

FOR SALE OR LEASE
27,589 SF AVAILABLE



12985 PIONEER TRAIL

EDEN PRAIRIE, MINNESOTA



PROPERTY HIGHLIGHTS

- Owner/user sale or lease opportunity
- Just minutes from I-494, Hwy 212 & Hwy 169
- Fully air-conditioned warehouse
- Abundant parking

Building Size: 27,589 SF

Available Space: 5,711 SF Office
21,878 SF Warehouse
27,589 SF Total

Site Area: 2.12 acres

Parking: 45 stalls

Clear Height: 13'

Loading: 1 dock
2 drive-ins

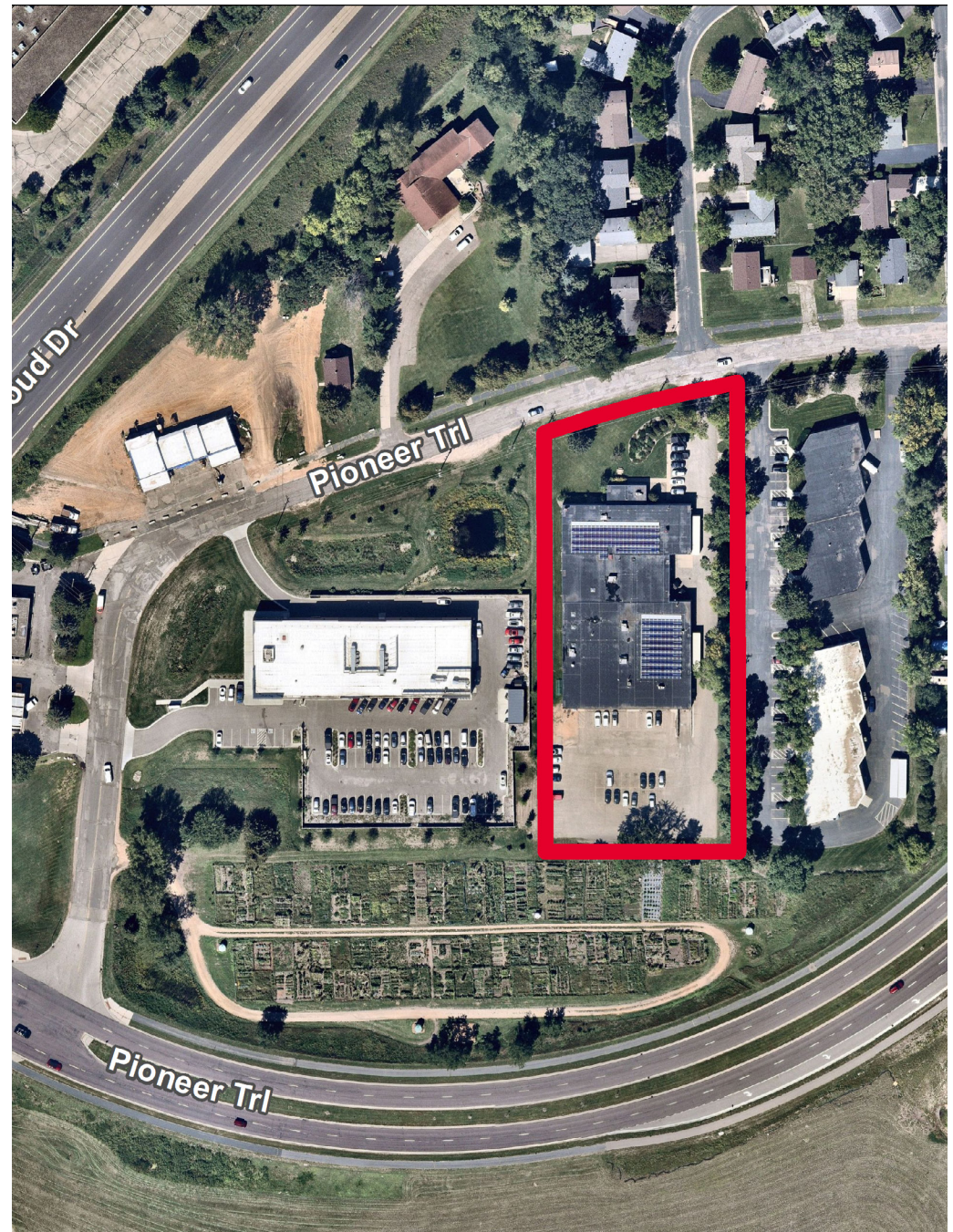
Sprinklered: Fully sprinklered

HVAC: A/C in majority of building

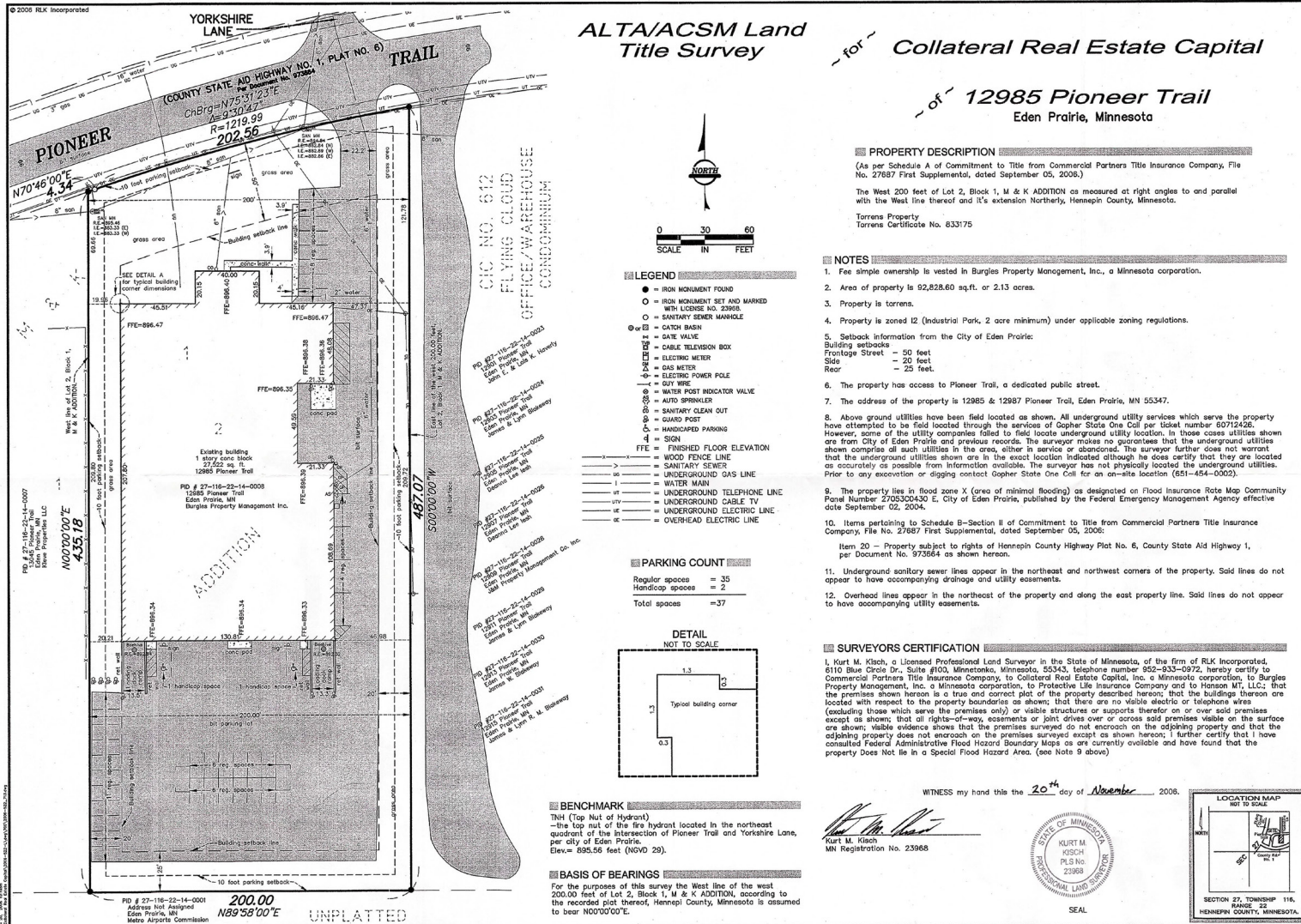
Net Rates: Negotiable

Sale Price: Negotiable

2024 Property Taxes: \$61,620.76



SITE SURVEY



ALTA/ACSM Land Title Survey

for **Collateral Real Estate Capital**
of **12985 Pioneer Trail**
Eden Prairie, Minnesota

PROPERTY DESCRIPTION
(As per Schedule A of Commitment to Title from Commercial Partners Title Insurance Company, File No. 27687 First Supplemental, dated September 05, 2006.)

The West 200 feet of Lot 2, Block 1, M & K ADDITION as measured at right angles to and parallel with the West line thereof and it's extension Northerly, Hennepin County, Minnesota.

Torrens Property
Torrens Certificate No. 833175

NOTES

- Fee simple ownership is vested in Burgis Property Management, Inc., a Minnesota corporation.
- Area of property is 92,828.60 sq.ft. or 2.13 acres.
- Property is torrens.
- Property is zoned I2 (Industrial Park, 2 acre minimum) under applicable zoning regulations.
- Setback information from the City of Eden Prairie:
Building setbacks: Frontage Street - 50 feet, Side - 20 feet, Rear - 25 feet.
- The property has access to Pioneer Trail, a dedicated public street.
- The address of the property is 12985 & 12987 Pioneer Trail, Eden Prairie, MN 55347.
- Above ground utilities have been field located as shown. All underground utility services which serve the property have attempted to be field located through the services of Gopher State One Call per ticket number 60712426. However, some of the utility companies failed to field locate underground utility location. In those cases utilities shown are from City of Eden Prairie and previous records. The surveyor recognizes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Prior to any excavation or digging contact Gopher State One Call for an on-site location (651-454-0002).
- The property lies in flood zone X (Area of minimal flooding) as designated on Flood Insurance Rate Map Community Flood Number 27053043D, E, City of Eden Prairie, published by the Federal Emergency Management Agency effective date September 02, 2004.
- Items pertaining to Schedule B-Section II of Commitment to Title from Commercial Partners Title Insurance Company, File No. 27687 First Supplemental, dated September 05, 2006:
Item 20 - Property subject to rights of Hennepin County Highway Plat No. 6, County State Aid Highway 1, per Document No. 972664 as shown hereon.
- Underground sanitary sewer lines appear in the northeast and northwest corners of the property. Solid lines do not appear to have accompanying drainage and utility easements.
- Overhead lines appear in the northeast of the property and along the east property line. Solid lines do not appear to have accompanying utility easements.

SURVEYORS CERTIFICATION

I, Kurt M. Kisch, a Licensed Professional Land Surveyor in the State of Minnesota, of the firm of RLK Incorporated, 6110 Blue Circle Dr., Suite #100, Minnetonka, Minnesota, 55343, telephone number 952-933-0972, hereby certify to Commercial Partners Title Insurance Company, to Collateral Real Estate Capital, Inc. a Minnesota corporation, to Burgis Property Management, Inc. a Minnesota corporation, to Protective Life Insurance Company and to Hanson MT, LLC, that the premises shown hereon is a true and correct plot of the property described hereon; that the buildings thereon are located with respect to the property boundaries as shown; that there are no visible electric or telephone wires (excluding those which serve the premises only) or visible structures or supports thereon or on over said premises except as shown; that all rights-of-way, easements or joint drives over or across said premises visible on the surface are shown; visible evidence shows that the premises surveyed do not encroach on the adjoining property and that the adjoining property does not encroach on the premises surveyed except as shown hereon; I further certify that I have consulted Federal Administrative Flood Hazard Boundary Maps as are currently available and have found that the property Does Not lie in a Special Flood Hazard Area. (see Note 9 above)

WITNESS my hand this the 20th day of November 2006.

Kurt M. Kisch
Kurt M. Kisch
M.T. Registration No. 23968



BENCHMARK

TN1 (Top Nut of Hydrant)
- the top nut of the fire hydrant located in the northeast quadrant of the intersection of Pioneer Trail and Yorkshire Lane, per city of Eden Prairie.
Elev. = 895.56 feet (NGVD 29).

BASIS OF BEARINGS

For the purposes of this survey the West line of the west 200.00 feet of Lot 2, Block 1, M & K ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota is assumed to bear N00°00'00".

200.00
N89°53'00"E
UNPLATTED

REVISIONS

Collateral Real Estate Capital
200 Sixth St. South
Minneapolis, MN 55402

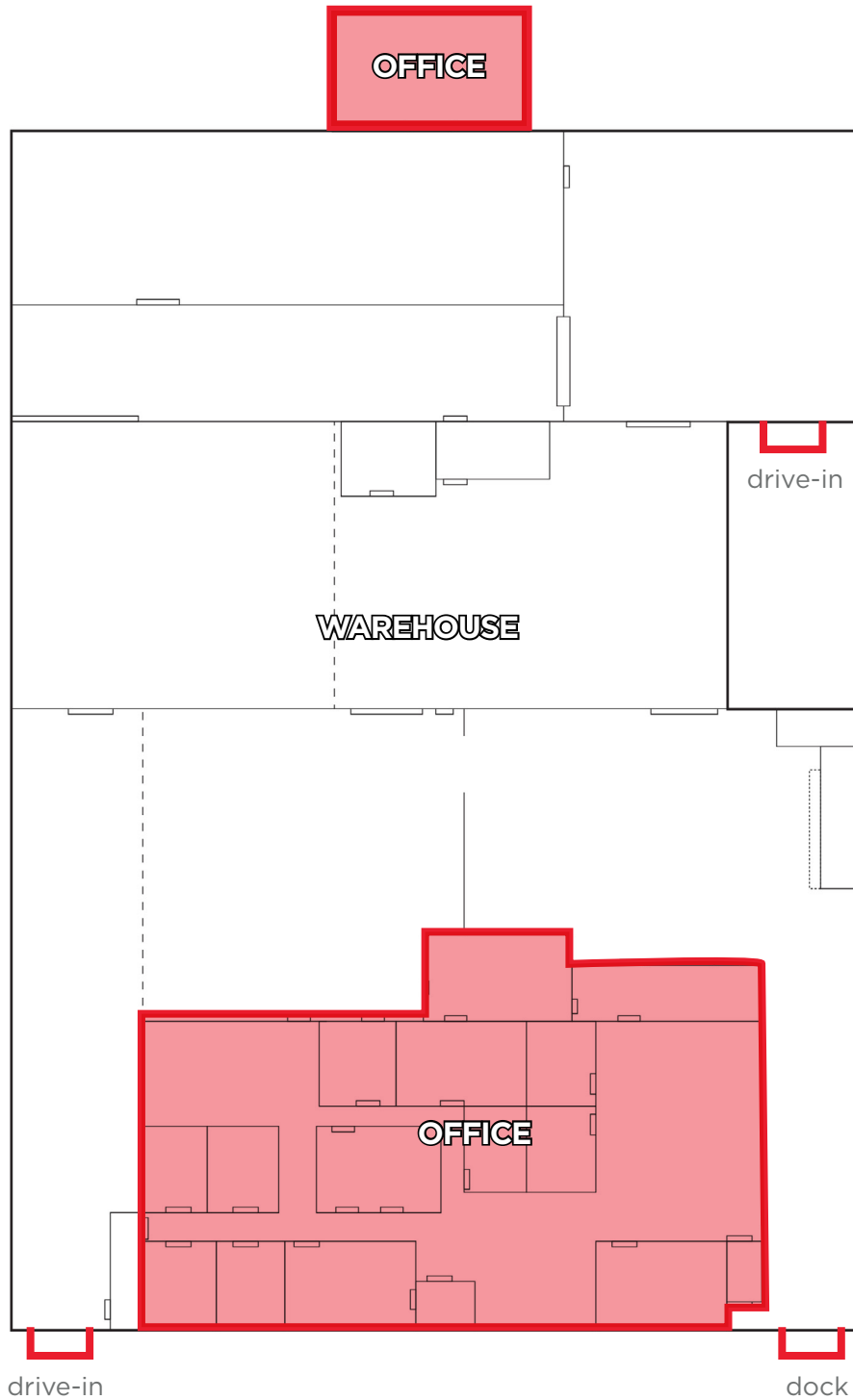
Lot 2 Block 1
M & K ADDITION
Hennepin County, MN
ALTA/ACSM
Land Title Survey

DATE: 11/20/06
2006-552L

RLK INCORPORATED
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FLOOR PLAN

5,711 SF Office
21,878 SF Warehouse
27,589 SF Total

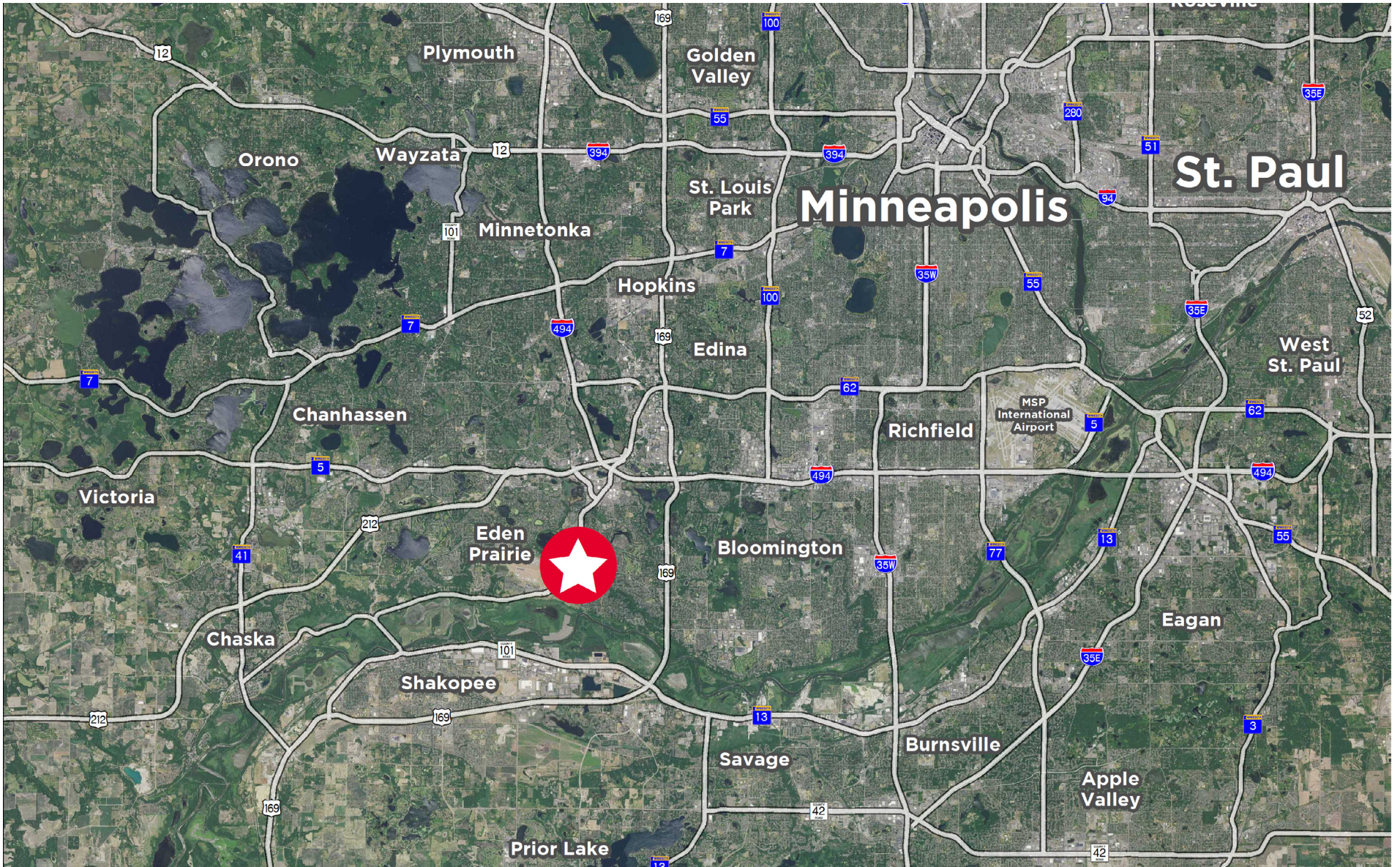


12985 PIONEER TRAIL, EDEN PRAIRIE, MN

PROPERTY PHOTOS



PROPERTY AERIAL





CONTACT INFORMATION

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