



# 14900 TECHNOLOGY DR

Eden Prairie, MN 55344

220,000 SF AVAILABLE FOR SALE OR LEASE



# SITE OVERVIEW

## 14900 TECHNOLOGY DRIVE

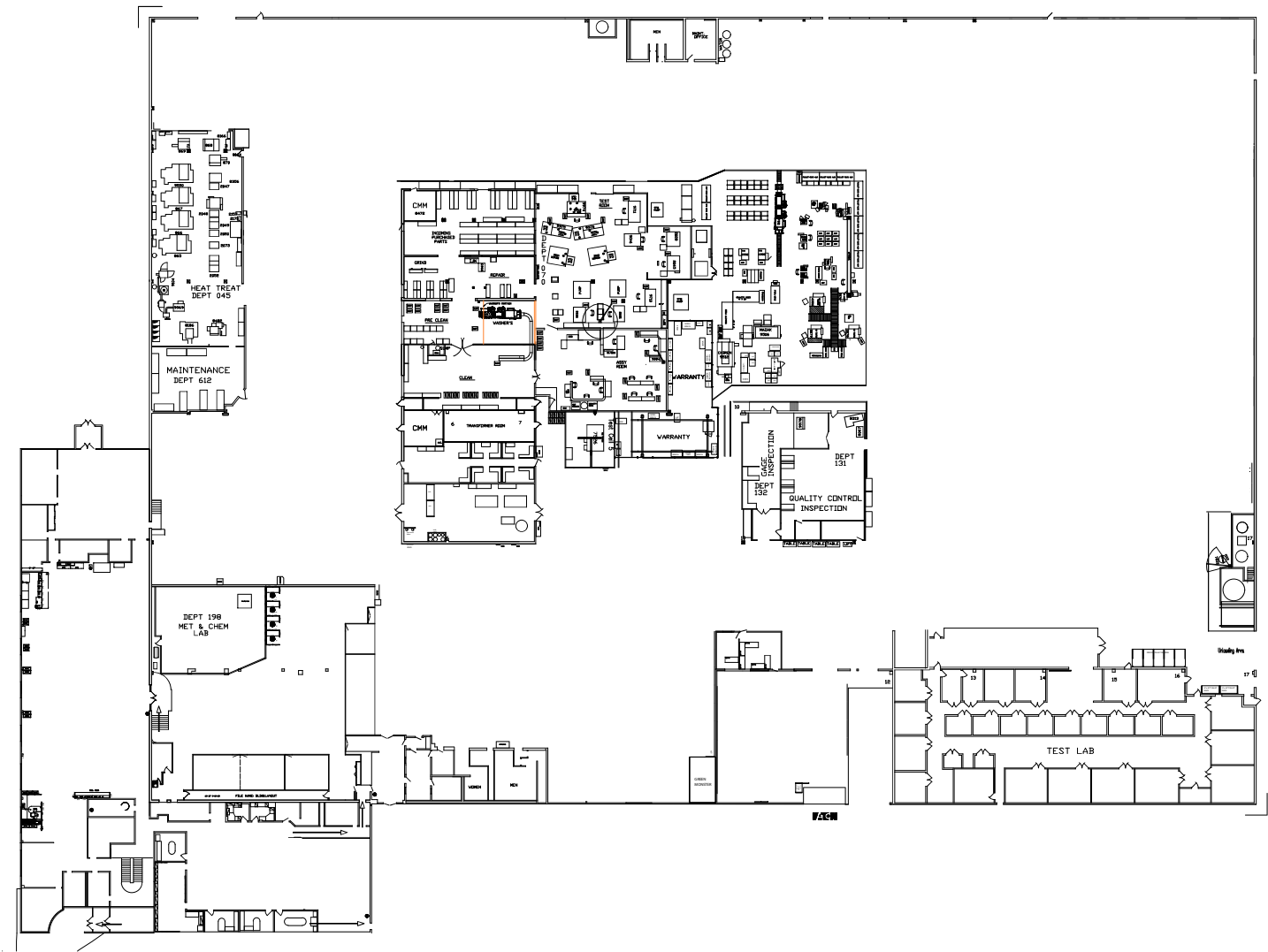
|                           |                                                              |
|---------------------------|--------------------------------------------------------------|
| Year Built                | 1965                                                         |
| Building Size             | Approx. 220,000 SF                                           |
| Office Size               | Approx. 30,000 SF                                            |
| Lot Size                  | 32.85 AC                                                     |
| Loading                   | 4 Docks   1 Drive-In                                         |
| Clear Height              | 21'                                                          |
| HVAC (Ages)               | Varied                                                       |
| Sprinkler                 | Standard Wet System                                          |
| Construction Type         | Precast Cement Insulated Walls                               |
| Lighting                  | Production: 90% High Bay LED<br>Office & Garage: Fluorescent |
| Power                     | 13,000 AMP, 480v; 3 Phase                                    |
| Roof Age                  | Main Roof: 23 Years<br>Smaller Roofs: 1 Year                 |
| Stories                   | 2                                                            |
| Parking                   | 260 Surface<br>30 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                                                   |



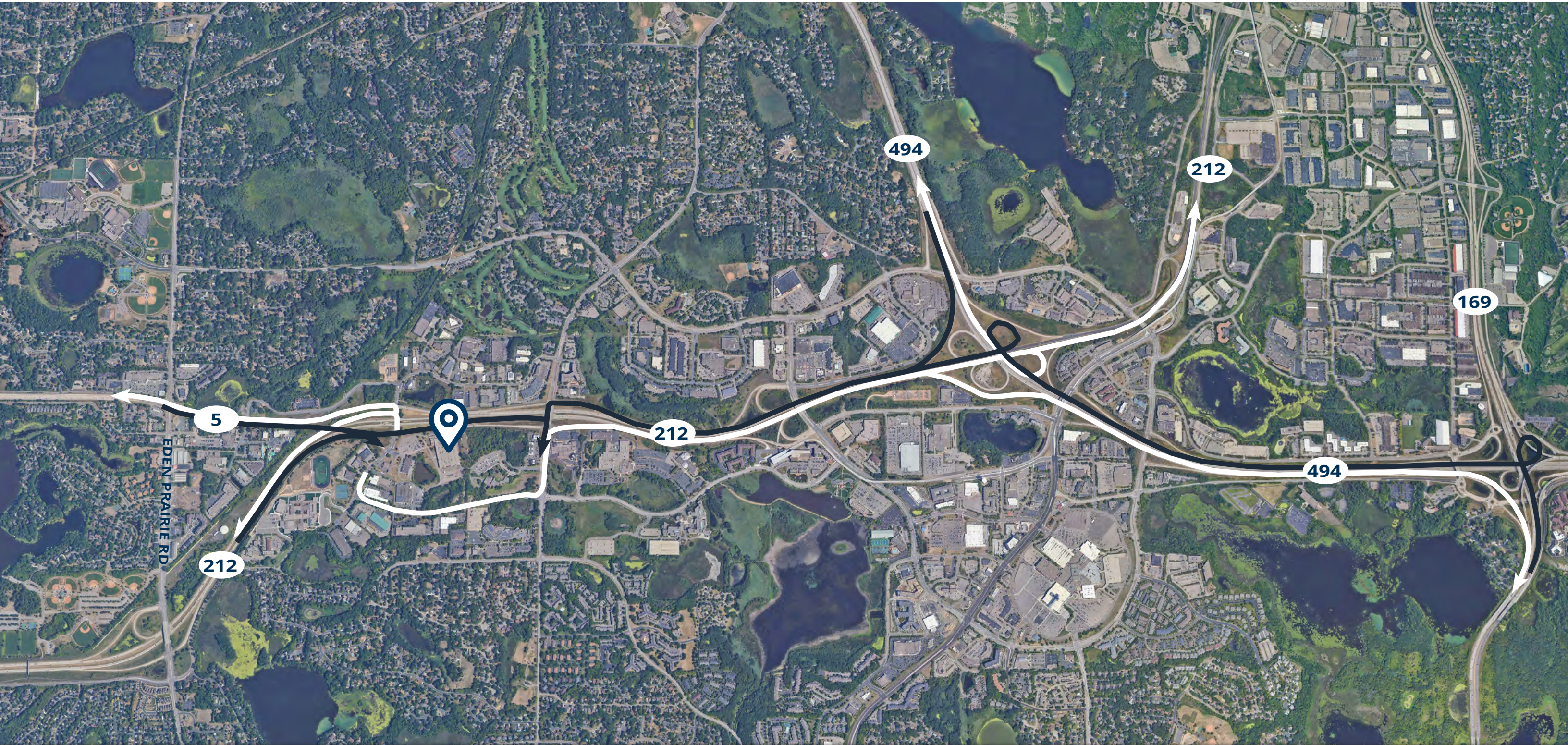
# PROPERTY AERIAL



# FLOOR PLAN



# HIGHWAY ACCESS



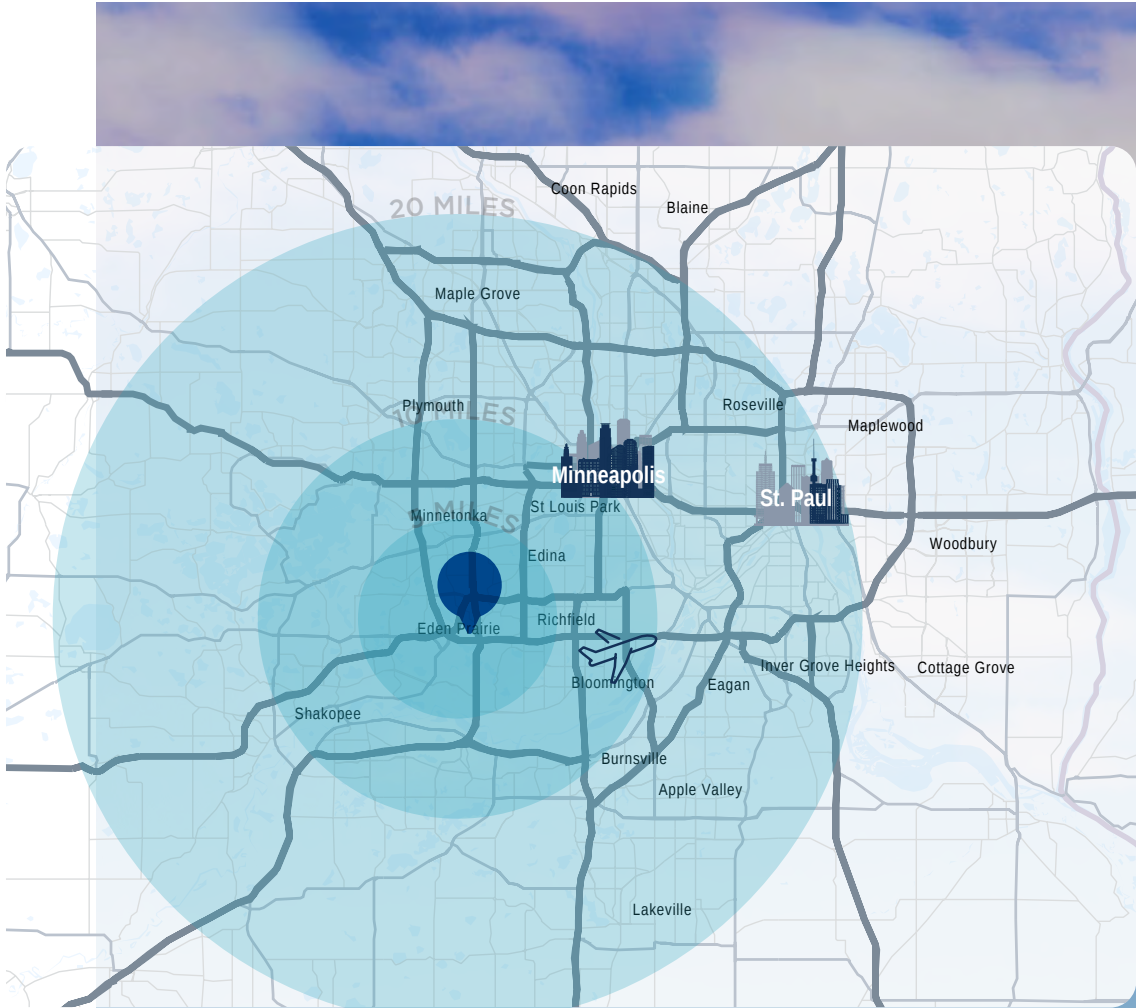
## DRIVE TIMES

|             |         |                 |         |       |         |       |        |               |         |                   |         |
|-------------|---------|-----------------|---------|-------|---------|-------|--------|---------------|---------|-------------------|---------|
| 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 |
|-------------|---------|-----------------|---------|-------|---------|-------|--------|---------------|---------|-------------------|---------|

# AREA AMENITIES



# DEMOGRAPHICS



## MARKET PROFILE



**137K**  
POPULATION



**7.1%**  
POPULATION CHANGE



**11%**  
INDUSTRIAL INDUSTRY  
EMPLOYMENT % CHANGE



**27%**  
PRODUCTION & RELATED  
OCCUPATIONS % CHANGE

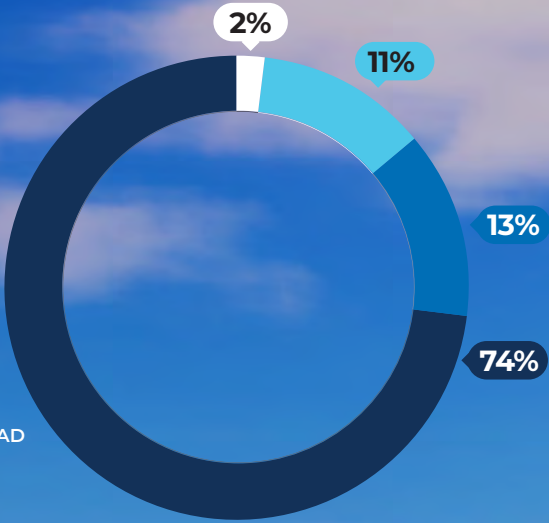
## EDUCATION

**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

SERVICE

BLUE COLLAR

**80%**

**9%**

**11%**

**3.2%**  
UNEMPLOYMENT  
RATE

## EDEN PRAIRIE HOUSING PROFILE



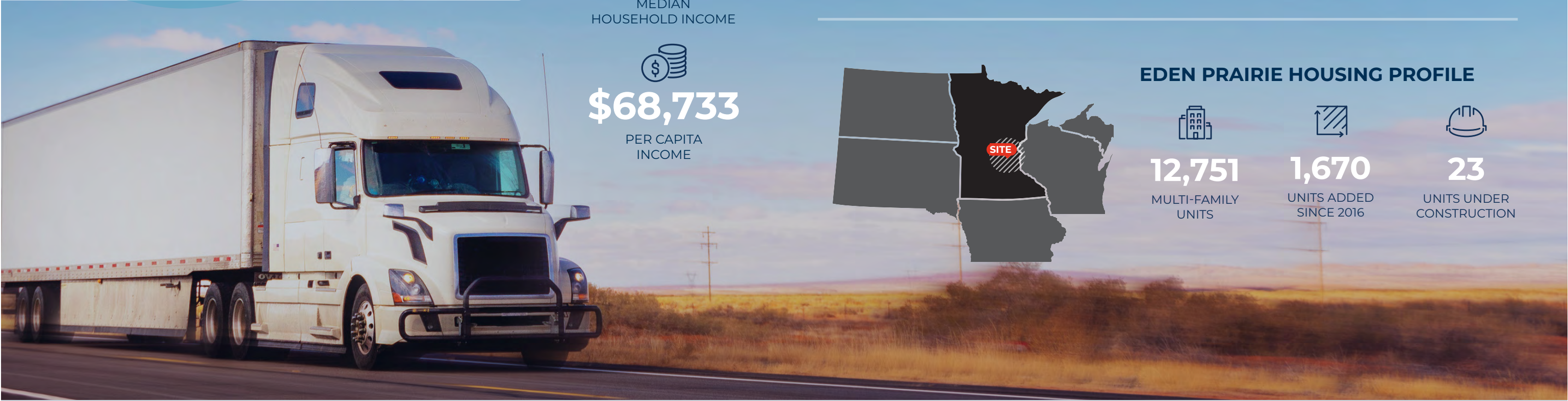
**12,751**  
MULTI-FAMILY  
UNITS



**1,670**  
UNITS ADDED  
SINCE 2016



**23**  
UNITS UNDER  
CONSTRUCTION





## NATE ERICKSON, SIOR

Senior Vice President | Principal  
612.359.1657  
[nate.erickson@transwestern.com](mailto:nate.erickson@transwestern.com)

## ALEX BARON, SIOR

Senior Vice President | Principal  
612.359.1658  
[alex.baron@transwestern.com](mailto:alex.baron@transwestern.com)