



7945 WALLACE ROAD

Eden Prairie, MN 55344

60,000 SF AVAILABLE FOR SALE OR LEASE



SITE OVERVIEW

7945 WALLACE ROAD

Year Built	1968
Building Size	60,000 SF
Office Size	30,000 SF
Lot Size	3.22 Acres
Loading	1 Drive-In
Clear Height	12' - 23'
Truck Court Depth	60'
HVAC (Ages)	TBD
Sprinkler	100% Sprinkled
Construction Type	Masonry
Lighting	LED/Fluorescent
Power	5 Megawatts
Roof Type	Rubber Membrane
Roof Age	Roof Report Available
Stories	2
Parking	100 Surface
PID	1611622120009
Property Taxes	TBD - Requires Subdivision
Zoning	I-5 Industrial Park
2040 Comp Plan - Land Use	Industrial Flex/Tech
Lease Rates	Negotiable
Sale Price	Negotiable



PROPERTY AERIAL



FLOOR PLAN

MAIN LEVEL



LOWER LEVEL - R&D SPACE



HIGHWAY ACCESS



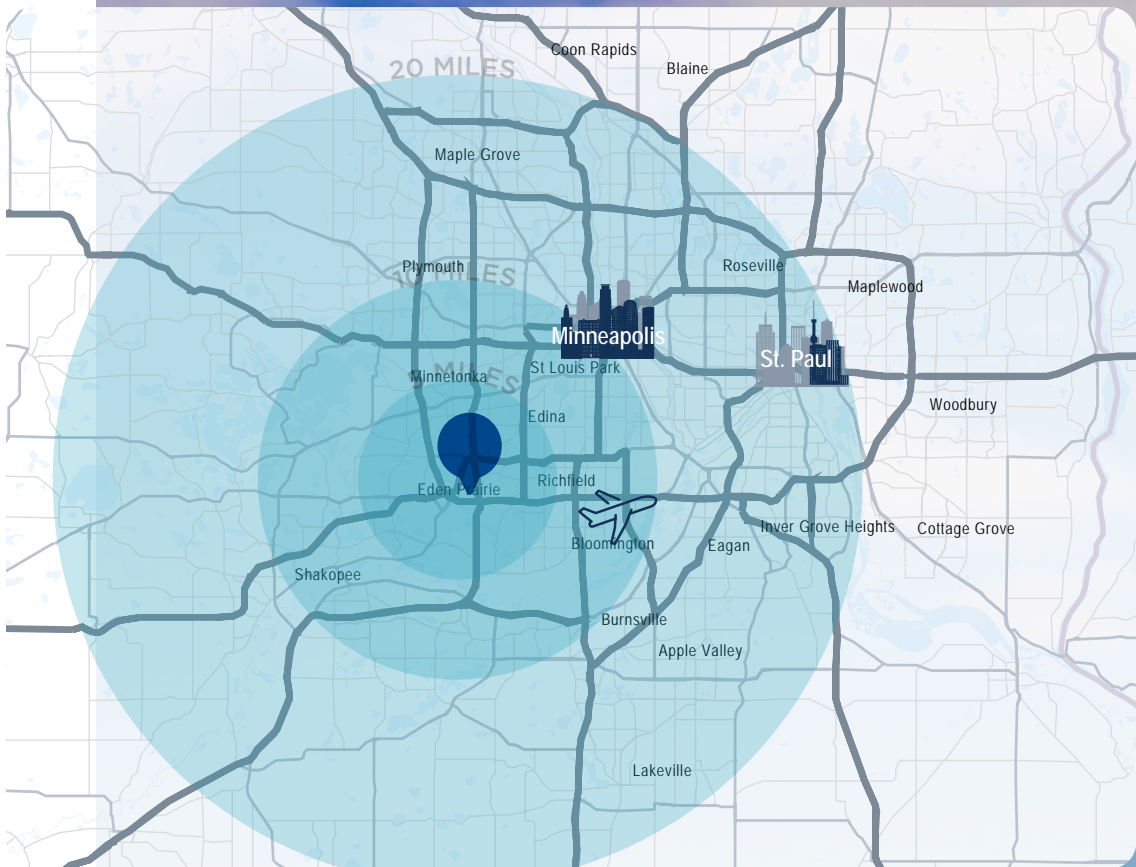
DRIVE TIMES

MSP AIRPORT	16 MINS	MALL OF AMERICA	18 MINS	I-394	14 MINS	I-494	5 MINS	DOWNTOWN MPLS	20 MINS	DOWNTOWN ST. PAUL	28 MINS
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AREA AMENITIES



DEMOGRAPHICS



MARKET PROFILE



137K
POPULATION



7.1%
POPULATION CHANGE



11%
INDUSTRIAL INDUSTRY
EMPLOYMENT % CHANGE



27%
PRODUCTION & RELATED
OCCUPATIONS % CHANGE

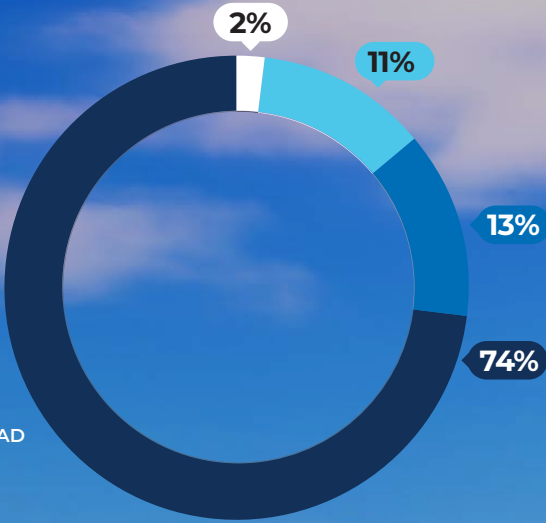
EDUCATION

2% NO HIGH SCHOOL
DIPLOMA

11% HIGH SCHOOL
GRADUATE

13% SOME COLLEGE

74% BACHELOR'S / GRAD
/ PROFESSIONAL
DEGREE



INCOME



\$118,874
MEDIAN
HOUSEHOLD INCOME



\$68,733
PER CAPITA
INCOME

EMPLOYMENT

WHITE COLLAR

SERVICE

BLUE COLLAR



3.2%
UNEMPLOYMENT
RATE

EDEN PRAIRIE HOUSING PROFILE



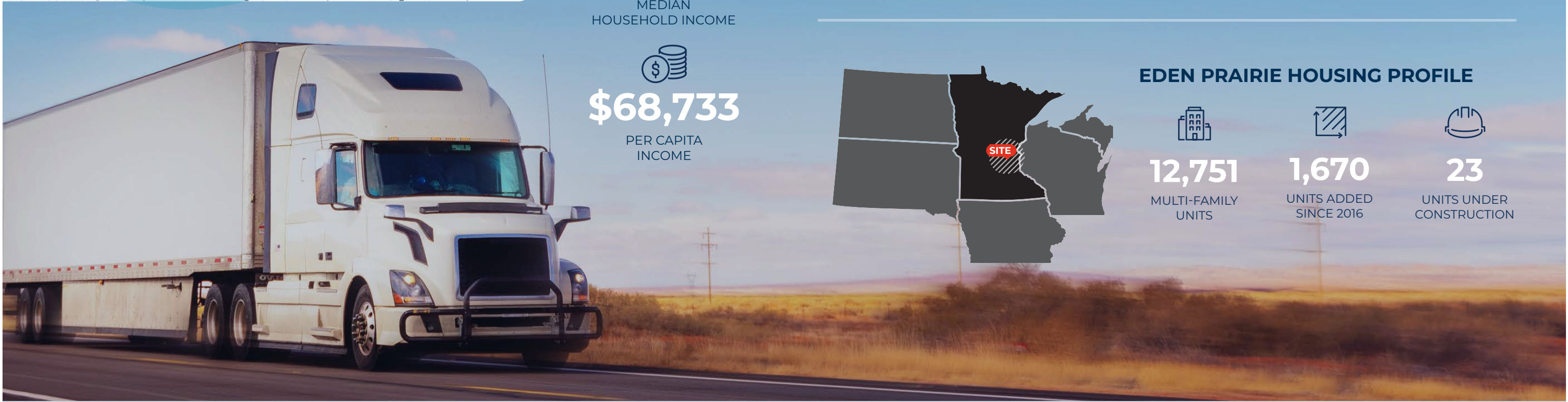
12,751
MULTI-FAMILY
UNITS



1,670
UNITS ADDED
SINCE 2016



23
UNITS UNDER
CONSTRUCTION





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