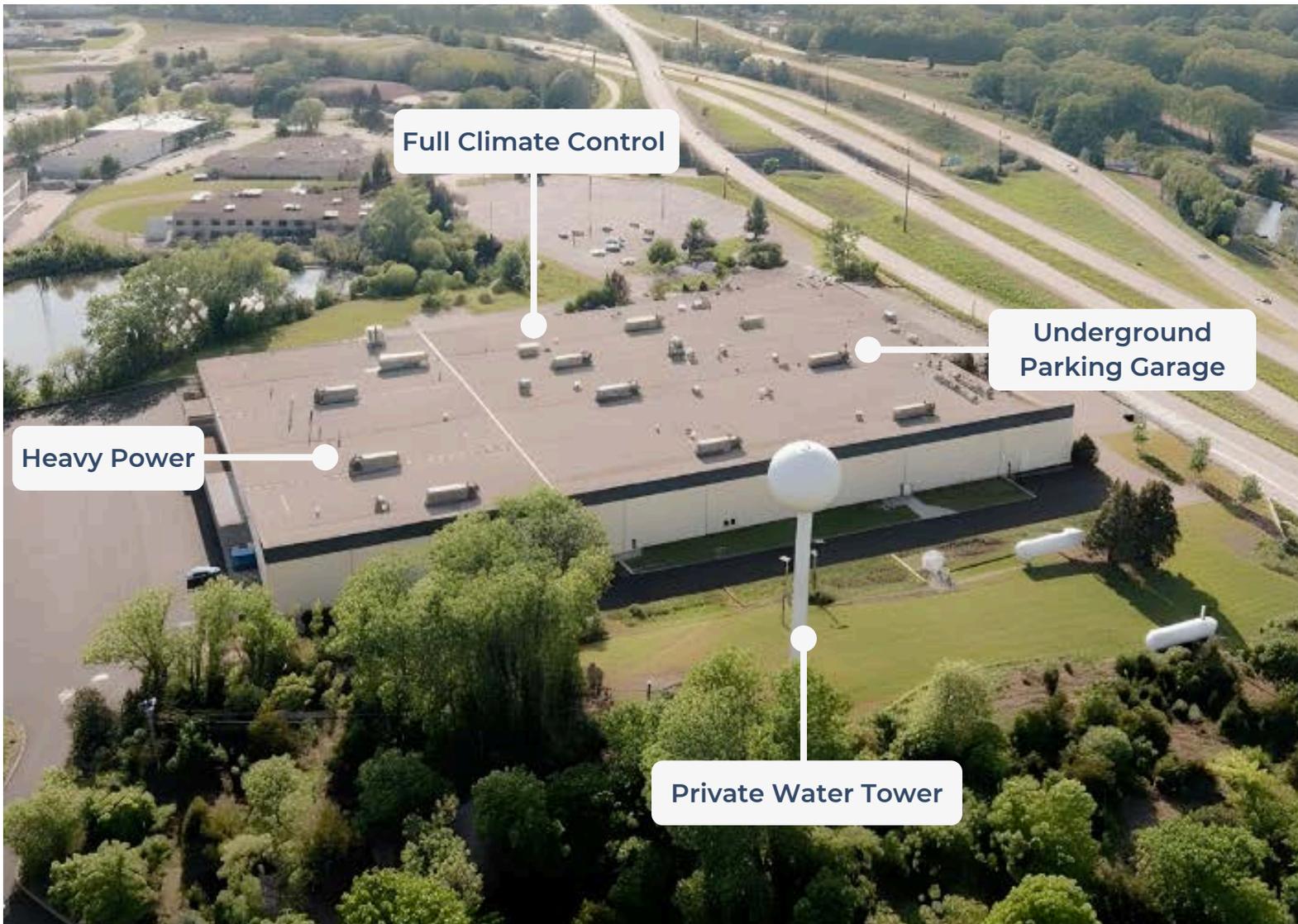
PROPERTY PHOTOS



PLANNED IMPROVEMENTS



SPECIALIZED IMPROVEMENTS



Full Climate Control

Underground Parking Garage

Heavy Power

Private Water Tower

Heavy Power

5.37 MW of power available with ability to expand. Property features redundant power supply from Xcel Energy. Two (2) 13,800 Volt lines feed the property from two (2) independent electrical substations.

Private Water Tower

Capacity up to 700 gallons per minute or 45 million gallons per year

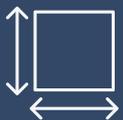
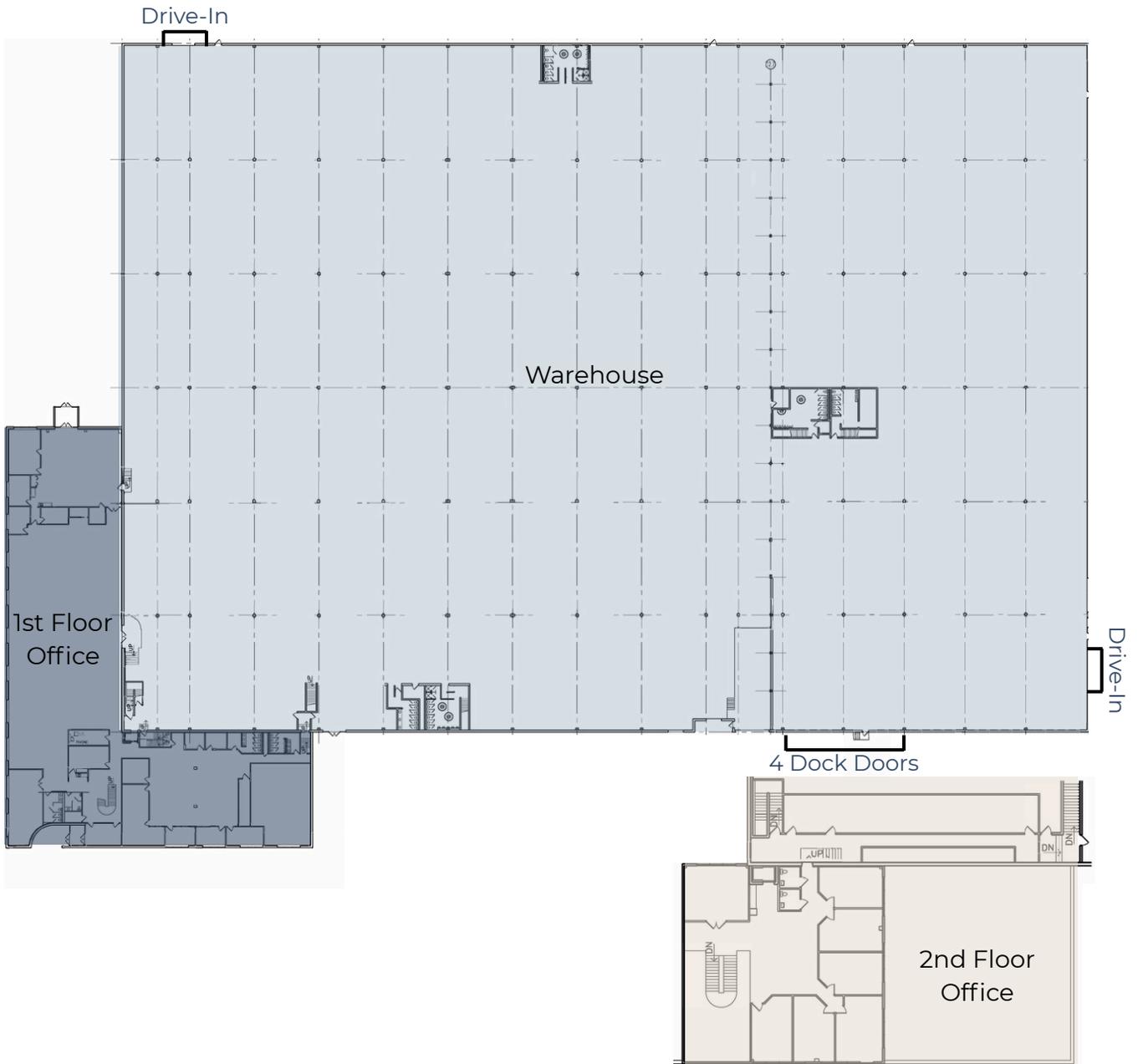
Underground Parking Garage

33 underground parking stalls

Full Climate Control

Air conditioning throughout the building

FLOOR PLAN



230,128 SF
Total



25,445 SF
Office (total)

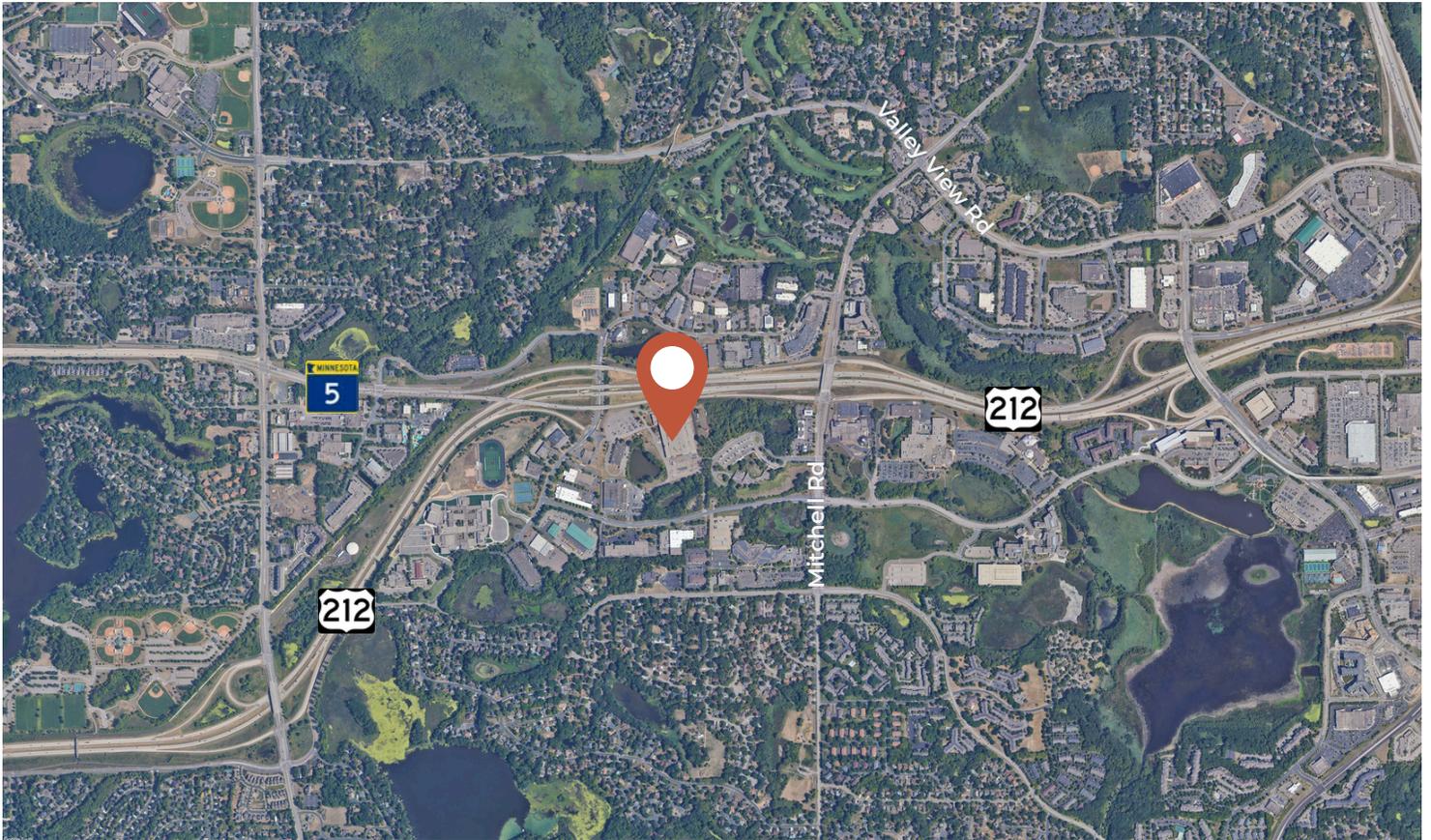


185,015 SF
Warehouse



19,667 SF
Parking Garage

LOCATION



Restaurants within 4 miles

Brick & Burbon
Cafe Zupas
Pizza Luce
The Original Pancake House
Kona Grill
Redstone American Grill
Tavern 4 & 5
Noodles & Company
Crumb Gourmet Deli
Old Chicago Pizza & Taproom
T.J. Hooligans



Retail Shops within 4 miles

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

STACK



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