

12985 Pioneer Trail

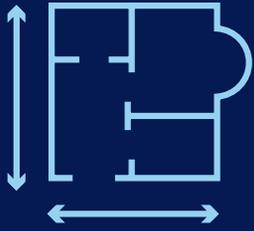
For Lease

Colliers



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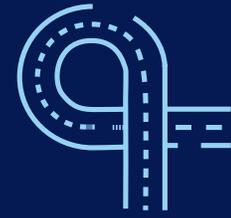
3,000 - 27,589 SF
available



Office and warehouse
space



Ample free surface
parking



Minutes to I-94, Hwy
212 & Hwy 169

Address	12985 Pioneer Trail, Eden Prairie, MN 55347
Year Built	1972
Site Area	2.12 Acres
Building Area	27,589 SF total
Available For Lease	3,442 - 27,589 SF
Clear Height	13'
Loading	One (1) dock Two (2) drive-ins *Ability to add additional dock and drive-in loading*
Parking	Large parking area
Sprinklered	Fully sprinklered
HVAC	Fully air conditioned warehouse
Lease Rates	Negotiable

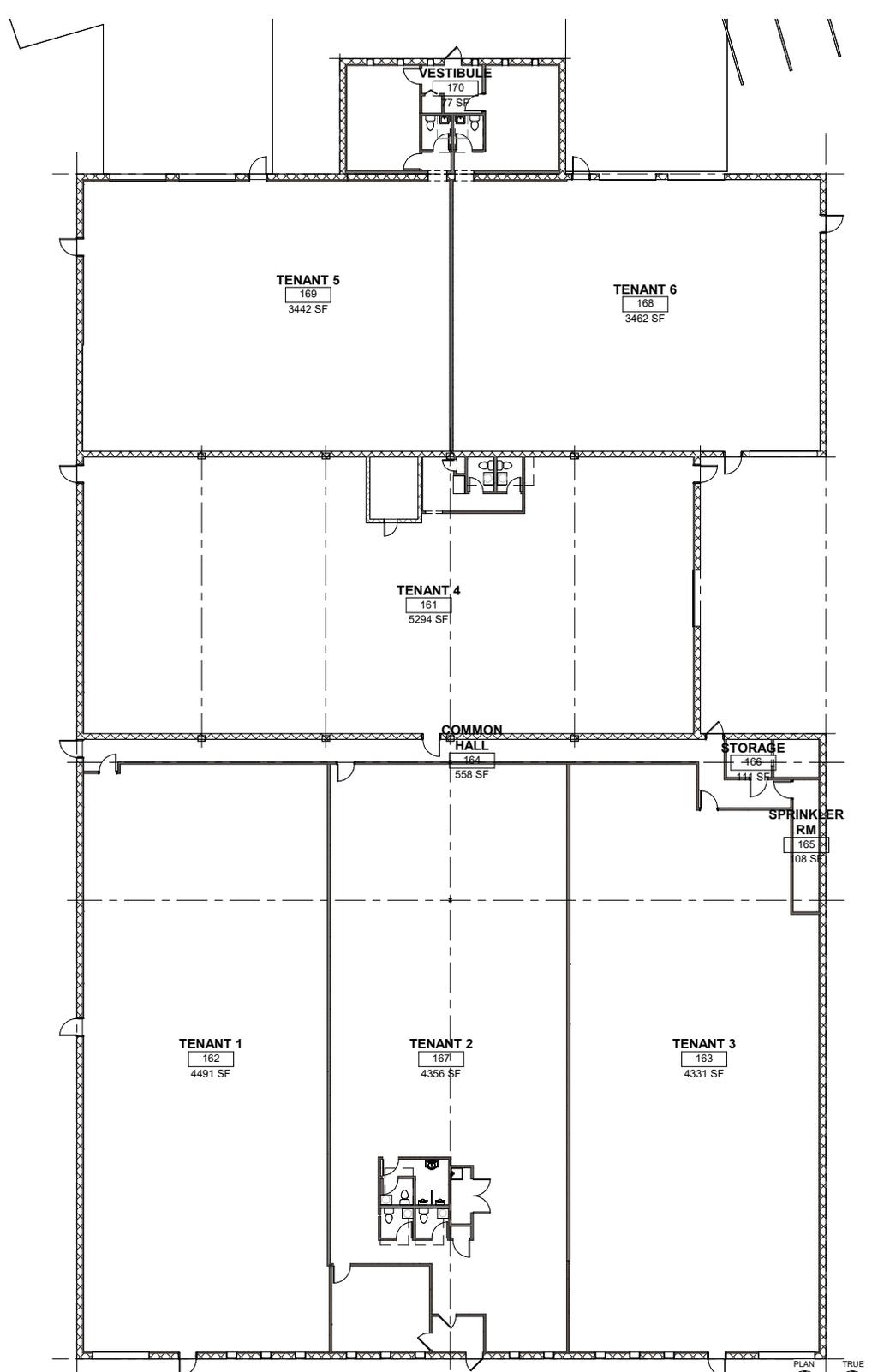


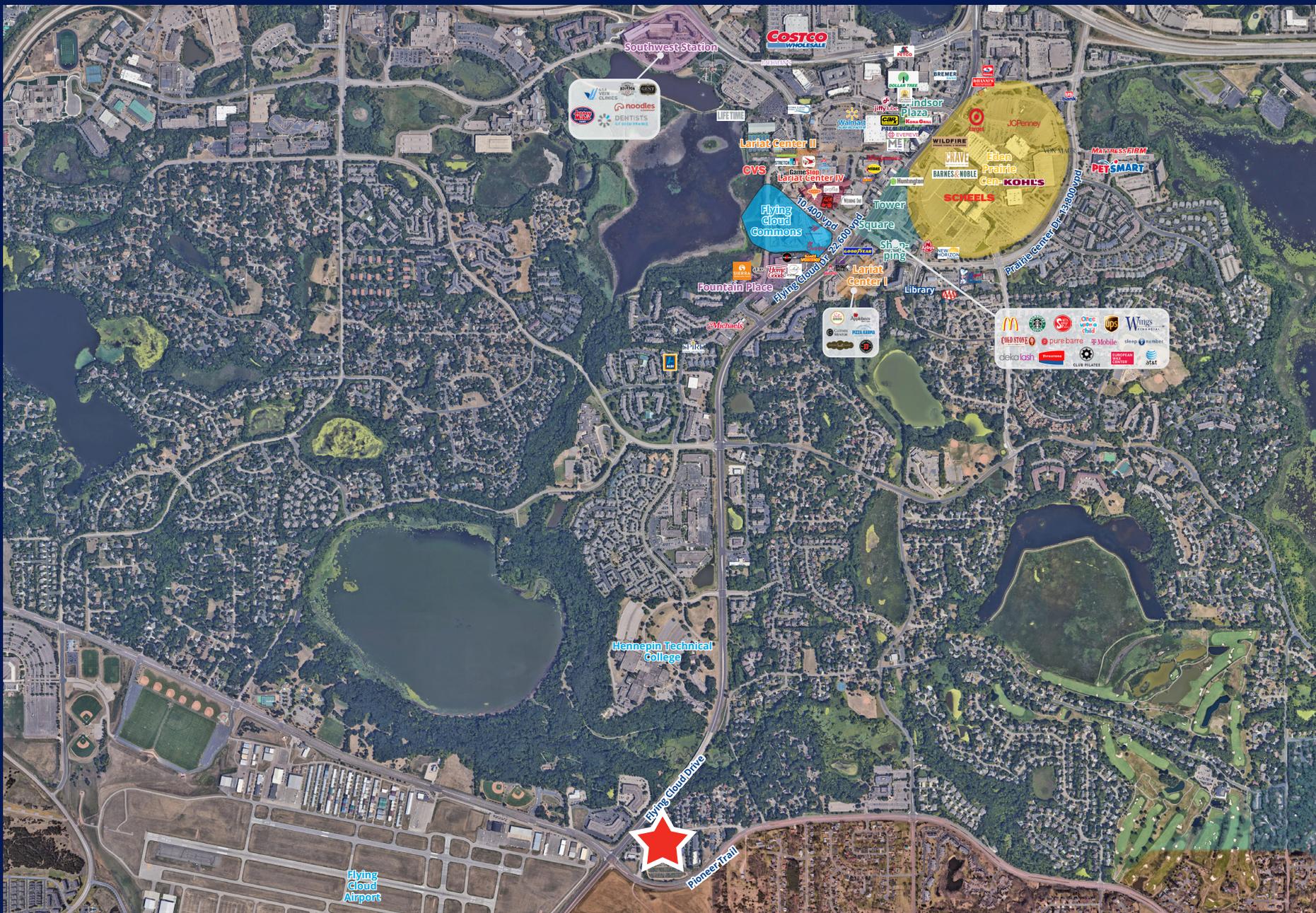
Floor Plans



3,442 - 27,589 SF

Suites can be leased separately or can be combined as needed





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