

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:

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Each Office Independently Owned and Operated

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6330 INDUSTRIAL DRIVE

PROPERTY SUMMARY

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EXECUTIVE SUMMARY

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

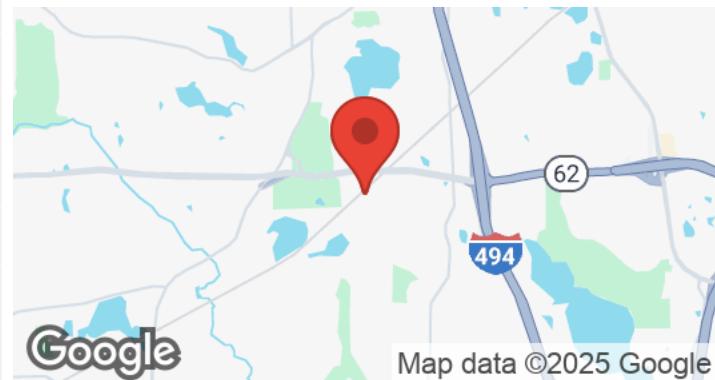
Rare Heavy Industrial Offering – 30,360 SF on Two Buildings

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



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6330 INDUSTRIAL DRIVE

PHOTOS

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PHOTOS





6330 INDUSTRIAL DRIVE

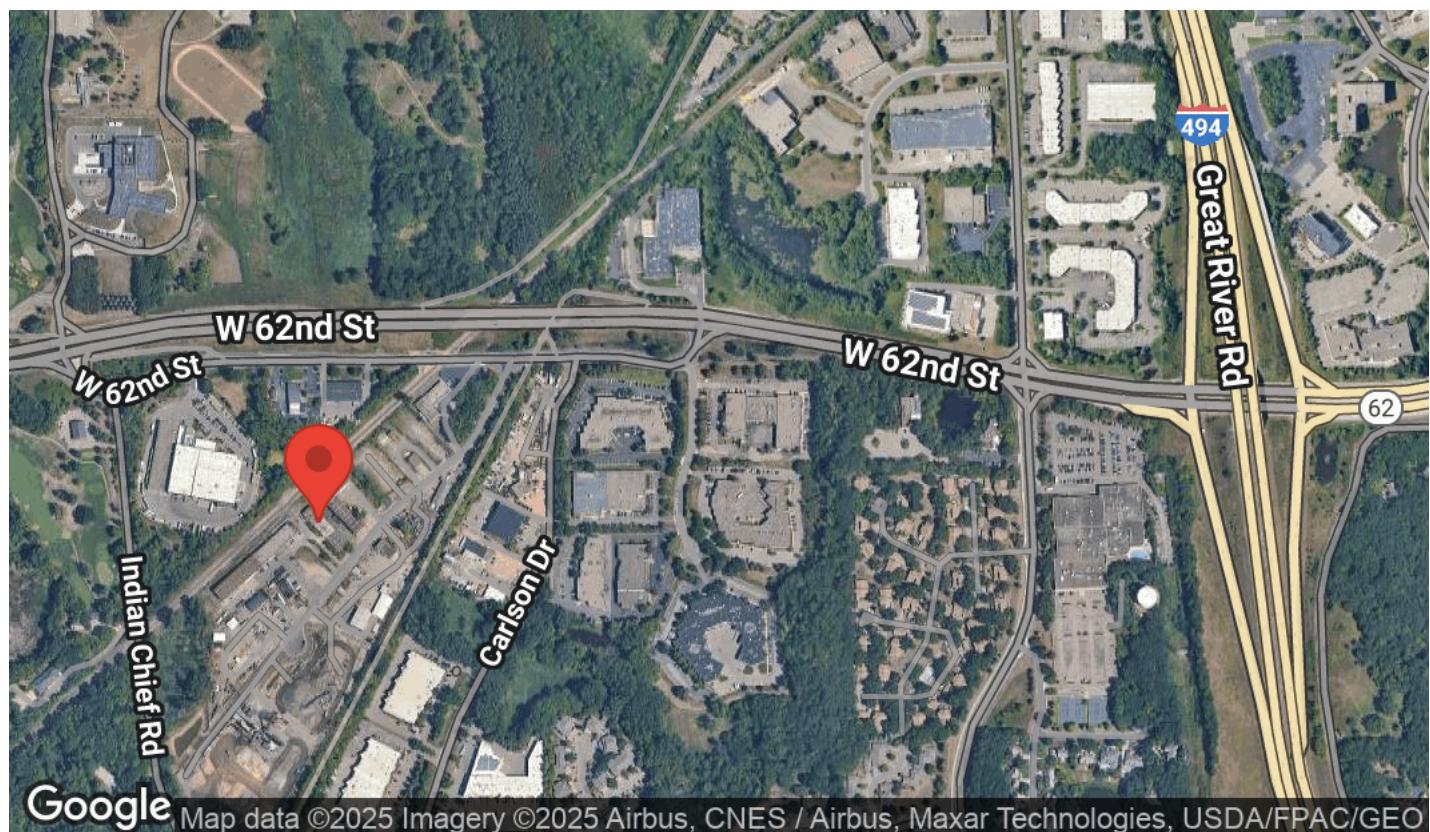
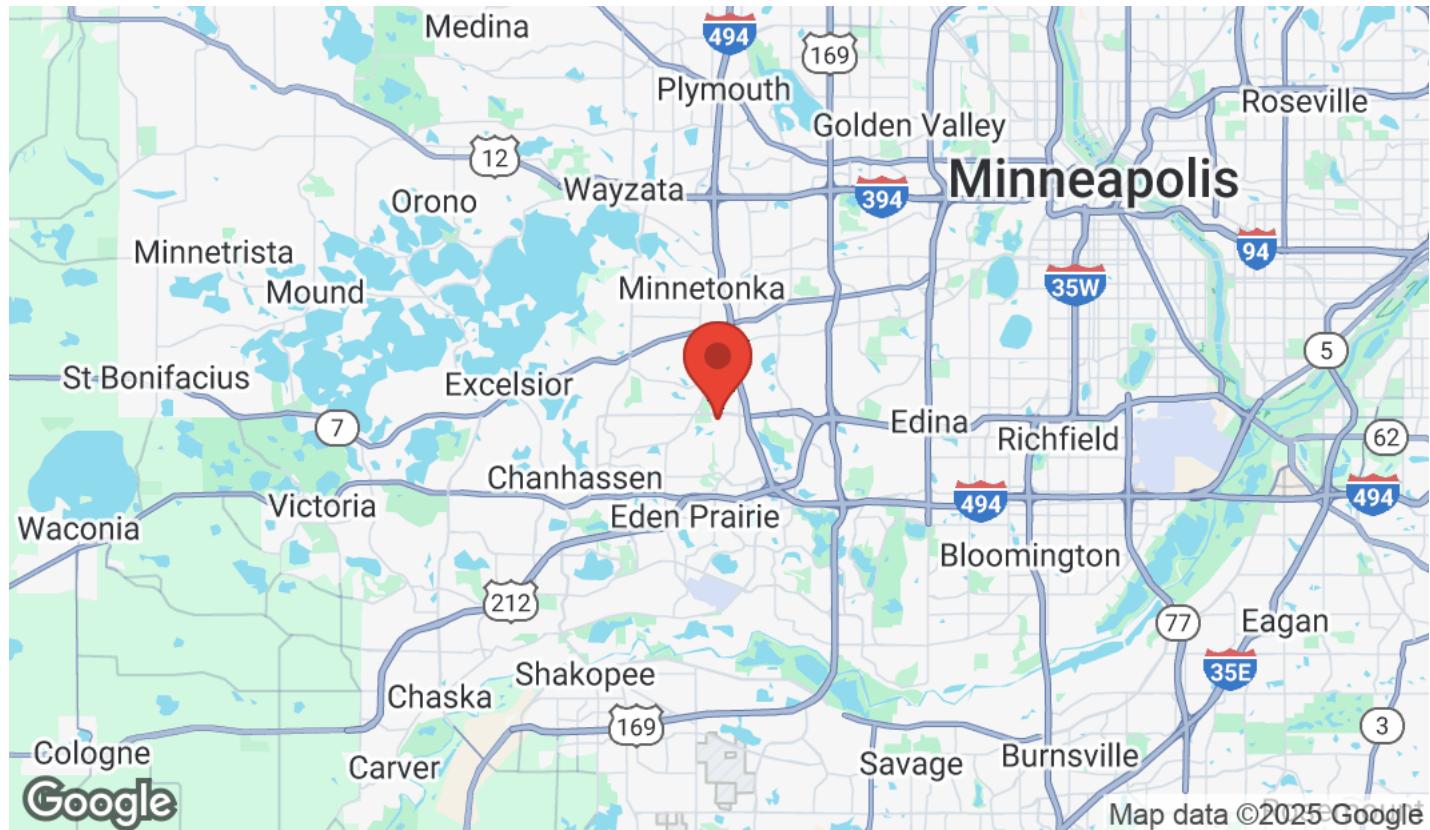
MAPS / DEMOGRAPHICS

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LOCATION MAPS
DEMOGRAPHICS
HENNEPIN CO AERIAL
EDEN PRAIRIE ZONING
PERMITTED USES TABLE

LOCATION MAPS

6330 INDUSTRIAL DRIVE

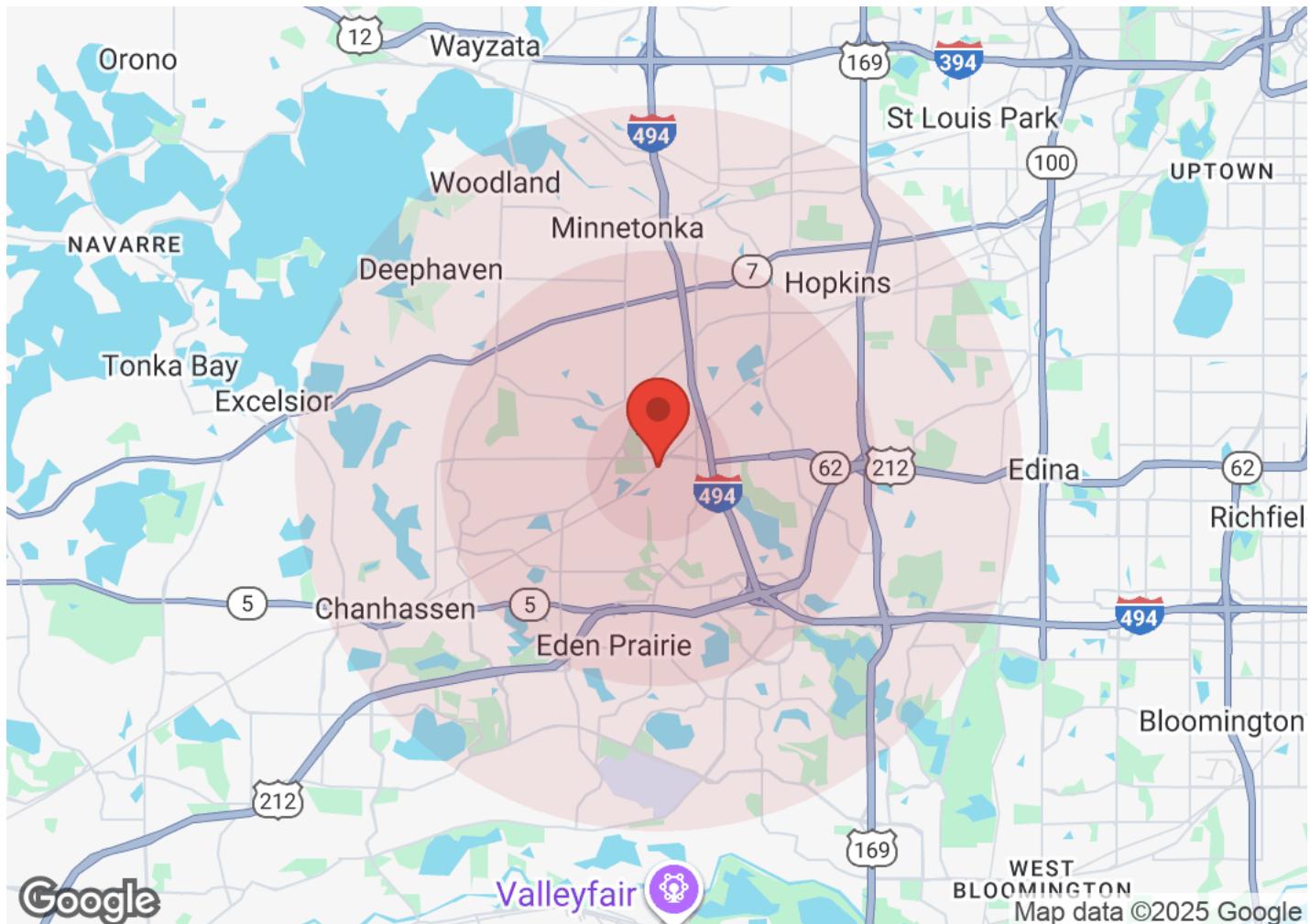


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DEMOGRAPHICS

6330 INDUSTRIAL DRIVE



Population	1 Mile	3 Miles	5 Miles
Male	1,720	28,235	78,810
Female	1,847	30,051	81,612
Total Population	3,567	58,286	160,422
Age			
Ages 0-14	670	9,968	28,238
Ages 15-24	392	5,507	16,079
Ages 25-54	1,265	22,325	59,537
Ages 55-64	532	8,178	22,391
Ages 65+	709	12,307	34,177
Race			
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

Income	1 Mile	3 Miles	5 Miles
Median	\$120,259	\$107,699	\$117,928
< \$15,000	36	1,036	3,133
\$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

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,497	28,303	73,961
Occupied	1,387	26,019	67,969
Owner Occupied	1,078	17,245	47,074
Renter Occupied	309	8,774	20,895
Vacant	110	2,284	5,992

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Hennepin County Property Map

Date: 9/10/2025

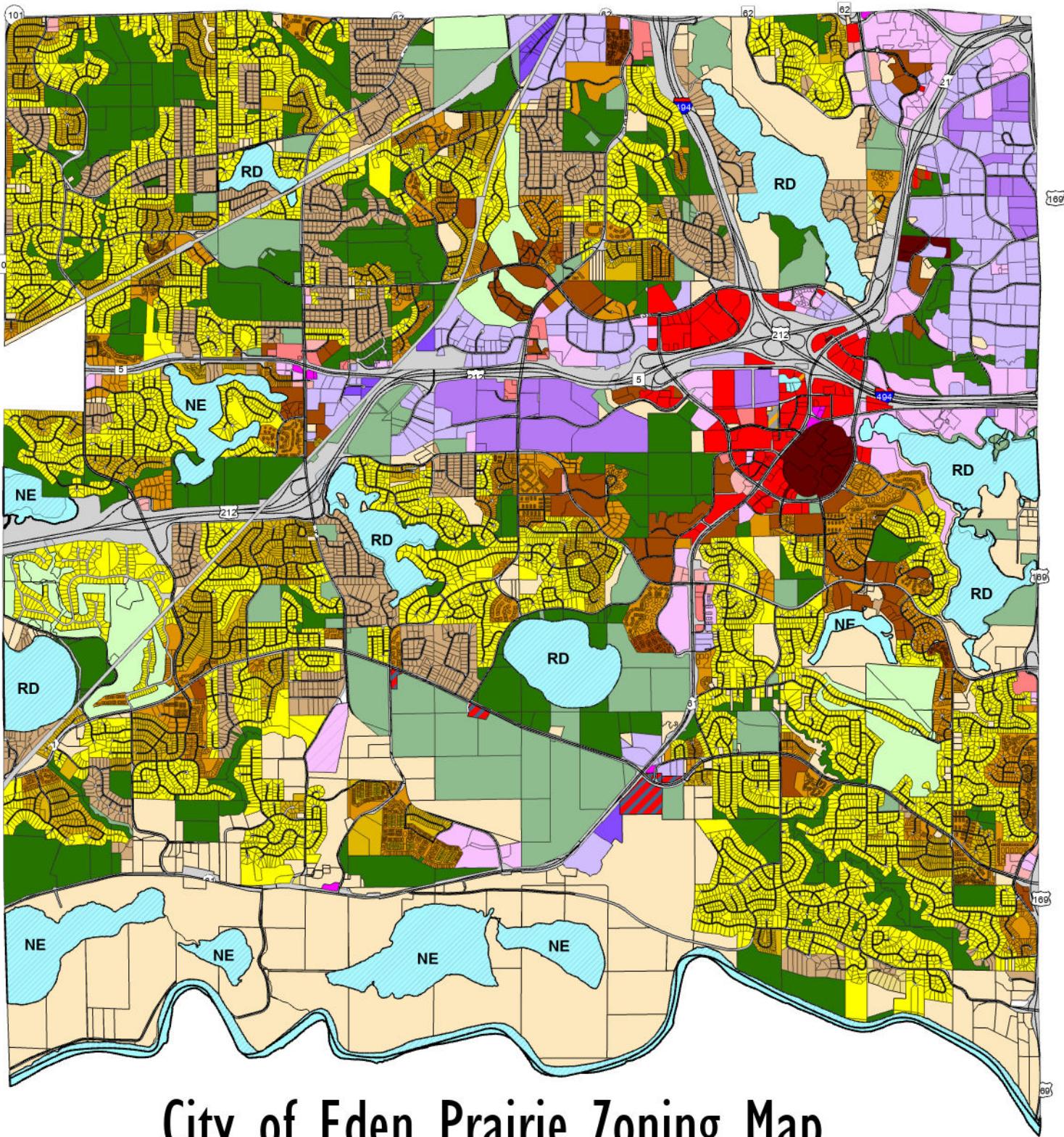


No results

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.

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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

- 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

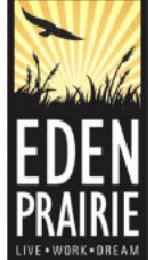
In case of discrepancy related to a zoning classification on this zoning map, the Ordinance and attached legal description on file at Eden Prairie City Center will prevail.

Updated through approved Ordinances #09-2024

0 0.5 1

edenprairie.org

Miles



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 but not limited to, direct, indirect, special, incidental, or consequential damages, 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.

Map: Official Zoning map

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
COMMERCIAL												
Day Care Facility	P		P	P	P	P	P				P	P
Gasoline/convenience stores		P ¹	P ²	P	P	P	P					P
Hotels/Hospitality/Lodging		P			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 ³	P ¹	P	P	P	P	P	P ₄	P ₄	P ⁴	P ⁵	P

Retail Sales and Services (Direct) conducted within structures and accessory uses	P ³	P	P	P	P	P	P	P ₄	P ₄	P ⁴	P ⁵	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
OFFICE												
Business and professional offices and accessory uses	P	P	P	P	P	P	P	P	P	P ⁶	P	
Medical and Dental Clinics	P	P	P	P	P	P	P	P	P	P ⁶	P	
INDUSTRIAL												
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 ⁷	P	P	P						

Automotive Repair Services - Minor, when conducted exclusively in an enclosed building.		P	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			
PUBLIC													
Antennas and Towers, subject to City Code <u>Section 11.39</u>	P	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	P
Transit Facilities		P											
RESIDENTIAL													

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									

¹ 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.

² 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.

³ 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.

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

⁵ 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.

⁶ 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.

⁷ Must have been in existence as of November 1, 2016.

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

⁹ 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.

¹⁰ 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.