

For Sale: \$4,900,000

CBRE

# 8081 Wallace Road

Eden Prairie, MN



## Contact Us

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## Photos



## Property Specifications

- Easy access to Hwy 212
- Minutes to 494
- 43,206 SF total
- 8,806 SF of office
- 34,400 SF of warehouse
- Built in 1973
- 5.21 acres
- Parking area back of building: +/- 1.8 acres
- Outdoor storage Shed: 1,064 SF (not included in TSF)
- Loading: Two (2) Drive-ins
- Clear Height: 15' and 18' clear at the drive-ins
- Parking Stalls - front of building: 37
- 235 tons of cooling with 21 HVAC units
- Fully air conditioned
- 4,000 amps of power to the space
  - 2,000 amps - 120/208 3 Phase
  - 2,000 amps - 480V 3 Phase
- Sale Price: \$4,900,000
- 2024 Taxes: \$85,147

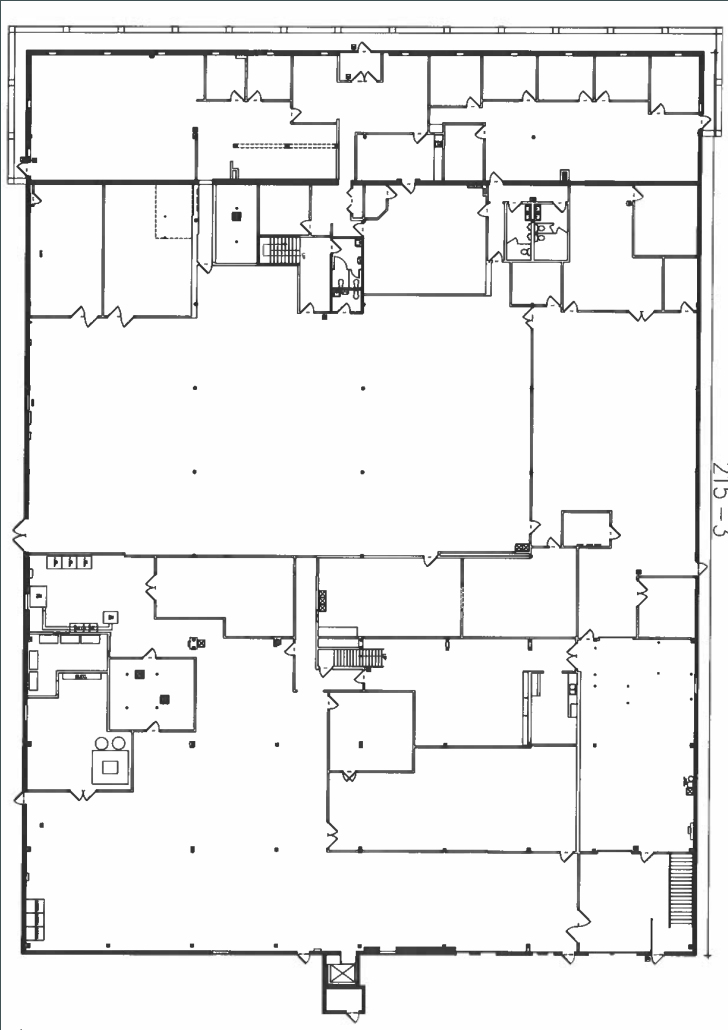


# Office/Warehouse Breakdown

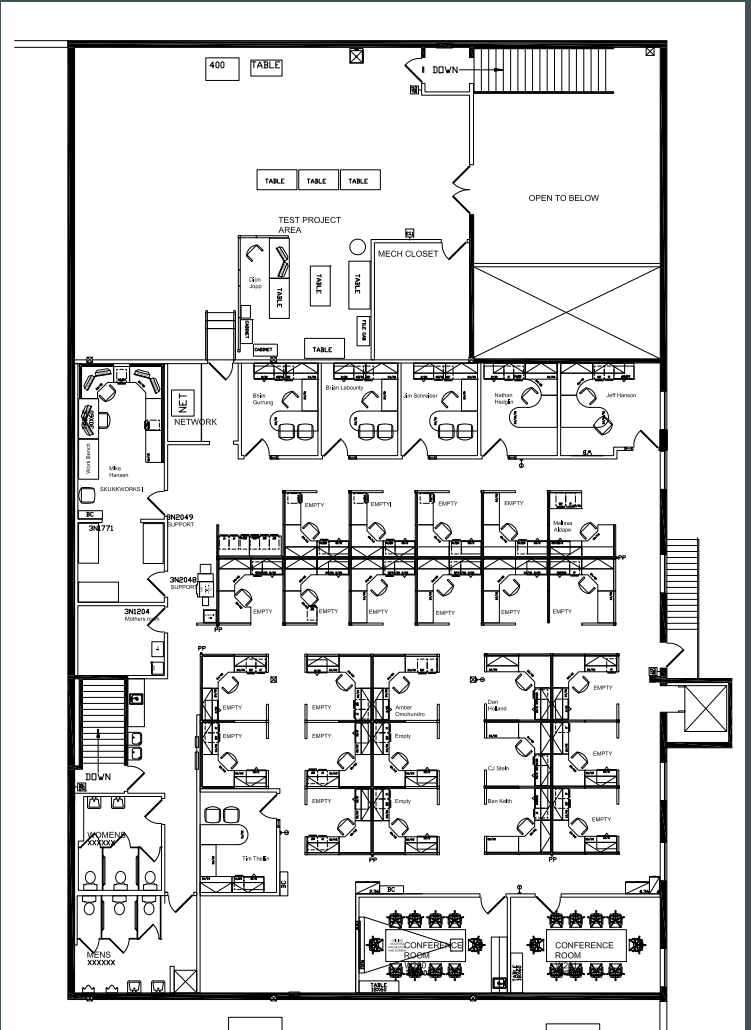
	Sq. Ft.	Total
Office Space 1st/2nd Floor	5,804/4,950	10,754
FDM machine 1st/2nd Floor	7,581/1,716	9,297
Polyjet Machine Floor	2,325	2,325
Shipping	1,898	1,898
Warehouse	1,564	1,564
Paint	1,490	1,490
Polyjet Water Works	297	297
FDM Water Works	374	374
FDM Finishing	1,402	1,402
Polyjet Finishing	764	764
QC	563	563
CNC	1,216	1,216
Break Room	950	950
Total		32,894
Total SF 1st/2nd Floor	34,400/8806	43,206



# 1st Floor

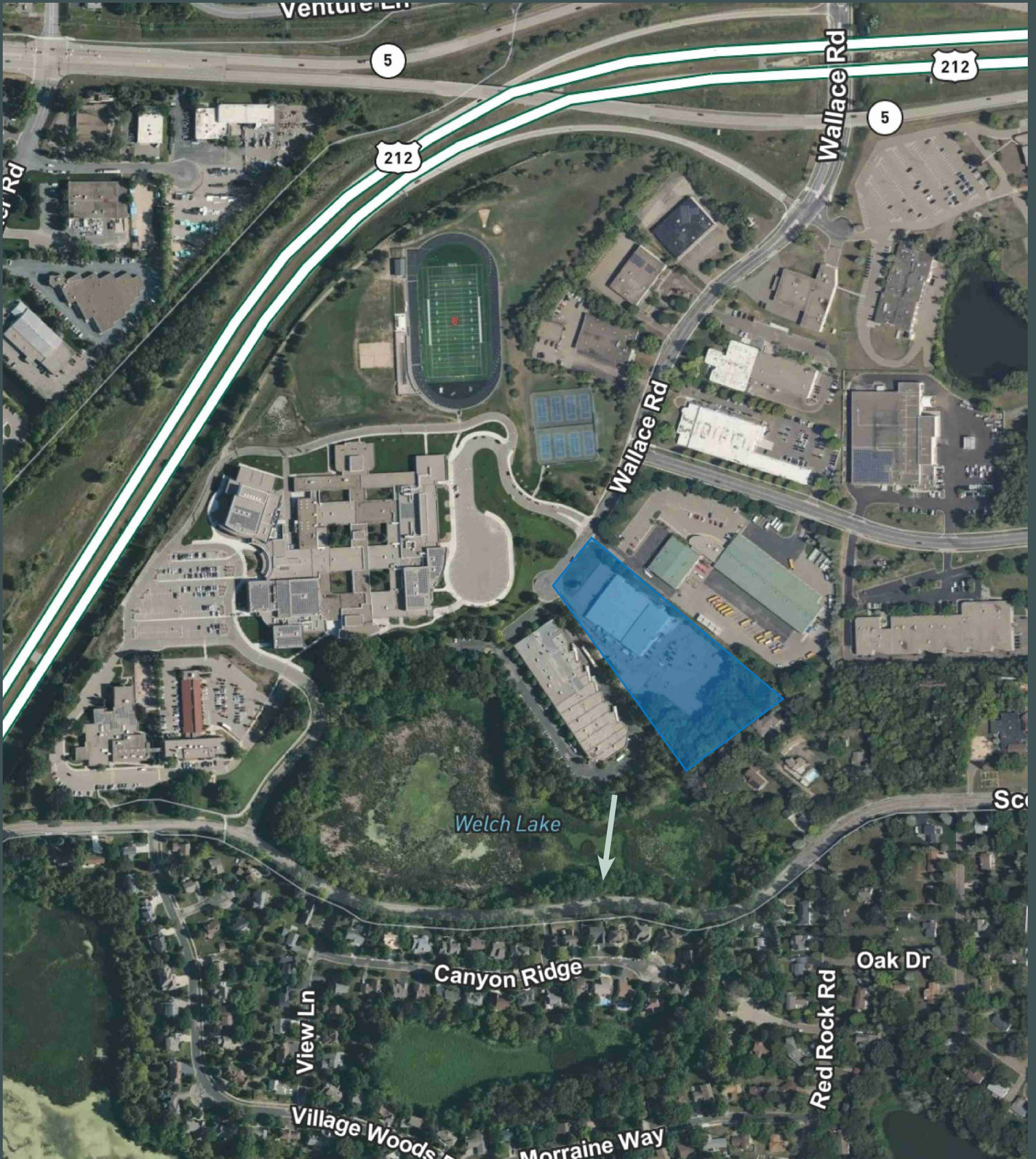


# 2nd Floor





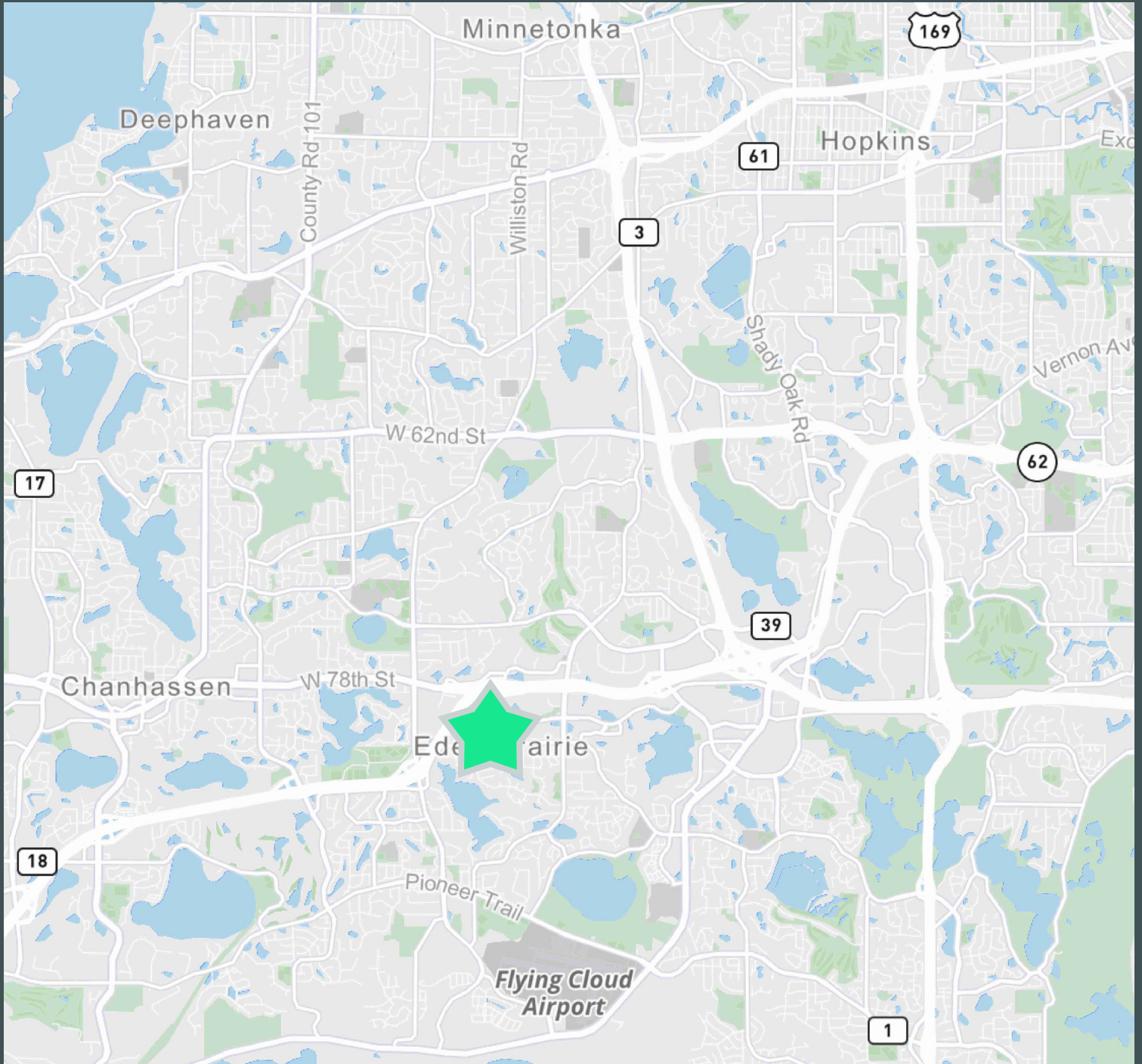
# Location Map





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