

FOR LEASE

**STACK**  
INDUSTRIAL PARTNERS

# EAGLE POINT INDUSTRIAL CENTER I

14900 TECHNOLOGY DRIVE  
EDEN PRAIRIE, MN 55344



# AVAILABILITY SUMMARY

## General Building Information

<b>Year Built</b>	1965   2026 Renovation
<b>Parcel Size</b>	23.32 AC
<b>Building Size</b>	230,128 SF
<b>Warehouse/Manufacturing Size</b>	185,015 SF
<b>Office Size</b>	19,810 SF (1 <sup>st</sup> floor) 5,636 SF (2 <sup>nd</sup> floor)
<b>Indoor Parking Garage Size</b>	19,667 SF
<b>Column Spacing</b>	60' x 34'
<b>Clear Height</b>	21' clear to bottom of structure at first interior column
<b>Loading (Doors &amp; Equipment)</b>	Six (6) 9' x 10' manual dock doors w/ vision windows Six (6) 35,000 lb mechanical 7' x 8' dock levelers Six (6) rubber dock bumpers Six (6) foam dock seals One (1) truck well Two (2) automatic drive-in doors *Three (3) dock positions to be added in 2026*
<b>Parking</b>	52 surface level parking stalls 33 parking garage stalls 96 proof of parking
<b>Truck Court</b>	120' deep asphalt truck court on west side of building to be expanded in 2026.
<b>Fire Protection</b>	Light hazard coverage
<b>Roofing</b>	Ballasted 60 mil EPDM roof system insulated for total R-30. Full roof replacement to occur in 2026.
<b>HVAC</b>	Gas-fired unit heaters to maintain 50 degrees Fahrenheit Each unit heater controlled by individual thermostat. Ventilation per code.
<b>Electrical Service</b>	5,000 amp, 480 volt, 3 phase

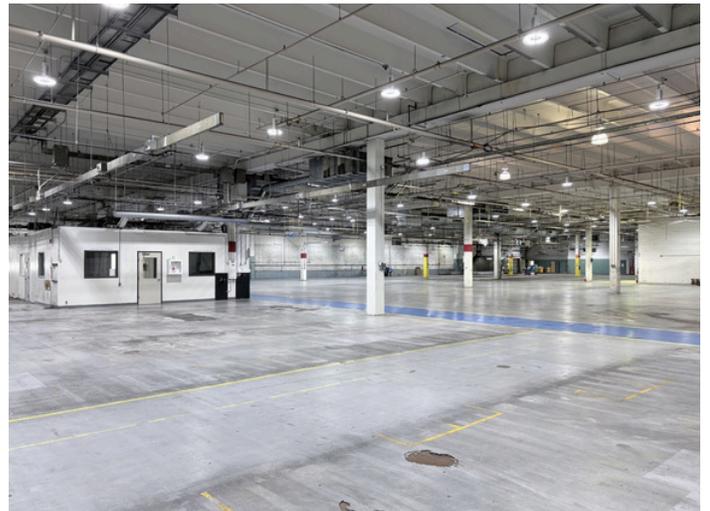
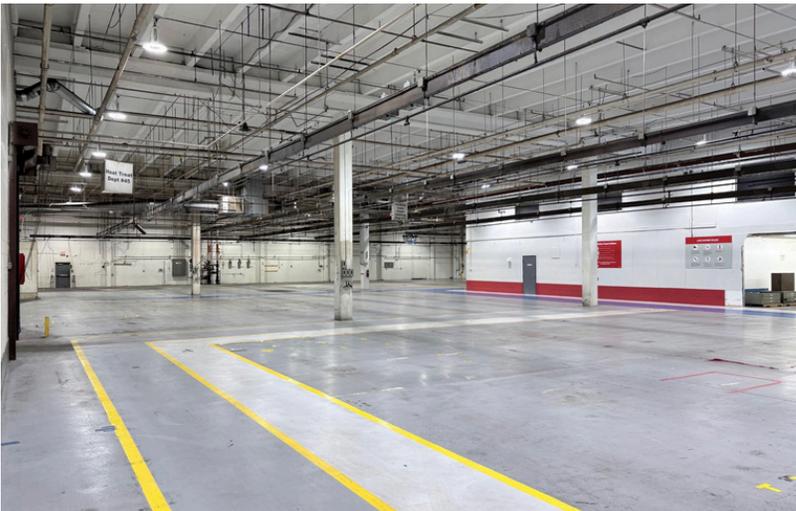
## Financials

<b>Lease Rate &amp; Sale Price</b>	Negotiable
<b>Property Taxes (2026)</b>	\$1.77 PSF (est.)
<b>Operating Expenses (2026)</b>	\$1.00 PSF (est.)

# PROPERTY PHOTOS



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



# PLANNED IMPROVEMENTS



Existing Roll Up Location



Existing Dock Location



Existing Truck Well



Future Knockout Locations

# SPECIALIZED IMPROVEMENTS



## HEAVY POWER

5.37 MW of power available with ability to expand up to 20 MW. Redundant power supply from Xcel Energy. (2) 13,800-volt lines feed the property from (2) independent electrical substations.



## PRIVATE WATER TOWER

Capacity up to 700 gallons per minute or 45 million gallons per year and unique branding opportunity,



## UNDERGROUND PARKING GARAGE

33 underground parking stalls with full drive through capability.

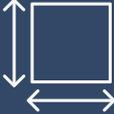


## LOADING CAPABILITIES

Efficient loading capabilities to support streamlined shipping and receiving with up to 37 dock positions and 3 drive in doors.

# FLOOR PLAN



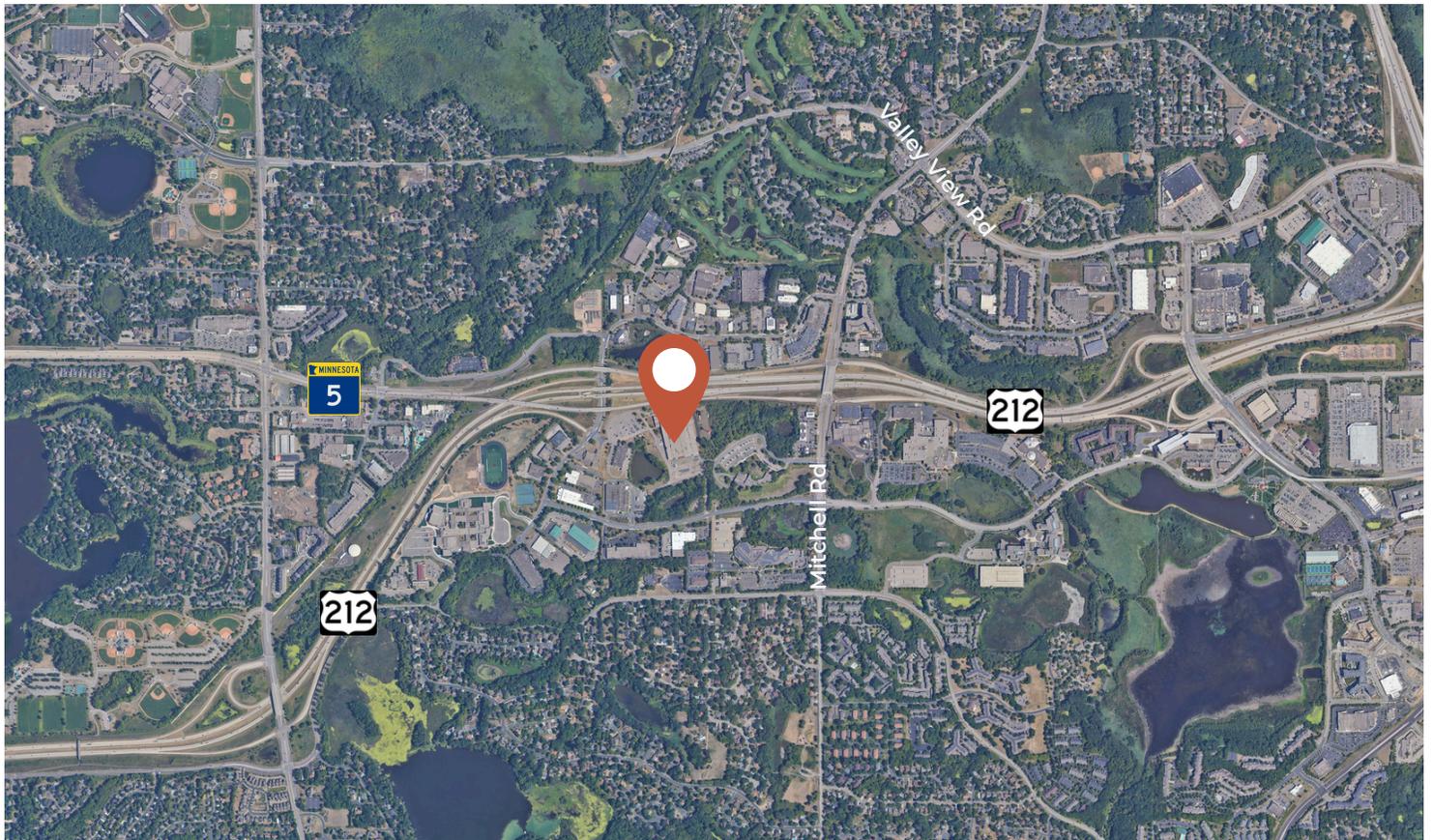
  
**230,128 SF**  
 Total

  
**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



# ENDEAVOR

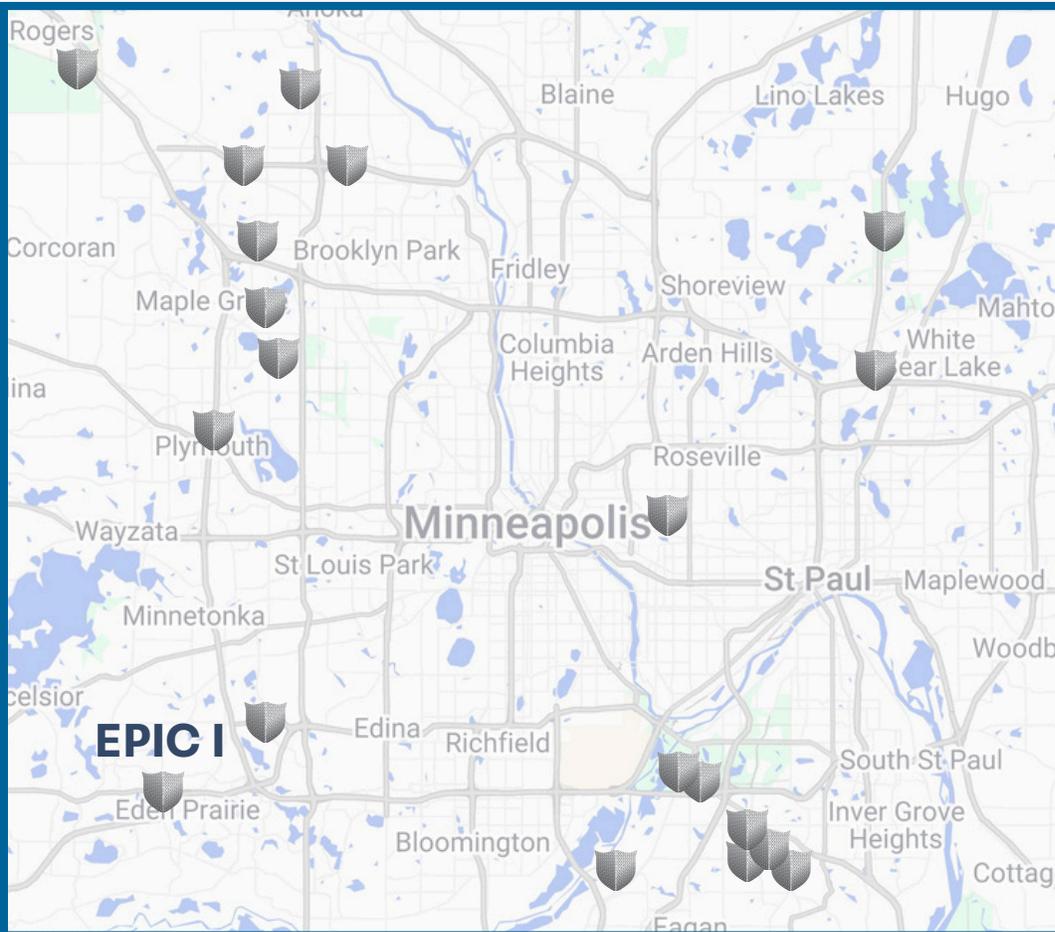
DEVELOPMENT

## 4M

Square Feet Developed & Acquired

## \$500M

Assets Under Management



**2025**  
**Top Three**  
**Industrial Developer**  
 in Minneapolis-St. Paul  
 by Square Footage

**2024**  
**Top Three**  
**Industrial Developer**  
 in Minneapolis-St. Paul  
 by Square Footage

**2023**  
**Top Three**  
**Industrial Developer**  
 in Minneapolis-St. Paul  
 by Square Footage

## Who We Are

Endeavor is a seasoned team of real estate professionals who develop, acquire, and manage industrial real estate assets in the Minneapolis–St. Paul metro area and beyond. We deliver a personalized, ground-up development experience rooted in deep market knowledge and entrepreneurial vision.

## Proven Approach

- **Strategic Focus:** We align each project with longterm business goals and market opportunities.
- **Adaptable Solutions:** Flexible in design and delivery to meet diverse client needs.
- **Disciplined Execution:** Projects managed with precision, accountability, and consistency.

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