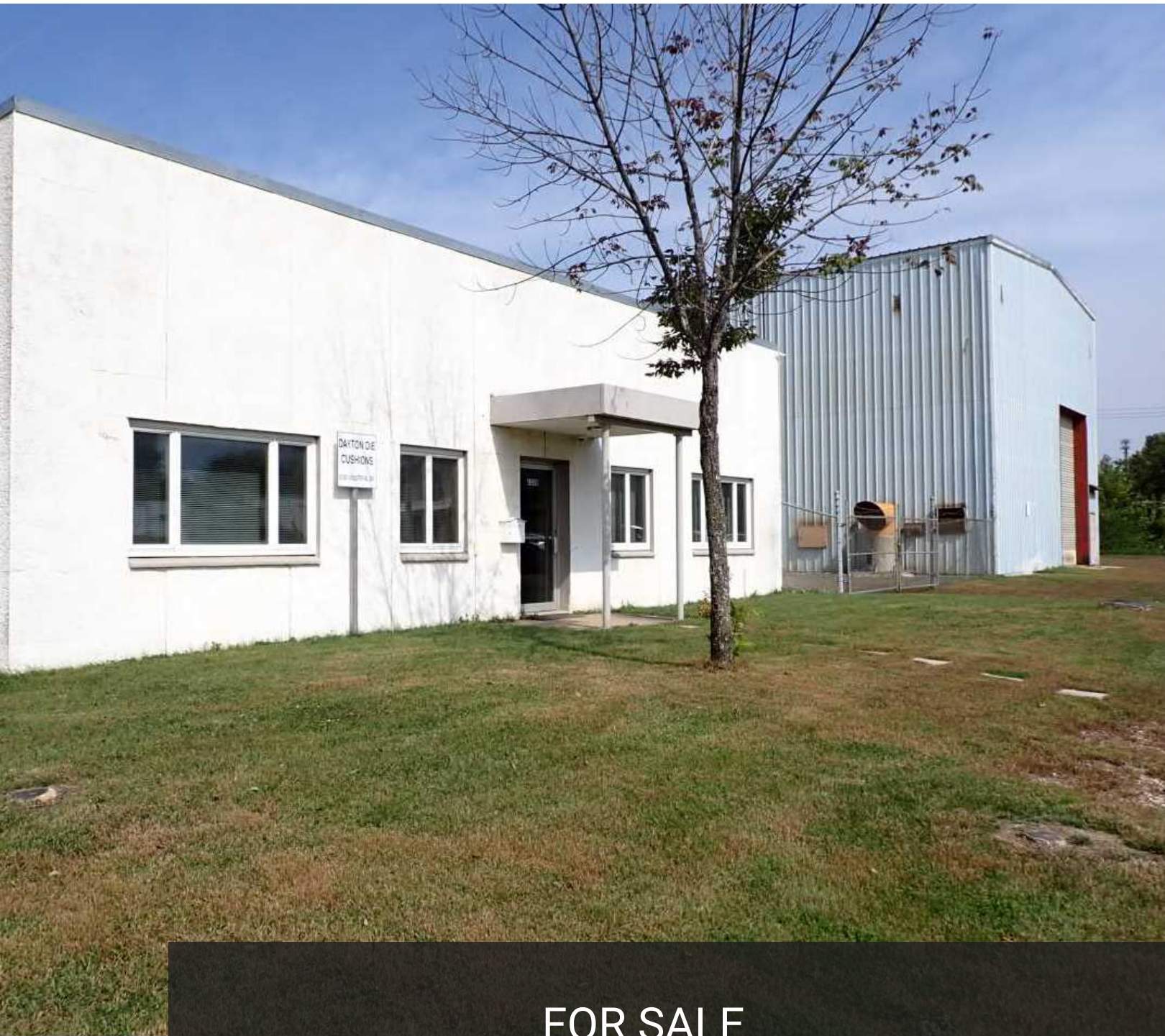


INDUSTRIAL FOR SALE

**6310-6330 INDUSTRIAL DR**

6330 INDUSTRIAL DRIVE, EDEN PRAIRIE, MN 55346



**KW COMMERCIAL - LAKE MINNETONKA**

13100 West Wayzata Boulevard  
Minnetonka, MN 55305

*PRESENTED BY:*

**JEFF MEEHAN**

O: (612) 991-6360

C: (612) 991-6360

[jeff.meehan@kwcommercial.com](mailto:jeff.meehan@kwcommercial.com)

Each Office Independently Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# TABLE OF CONTENTS

6330 INDUSTRIAL DRIVE



**KW COMMERCIAL - LAKE MINNETONKA**  
13100 West Wayzata Boulevard  
Minnetonka, MN 55305

**JEFF MEEHAN**  
O: (612) 991-6360  
C: (612) 991-6360  
jeff.meehan@kwcommercial.com

<b>1 - PROPERTY SUMMARY</b>	
Executive Summary	4
<b>2 - PHOTOS</b>	
photos	6
<b>3 - MAPS / DEMOGRAPHICS</b>	
Location Maps	8
Demographics	9
Hennepin Co Aerial	10
Eden Prairie Zoning	11
Permitted Uses Table	12



6330 INDUSTRIAL DRIVE

# PROPERTY SUMMARY

EXECUTIVE SUMMARY

1

# EXECUTIVE SUMMARY

6330 INDUSTRIAL DRIVE



## OFFERING SUMMARY

PRICE:	\$2,950,000
BUILDING SF:	30,372
PRICE / SF:	\$97.13/SF
LOT SIZE:	1.89 AC
OCCUPANCY:	Owner currently occupies
WAREHOUSE SF:	28860
DOCK DOORS:	0
GRADE DOORS:	Qty -6 various heights 12-20'
CRANES:	Qty: 5, tons: 15, 10, 10, 5, 3
CLEAR HEIGHT:	12 to 30'
OFFICE SF:	1,587
POWER:	1200 Amp
RAIL ACCESS:	potential
YARD:	Approximately 1/2 acre yard space
YEAR BUILT:	1962 & 1969
ZONING:	General Industrial
PROPERTY TAXES	\$40,447 payable in 2025

## Property description

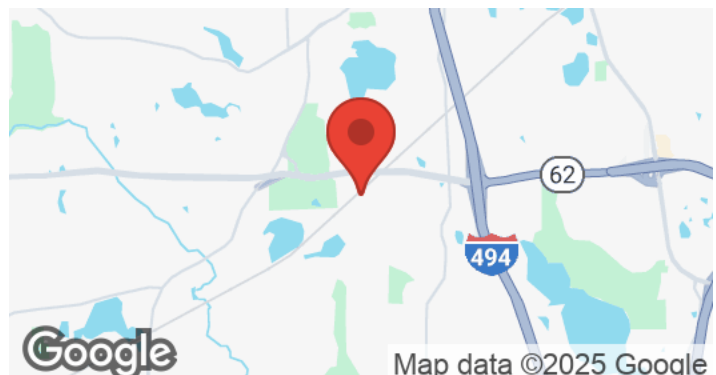
Rare Heavy Industrial Offering – 30,360 SF on Two Buildings

Located just one mile off Interstate 494 in the sought-after southwest suburbs, this hard-to-find heavy industrial property features two buildings totaling approximately 30,360 square feet.

Key features include:

- \*Heavy power: 1,200 AMP, 3-phase electrical service
- \*Clear heights up to 30' with multiple overhead cranes
- \*Multiple drive-in doors ranging from 10' to 20' high
- \*Ample yard space with potential for outdoor storage
- \*1,500 SF of nicely finished office space with forced air heating and central air conditioning
- \*Former rail-served site, with Twin Cities & Western Railroad still active behind the building

This is a unique opportunity for users requiring high power, crane capacity, and excellent transportation access in a



**KW COMMERCIAL - LAKE MINNETONKA**  
13100 West Wayzata Boulevard  
Minnetonka, MN 55305

**JEFF MEEHAN**  
O: (612) 991-6360  
C: (612) 991-6360  
jeff.meehan@kwcommercial.com



6330 INDUSTRIAL DRIVE

PHOTOS

PHOTOS

2





6330 INDUSTRIAL DRIVE

# MAPS / DEMOGRAPHICS

# 3

LOCATION MAPS

DEMOGRAPHICS

HENNEPIN CO AERIAL

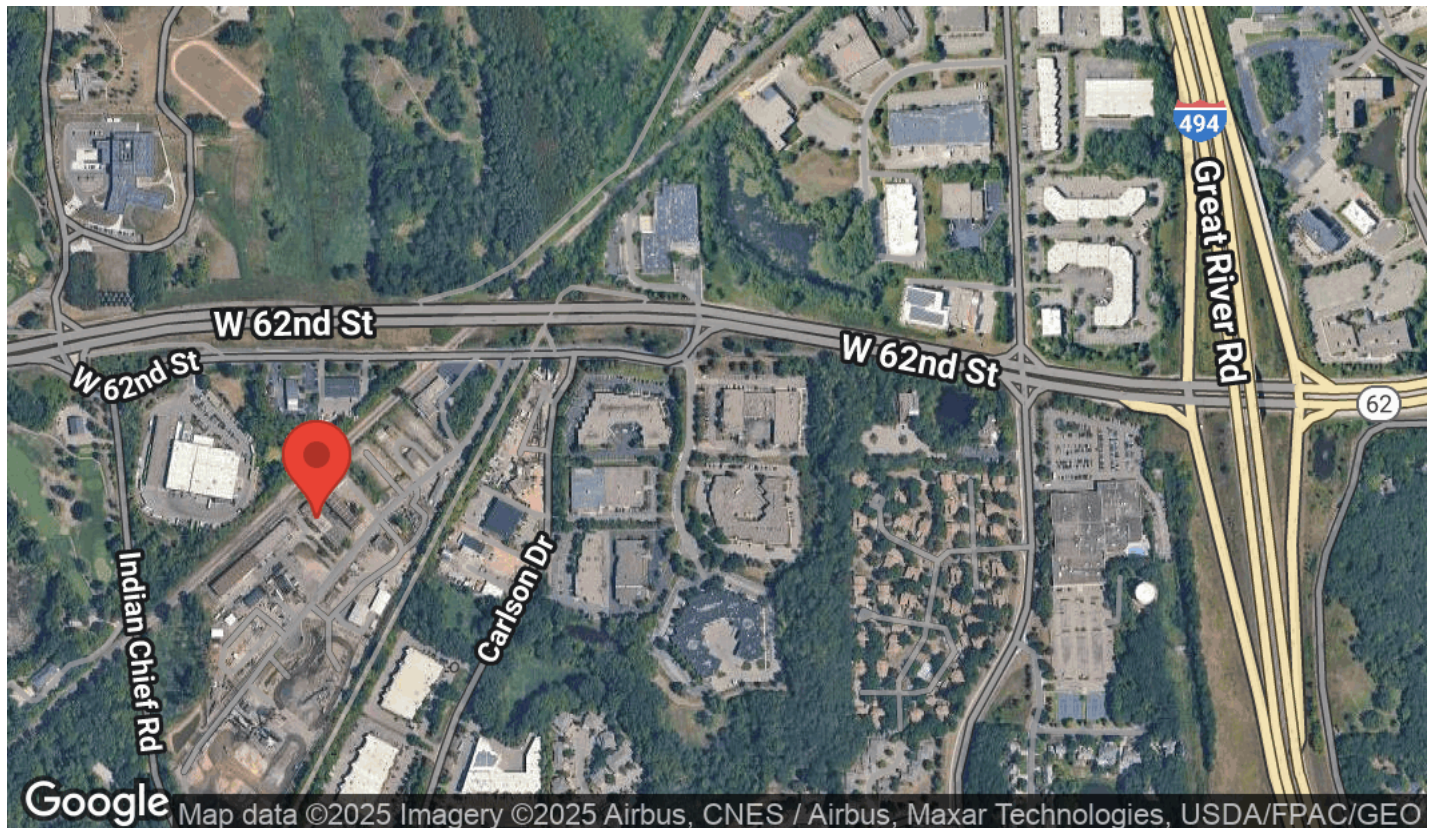
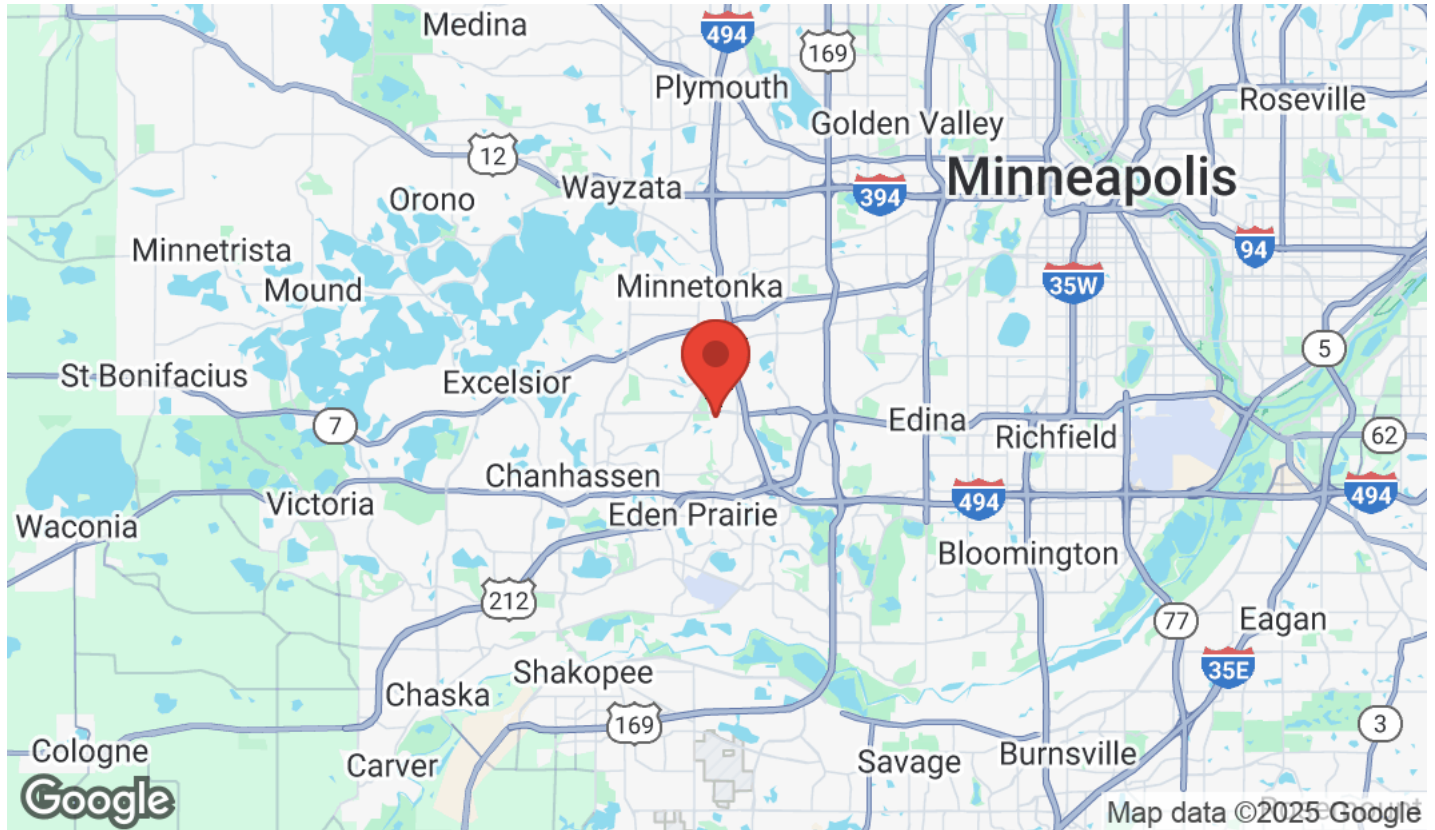
EDEN PRAIRIE ZONING

PERMITTED USES TABLE



## LOCATION MAPS

6330 INDUSTRIAL DRIVE



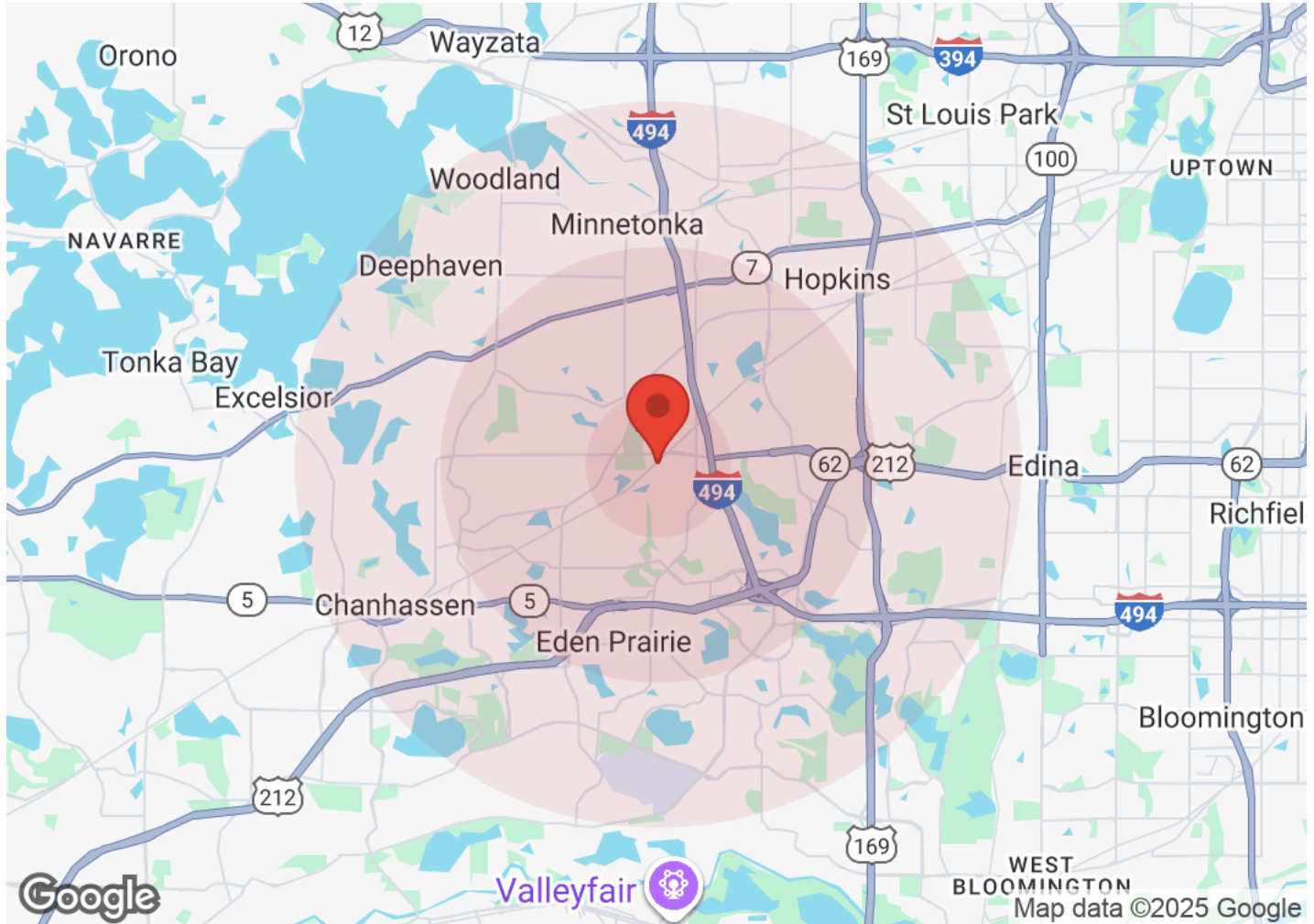
**KW COMMERCIAL - LAKE MINNETONKA**  
13100 West Wayzata Boulevard  
Minnetonka, MN 55305

**JEFF MEEHAN**  
O: (612) 991-6360  
C: (612) 991-6360  
[jeff.meehan@kwcommercial.com](mailto:jeff.meehan@kwcommercial.com)



# DEMOGRAPHICS

6330 INDUSTRIAL DRIVE



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	1,720	28,235	78,810	Median	\$120,259	\$107,699	\$117,928
Female	1,847	30,051	81,612	< \$15,000	36	1,036	3,133
Total Population	3,567	58,286	160,422	\$15,000-\$24,999	39	811	2,183
				\$25,000-\$34,999	81	922	2,422
				\$35,000-\$49,999	76	2,368	5,016
				\$50,000-\$74,999	95	3,343	7,922
				\$75,000-\$99,999	191	3,590	8,338
				\$100,000-\$149,999	371	5,463	13,192
				\$150,000-\$199,999	163	2,926	7,825
				> \$200,000	334	5,557	17,940
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	670	9,968	28,238	Total Units	1,497	28,303	73,961
Ages 15-24	392	5,507	16,079	Occupied	1,387	26,019	67,969
Ages 25-54	1,265	22,325	59,537	Owner Occupied	1,078	17,245	47,074
Ages 55-64	532	8,178	22,391	Renter Occupied	309	8,774	20,895
Ages 65+	709	12,307	34,177	Vacant	110	2,284	5,992
Race	1 Mile	3 Miles	5 Miles				
White	2,633	43,545	121,841				
Black	434	5,292	12,577				
Am In/AK Nat	4	82	209				
Hawaiian	3	17	32				
Hispanic	190	2,949	7,764				
Asian	181	4,581	13,123				
Multi-Racial	118	1,749	4,684				
Other	3	70	209				

**KW COMMERCIAL - LAKE MINNETONKA**  
13100 West Wayzata Boulevard  
Minnetonka, MN 55305

**JEFF MEEHAN**  
O: (612) 991-6360  
C: (612) 991-6360  
jeff.meehan@kwcommercial.com



# Hennepin County Property Map

Date: 9/10/2025



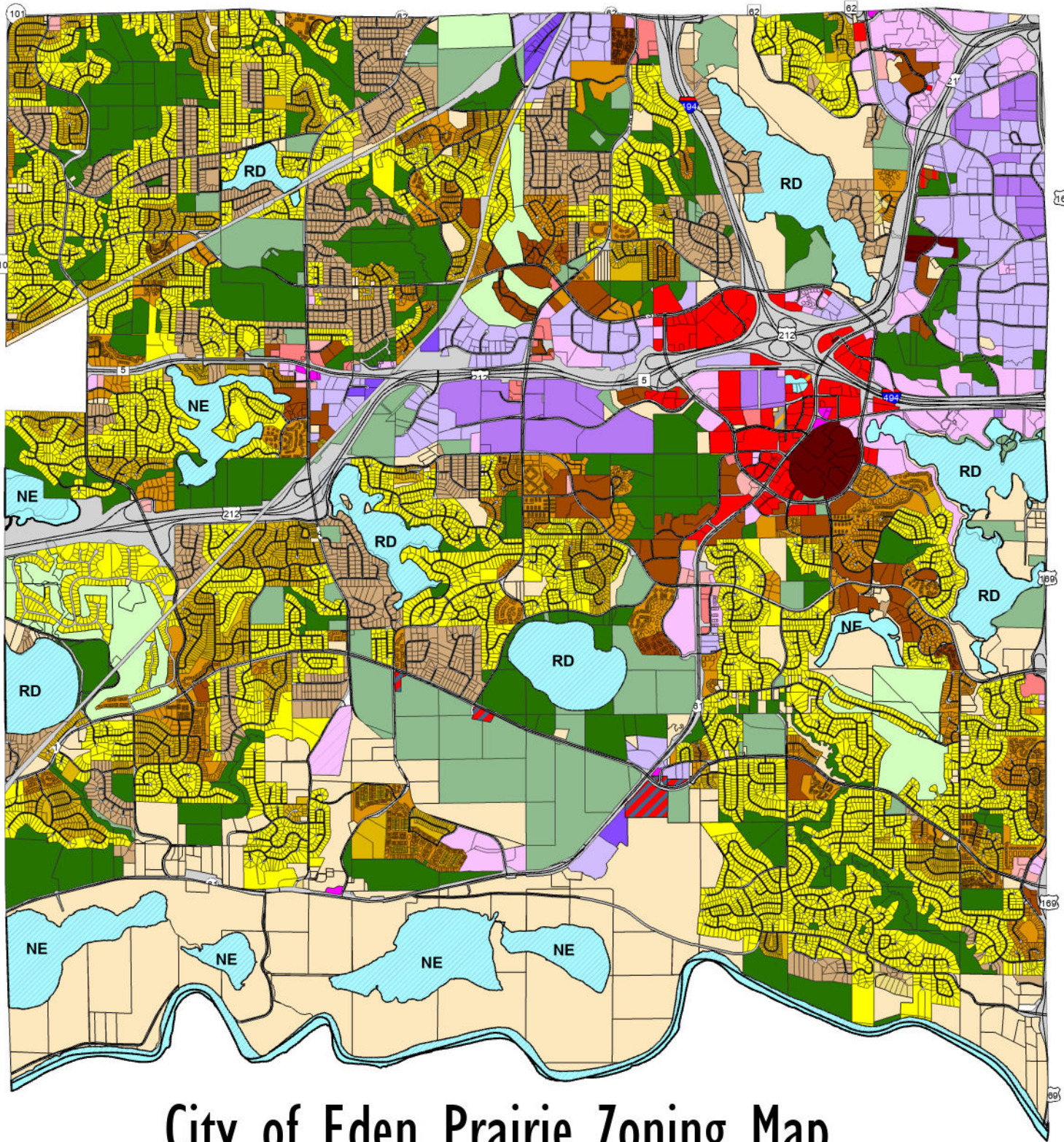
No results

## Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

COPYRIGHT © HENNEPIN  
COUNTY 2025





# City of Eden Prairie Zoning Map

## Zoning

- Rural
- R1-44 One Family- 44,000 sf. min.
- R1-22 One Family-22,000 sf min.
- R1-13.5 One Family-13,500 sf min.
- R1-9.5 One Family-9,500 sf min.
- RM-6.5 Multi-Family-6.7 U.P.A. max.
- RM-2.5 Multi-Family-17.4 U.P.A. max.
- A-OFC Airport Office
- OFC Office
- N-Com Neighborhood Commercial
- C-Com Community Commercial
- C-Hwy Highway Commercial
- A-C Airport Commercial
- C-Reg-Ser Regional Service Commercial
- C-Reg Regional Commercial
- TC-C Town Center Commercial
- TC-R Town Center - Residential
- TC-MU Town Center - Mixed Use
- TOD-E Transit Oriented Development - Employment
- TOD-R Transit Oriented Development - Residential
- TOD-MU Transit Oriented Development - Mixed Use
- I-2 Industrial Park - 2 Acre Min.
- I-5 Industrial Park - 5 Acre Min.
- I-Gen General Industrial - 5 Acre Min.
- PUB Public
- P Parks and Open Space; P-PARK AND OPEN SPACE
- GC Golf Course
- Water
- Right of Way

## Shoreland Management Classifications

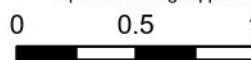
- NE Natural Environment Waters
- RD Recreational Development Waters
- GD General Development Waters (Creeks Only)
- 100 - Year Floodplain

Ordinance #33-2001 (BFI Addition) approved, but not shown on this map edition.  
Ordinance #19-2018, 20-2018, and 13-2022 approved, but not shown in their entirety on this map edition.

Date: October 1, 2024

In case of discrepancy related to a zoning classification on this zoning map, the Ordinance and attached legal description on file at Eden Prairie City Center will prevail.

Updated through approved Ordinances #09-2024



edenprairie.org



DISCLAIMER: The City of Eden Prairie does not warrant the accuracy nor the correctness of the information contained in this map. It is your responsibility to verify the accuracy of this information. In no event will The City of Eden Prairie be liable for any damages, including loss of business, lost profits, business interruption, loss of business information or other pecuniary loss that might arise from the use of this map or the information it contains. Map information is believed to be accurate but accuracy is not guaranteed. Any errors or omissions should be reported to The City of Eden Prairie. M:\GIS\Users\Departmental\CommDev\Documents\Official Maps\OfficialZoning.mxd



## SECTION 11.05 - PERMITTED USES TABLE - COMMERCIAL AND INDUSTRIAL DISTRICTS.

A. *Table Key.*

1. *P=Permitted Uses*
2. *C=Conditional Uses*
3. *A=Accessory Uses*

B. *Additional Standards.* The uses listed in the table below are further subject to zoning district standards in Sections 11.20, 11.25, and 11.28 through 11.30, and other standards listed in this Chapter.

C. *Prohibited uses.* Uses not associated with a letter in the zoning district column are prohibited uses in the respective zoning district. Uses not listed are prohibited in all zoning districts.

D. *Permitted Uses Table for Commercial and Industrial Districts.*

	Zoning District											
	Office	FS	N- Com	C- Com	C- Reg	C- Reg- Ser	C- Hwy 10	I- 2	I- 5	I- Gen	A- OFC	A- C
<b>COMMERCIAL</b>												
Day Care Facility	P		P	P	P	P	P				P	P
Gasoline/convenience stores		P <sup>1</sup>	P <sup>2</sup>	P	P	P	P					P
Hotels/Hospitality/Lodging		P <sup>1</sup>			P	P	P					P
Microdistillery								P	P	P		
Microdistillery with Cocktail Room		P	P	P	P	P	P	P	P	P		P
Pawnshops						P						
Restaurants and Food Service	P <sup>3</sup>	P <sup>1</sup>	P	P	P	P	P	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>5</sup>	P

Retail Sales and Services (Direct) conducted within structures and accessory uses	P <sup>3</sup>	P	P	P	P	P	P	P <sub>4</sub>	P <sub>4</sub>	P <sup>4</sup>	P <sup>5</sup>	P
Sexually Oriented Businesses								P	P			
Small Brewer								P	P	P		
Small Brewer with Brewer Taproom		P	P	P	P	P	P	P	P	P		P
<b>OFFICE</b>												
Business and professional offices and accessory uses	P	P	P	P	P	P	P	P	P	P <sup>6</sup>	P	
Medical and Dental Clinics	P	P	P	P	P	P	P	P	P	P <sup>6</sup>	P	
<b>INDUSTRIAL</b>												
Assembling, Compounding, Manufacturing, Packaging, Processing, Showroom, and/or Wholesale		P						P	P	P		
Automotive Repair Services - Major, when conducted exclusively in an enclosed building		P	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	P	P	P		

Automotive Repair Services - Minor, when conducted exclusively in an enclosed building.		P	P	P	P	P	P	P	P	P		
Commercial Kennel								P	P	P		
Distribution		P						P	P	P		
Funeral Homes		P						P	P	P		
Gymnasium		P						P	P	P		
Live/work space such as artist lofts												
Self-Storage Facility										P		
Warehousing		P						P	P	P		
<b>PUBLIC</b>												
Antennas and Towers, subject to City Code <u>Section 11.39</u>	P	P	P	P	P	P	P	P	P	P	P	P
Public Facilities and Services		P										
Public Infrastructure	P	P	P	P	P	P	P	P	P	P	P	P
Transit Facilities		P										
<b>RESIDENTIAL</b>												



Home Occupations, subject to City Code <u>Section 11.65</u>			P 8	P 8								
Multi-family dwellings and accessory structures			P 8	P 8								

<sup>1</sup> Properties with frontage along a principal arterial street may utilize up to 100 percent of the building's gross floor area for retail sales and services and restaurants. Properties without frontage along a principal arterial street may utilize up to 25 percent of the building's gross floor area for retail sales and services and restaurants.

<sup>2</sup> Gasoline/convenience stores are not permitted in the Neighborhood Commercial (N-COM) District, provided, however, that gasoline/convenience stores in existence as of January 13, 2022 remain a permitted use under this chapter.

<sup>3</sup> Supporting commercial sales and services to office users within large office structures of one hundred thousand (100,000) square feet or more. The commercial use may not exceed fifteen percent (15%) of the gross floor area.

<sup>4</sup> Commercial uses in Industrial Districts are limited to 15% of the gross floor area.

<sup>5</sup> Supporting commercial sales and services to office users within large office structures of thirty thousand (30,000) square feet or more. The commercial use may not exceed fifteen percent (15%) of the gross floor area.

<sup>6</sup> Office uses as permitted in the Office District are permitted in the General Industrial District (I-GEN). Office use in the (I-GEN) District may not exceed fifty percent (50%) of the gross floor area. Such office use must comply with all of the requirements of this chapter.

<sup>7</sup> Must have been in existence as of November 1, 2016.

<sup>8</sup> Only permitted if provided for within a PUD, or within commercial buildings in the N-Com and C-Com Districts.

<sup>9</sup> C-REG-SER uses are limited to sales and service operations which require relatively large sites, attract little or no pedestrian traffic and are not typically found in shopping center structures.

<sup>10</sup> C-HWY uses are limited to sales and service operations directly related to highway or freeway uses, tourists, and travelers.

(Source: Ordinance No. 10-2024, § 1, 8-29-2024; Ordinance No. 20-2023, 12-14-2023)

**Editor's note—** Ordinance No. 20-2023, adopted Dec. 14, 2023, renumbered former Sections 11.05 and 11.06 as Sections 11.38 and 11.39. Historical notations have been retained for reference purposes.