



7945 WALLACE ROAD

Eden Prairie, MN 55344

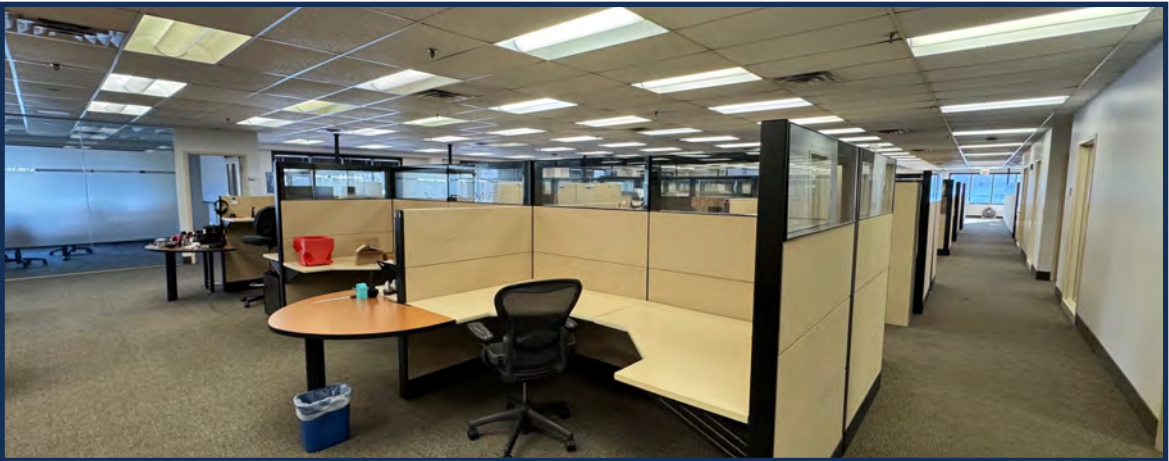
60,000 SF AVAILABLE FOR SALE OR LEASE



SITE OVERVIEW

7945 WALLACE ROAD

Year Built	1968
Building Size	60,000 SF
Office Size	30,000 SF
Lot Size	3.22 Acres
Loading	1 Drive-In
Clear Height	12' - 20'
Truck Court Depth	60'
HVAC (Ages)	TBD
Sprinkler	100% Sprinkled
Construction Type	Masonry
Lighting	LED/Fluorescent
Power	5 Megawatts
Roof Type	Rubber Membrane
Roof Age	TBD
Stories	2
Parking	100 Surface
PID	1611622120009
Property Taxes	TBD - Requires Subdivision
Zoning	I-5 Industrial Park
2040 Comp Plan - Land Use	Industrial Flex/Tech
Lease Rates	Negotiable
Sale Price	Negotiable



PROPERTY AERIAL



FLOOR PLAN

MAIN LEVEL



LOWER LEVEL



HIGHWAY ACCESS



DRIVE TIMES

MSP AIRPORT	16 MINS	MALL OF AMERICA	18 MINS	I-394	14 MINS	I-494	5 MINS	DOWNTOWN MPLS	20 MINS	DOWNTOWN ST. PAUL	28 MINS
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AREA AMENITIES



Chick-fil-A, Jersey Mike's Subs, Equi Butcher, Buffalo Wild Wings, O'Reilly's, LeeAnn Chin, Target, Taco Bell, Cub Foods, OfficeMax, Lunds & Byerlys, Aldi

Westbury Outlet, Buca di Beppo Italian Restaurant, Anytime Fitness

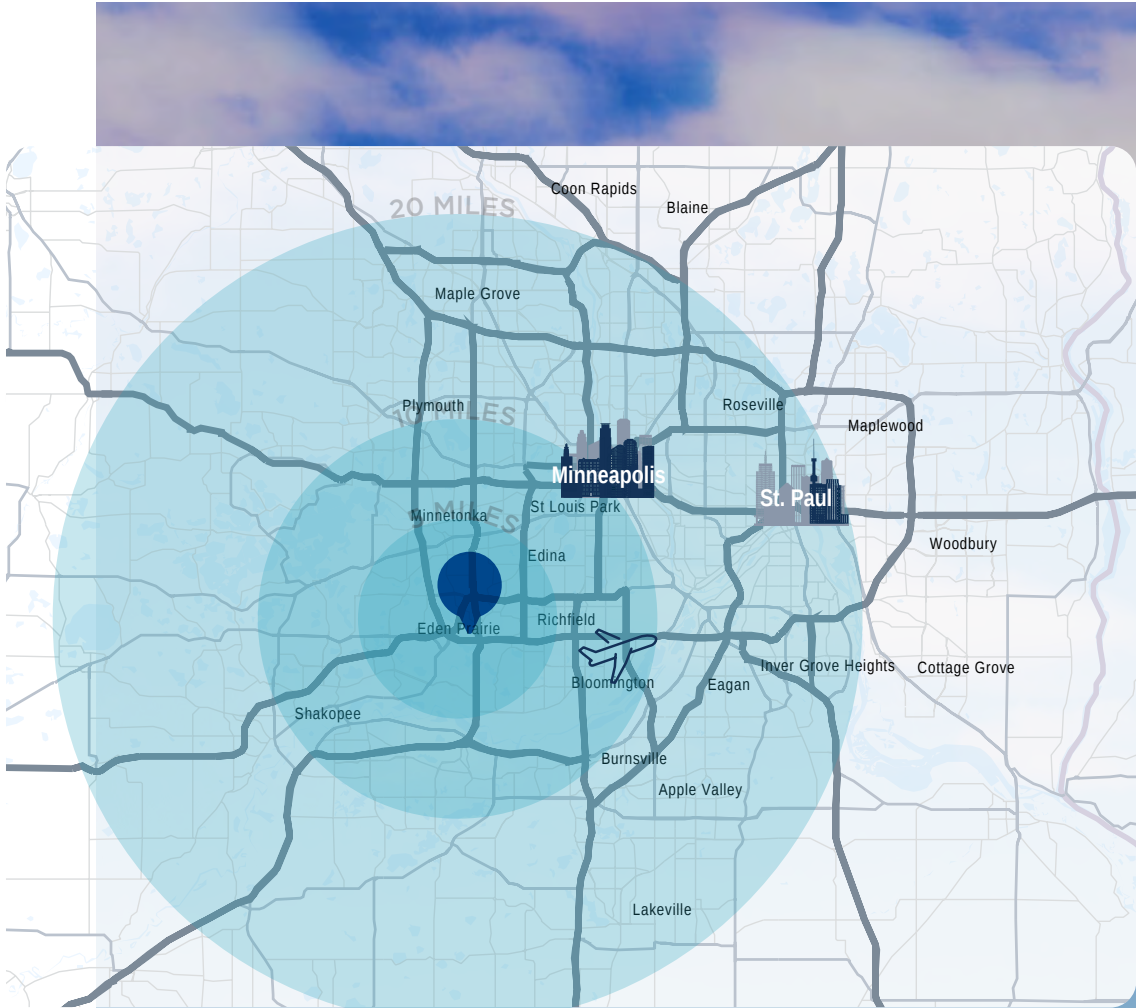
Home Depot, Caribou Coffee, Starbucks Coffee, Menards, Nissan, Culver's, Chevrolet

Haven Asian Eatery, Yum!, Jimmy's Kitchen and Bar, TCRunning, Scoreboard Food - Drink - Social, BraziN American Pub & Eatery, myBurger

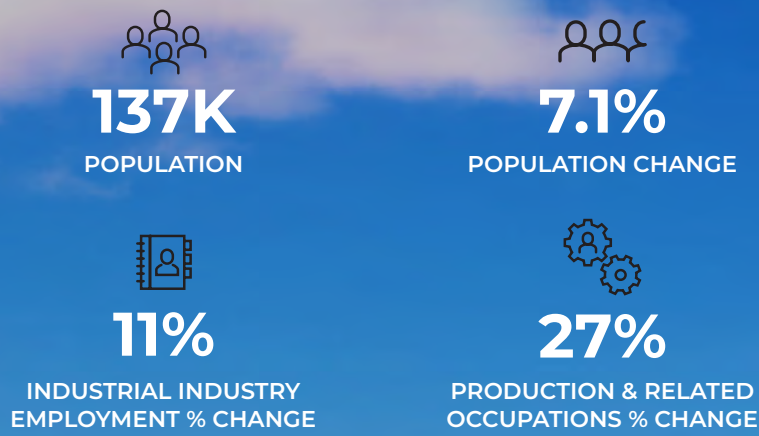
Eden Prairie Center, Asia Mall, Target, Walmart Supercenter, Costco Wholesale, Cub Foods, Lifetime Fitness, Best Buy, Bowlero, Scheels, PetSmart, Kona Grill, American's Grill, Walgreens, Fat Pants, Jiffy Lube, Bobby & Steve's, The Pancake House

FLYING CLOUD AIRPORT

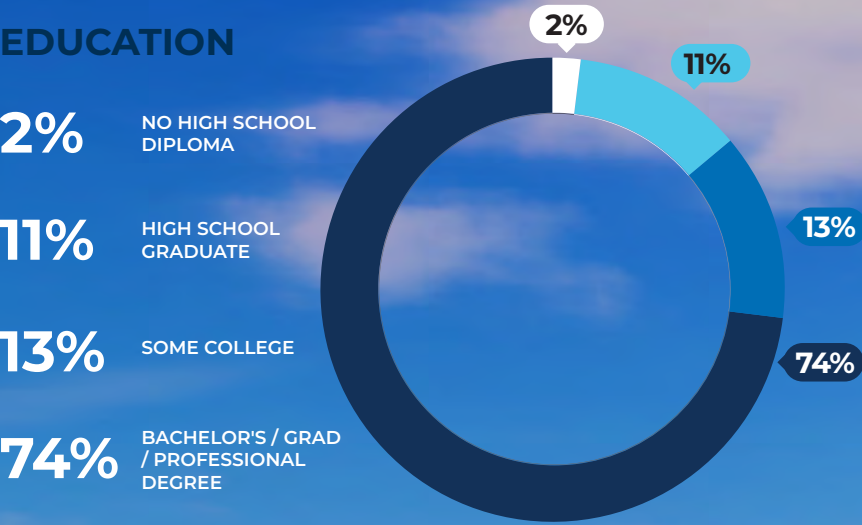
DEMOGRAPHICS



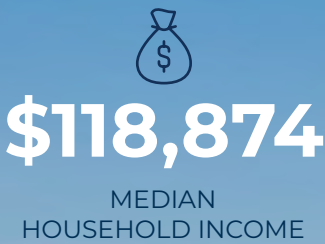
MARKET PROFILE



EDUCATION



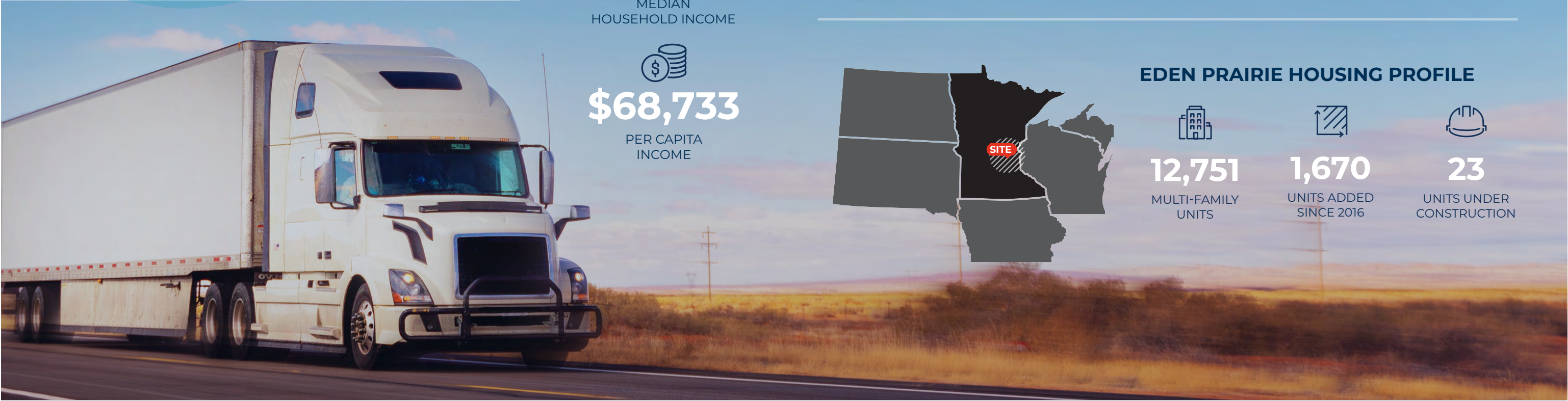
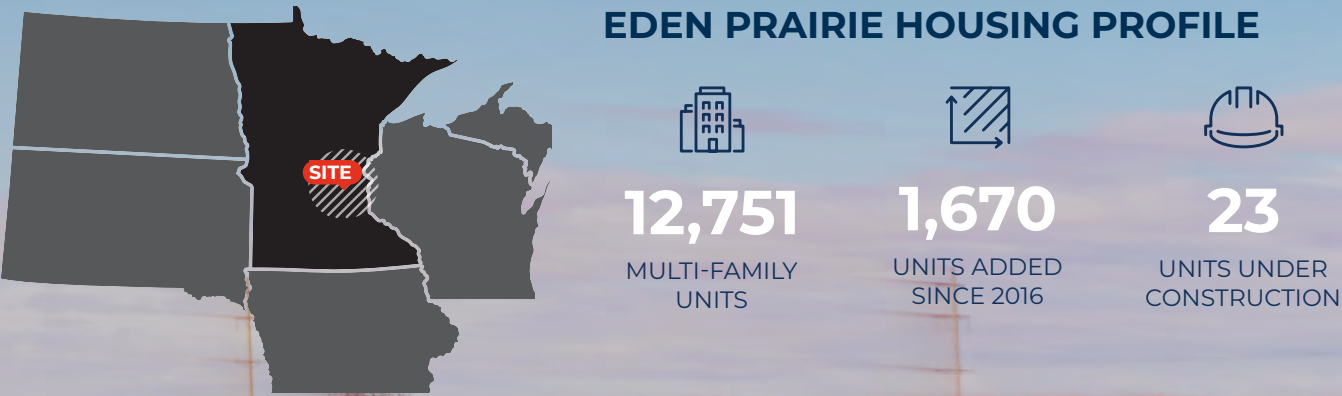
INCOME



EMPLOYMENT



EDEN PRAIRIE HOUSING PROFILE





NATE ERICKSON, SIOR

Senior Vice President | Principal
612.359.1657
nate.erickson@transwestern.com

ALEX BARON, SIOR

Senior Vice President | Principal
612.359.1658
alex.baron@transwestern.com