

EAGLE POINT INDUSTRIAL CENTER I

14900 Technology Dr, Eden Prairie, MN 55344

210,461 SF AVAILABLE FOR SALE OR LEASE



SITE OVERVIEW

14900 TECHNOLOGY DRIVE

Year Built	1965
Building Size	185,015 SF (Warehouse) 19,810 SF (1st Floor Office) 5,636 SF (2nd Floor Office) 210,461 SF Total
Indoor Parking Garage Size	19,667 SF
Lot Size	32.85 AC
Loading	4 Docks 1 Drive-In
Clear Height	21'
HVAC (Ages)	AC Throughout the Warehouse
Sprinkler	Standard Wet System
Construction Type	Precast Cement Insulated Walls
Power	5,000 AMP, 480v; 3 Phase • 5.37 MW available with ability to grow
Water	City Water Connected & Onsite Water System
Parking	260 Surface 33 Underground Parking Stalls
PID	16-116-22-21-0009
Property Taxes	\$377,191
Zoning	I-5 Industrial Park
2040 Comp Plan - Land Use	Industrial Flex/Tech
Lease Rates	Negotiable
Sale Price	Negotiable

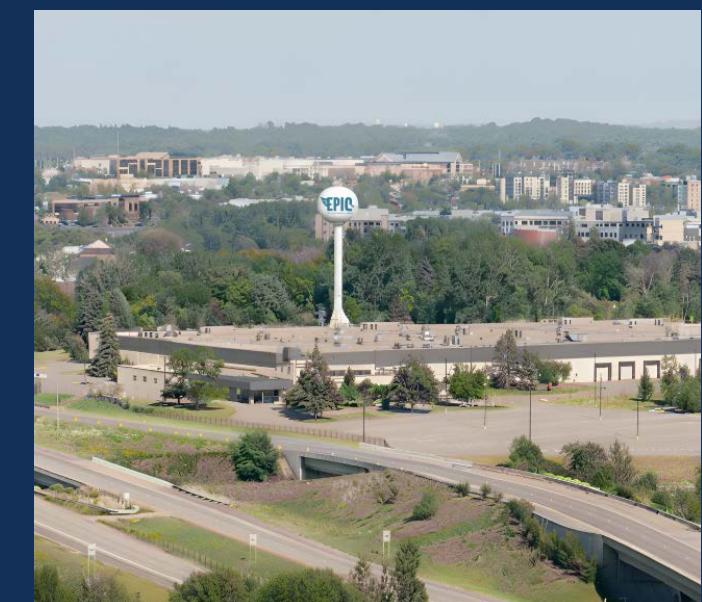


Current view of the building, highlighting conditions prior to the upcoming renovation.

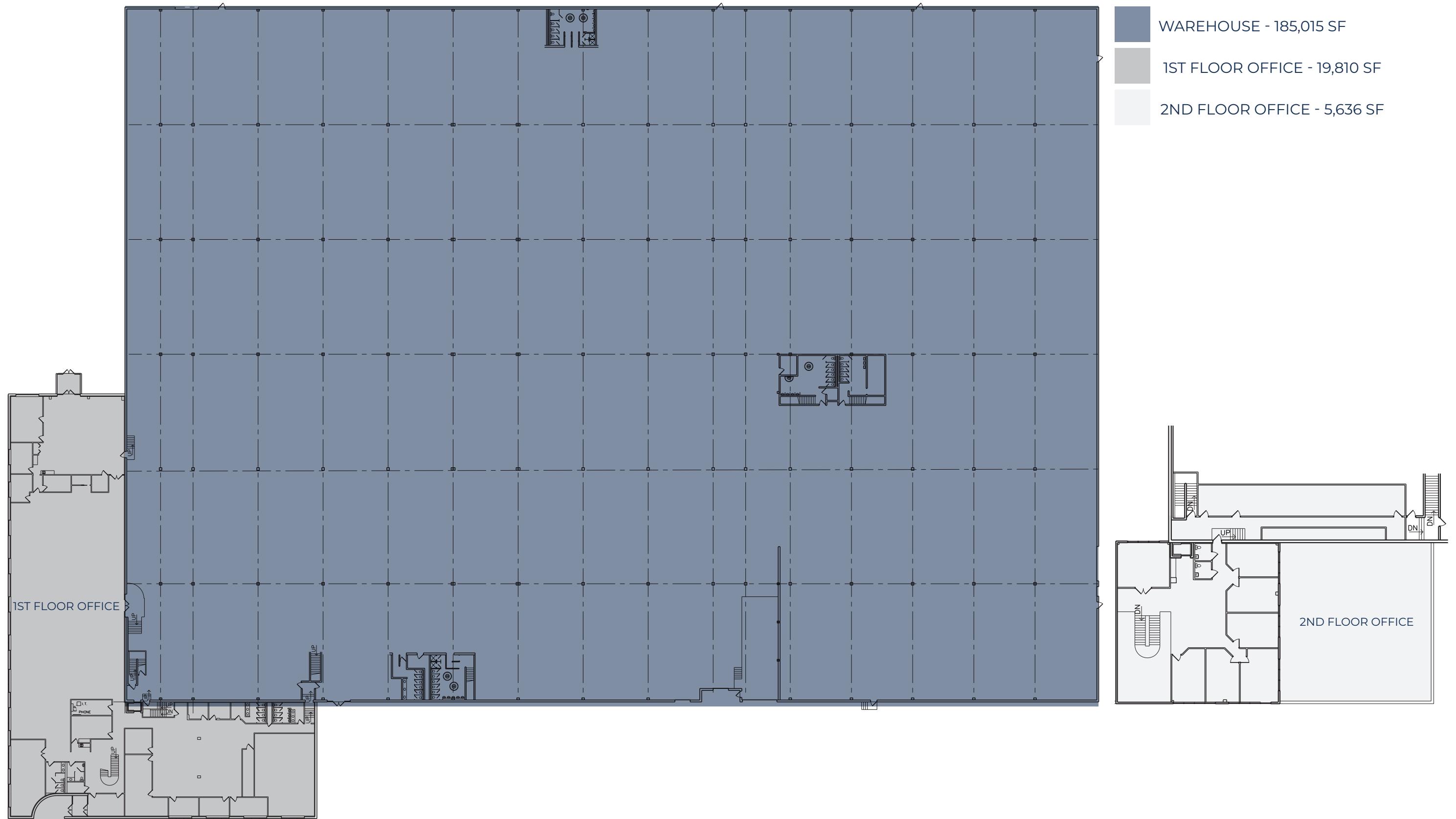
PLANNED IMPROVEMENTS



The conceptual rendering highlights the enhanced facade and exterior upgrades planned for the renovation.



FLOOR PLAN



SPECIALIZED IMPROVEMENTS

1. HEAVY POWER – 5.37 MW of power available with ability to expand. Property features redundant power supply from Xcel Energy. Two (2) 13,800 Volt lines feed the property from two (2) independent electrical substations.

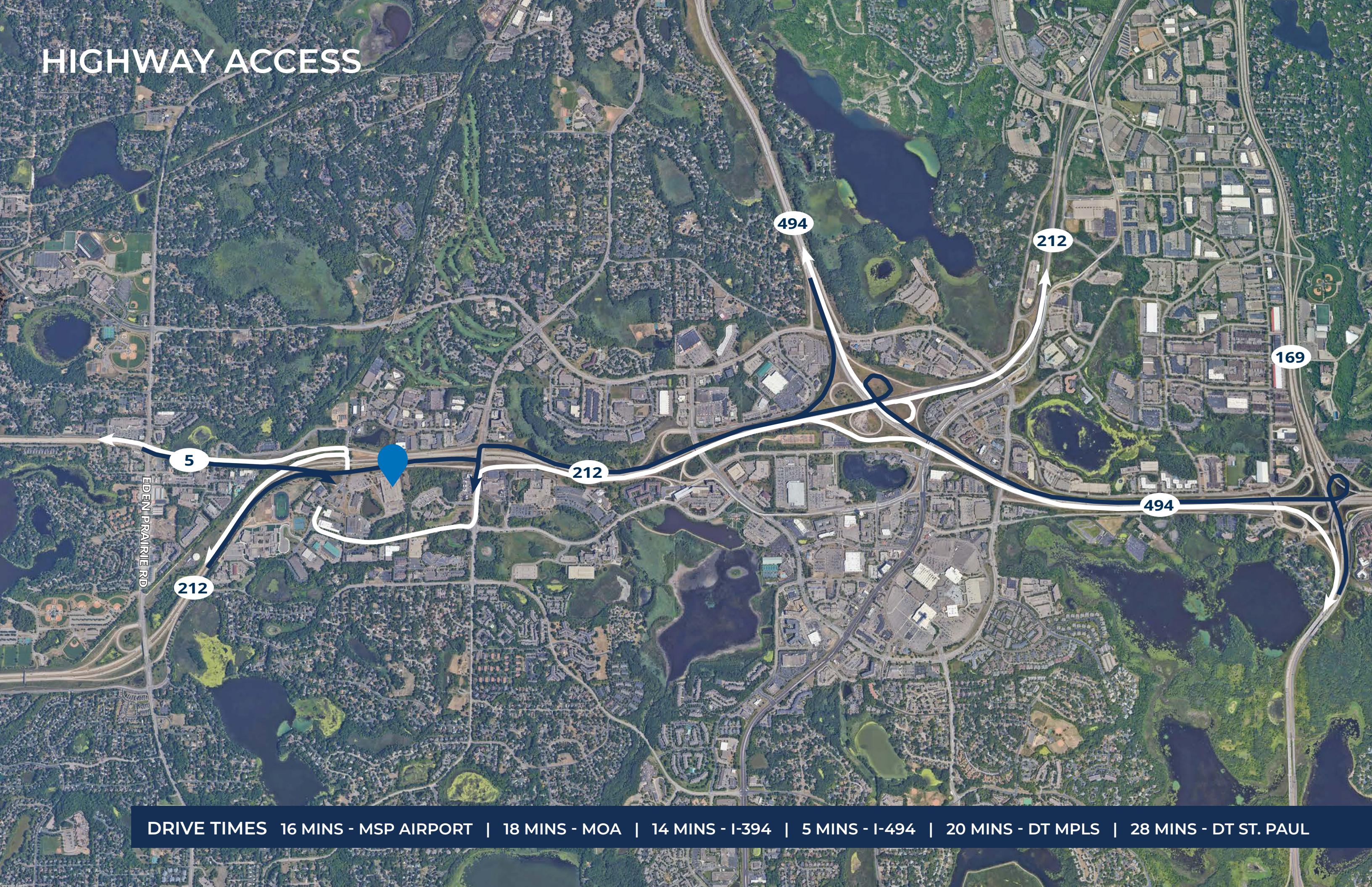
2. FULL CLIMATE CONTROL – Air conditioning throughout the building

3. PRIVATE WATER TOWER – Capacity up to 700 gallons per minute or 45 million gallons per year

4. UNDERGROUND PARKING GARAGE – 33 underground parking stalls



HIGHWAY ACCESS

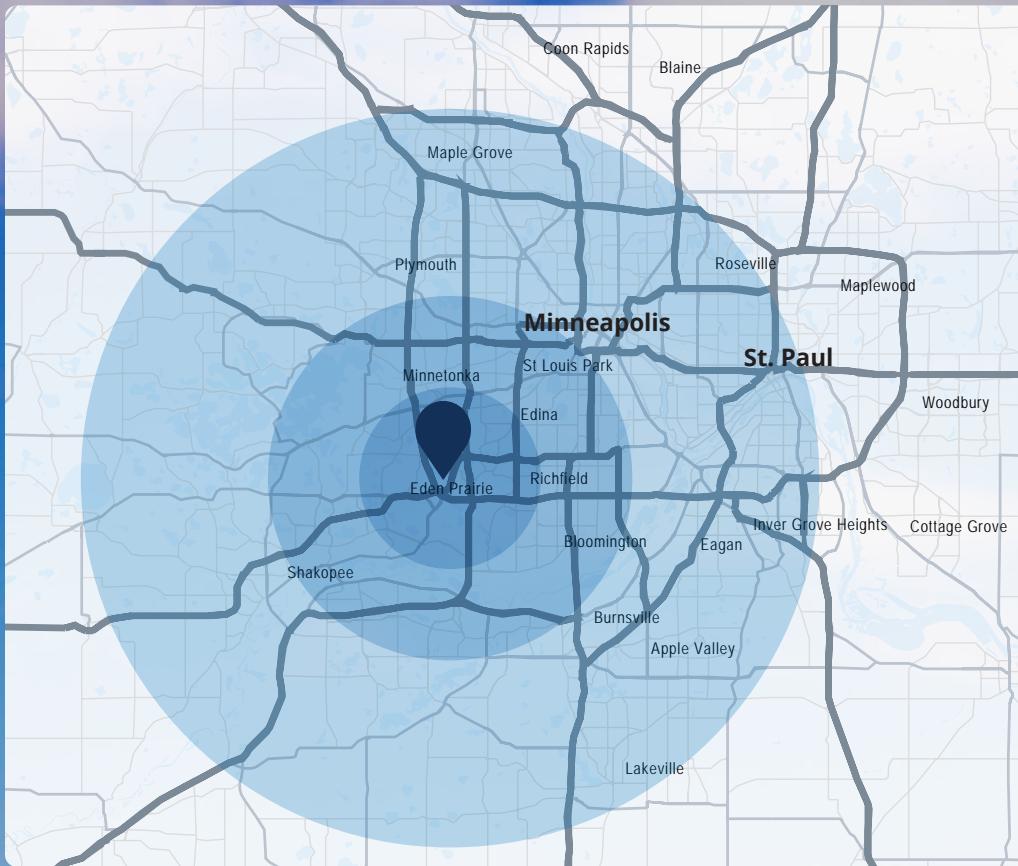


AREA AMENITIES



DEMOCRAPHICS

5 MILE, 10 MILE, 20 MILE



MARKET PROFILE



137K
POPULATION



11%
INDUSTRIAL INDUSTRY
EMPLOYMENT % CHANGE



7.1%
POPULATION CHANGE



27%
PRODUCTION & RELATED
OCCUPATIONS % CHANGE

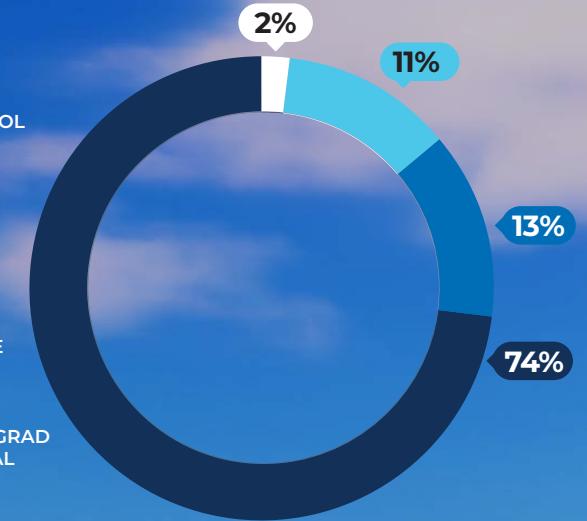
EDUCATION

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



3.2%
UNEMPLOYMENT
RATE

EDEN PRAIRIE HOUSING PROFILE



12,751

MULTI-FAMILY
UNITS



1,670

UNITS ADDED
SINCE 2016



23

UNITS UNDER
CONSTRUCTION



ABOUT



ENDEAVOR
DEVELOPMENT

4M
Square Feet
Developed & Acquired

\$500M
Assets Under
Management

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

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

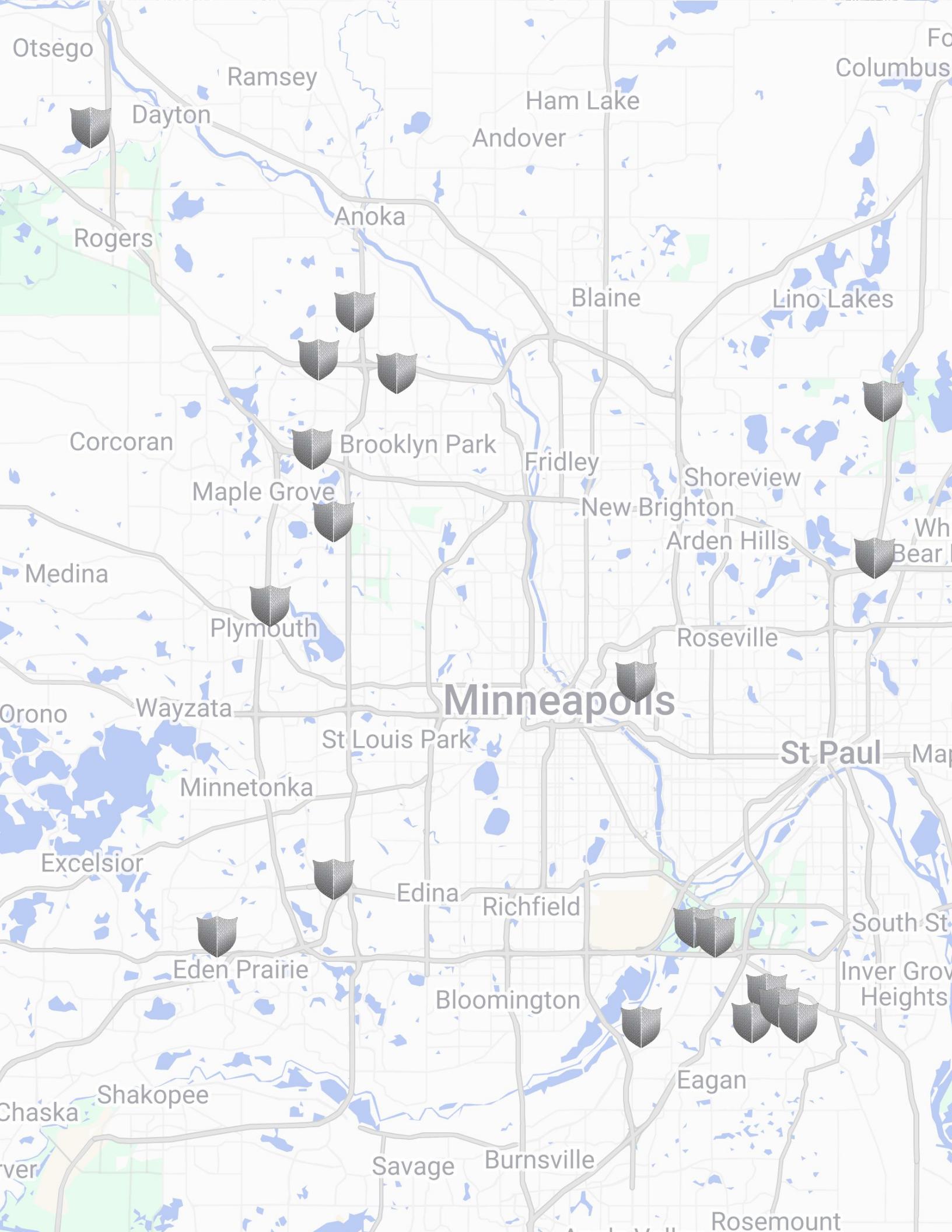
2022
Top Three Industrial Developer
in Minneapolis-St.Paul by
Square Footage

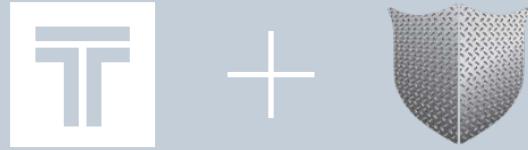
WHO WE ARE

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.





CONTACT

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