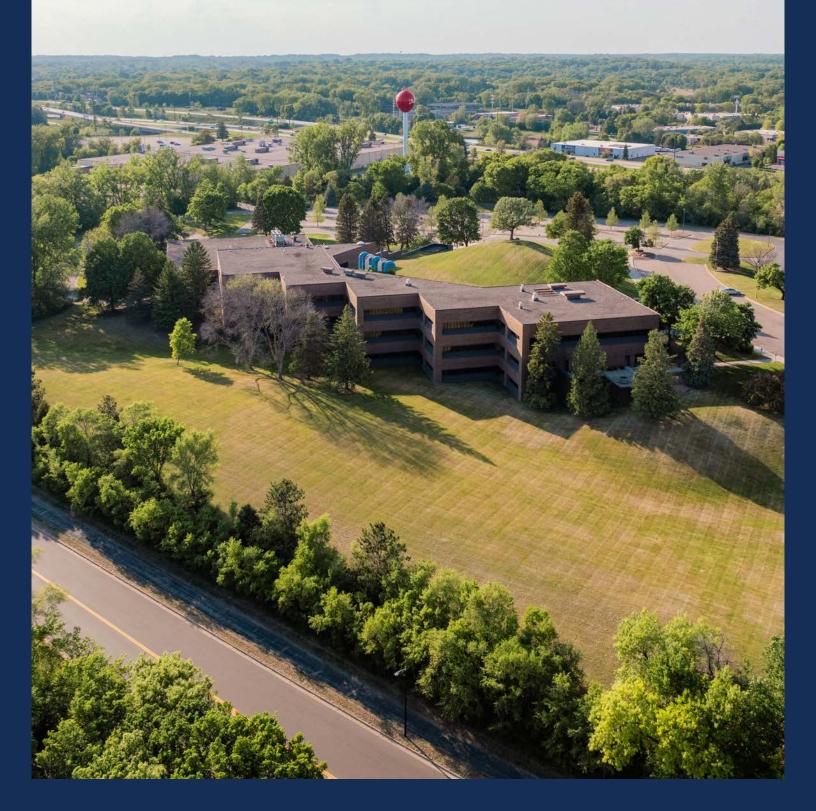


# 14615 LONE OAK RD

Eden Prairie, MN 55344

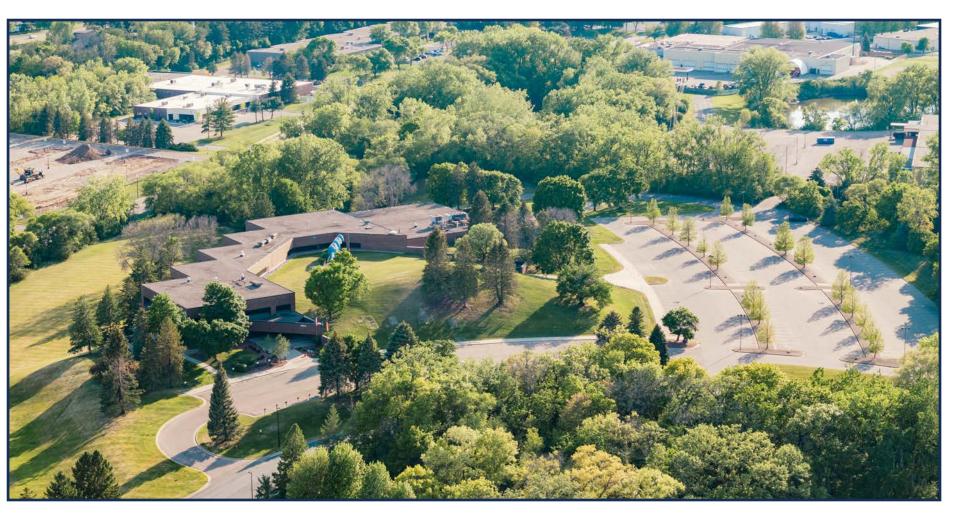
110,000 SF AVAILABLE FOR SALE OR LEASE



### **SITE OVERVIEW**

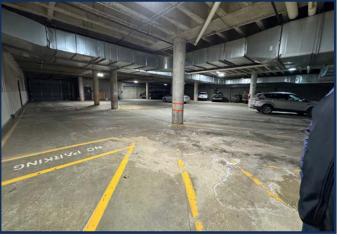
### 14615 LONE OAK RAD

Year Built	1979
Building Size	Approx. 110,000 SF
Lot Size	24.84 AC (combined)
Tenancy	Single (could be multi-tenant)
Clear Height	Approx. 14'
HVAC (Ages)	Varied - Report Available
Sprinkler	100% Wet System
Construction Type	Masonry
Lighting	LED & Flourescent
Power	TBD
Roof Age	Varied - Report Available
Roof Type	BUR - Rock Ballasted
Stories	3 - 37,460 SF Floor Plates
Parking	276 Stalls (3.14/1,000)
PID	1611622110007 & 1611622110008
Property Taxes	\$197,353 & \$65,468
Zoning	I-5 Industrial Park — 5-acre min.
2040 Comp Plan - Land Use	Mixed Use
Lease Rates	Negotiable
Sale Price	Negotiable





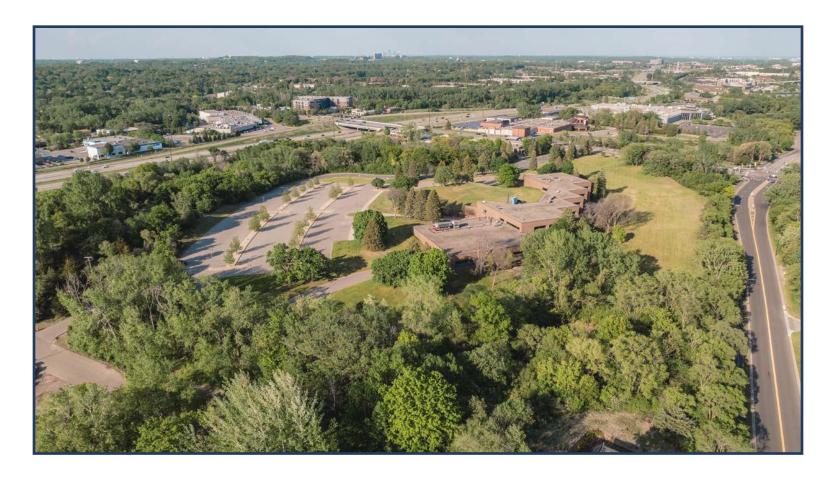






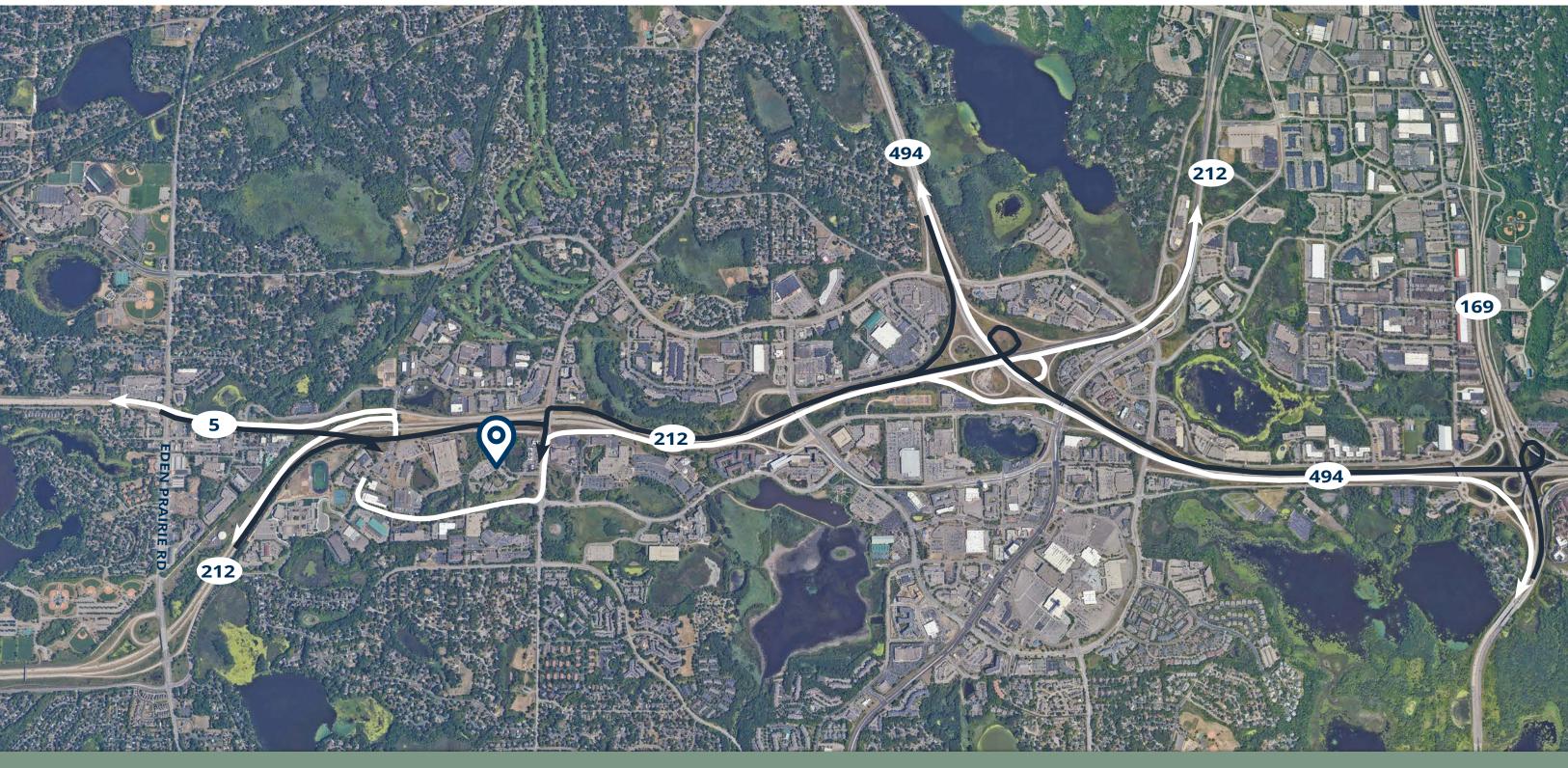
## PROPERTY AERIAL







### **HIGHWAY ACCESS**



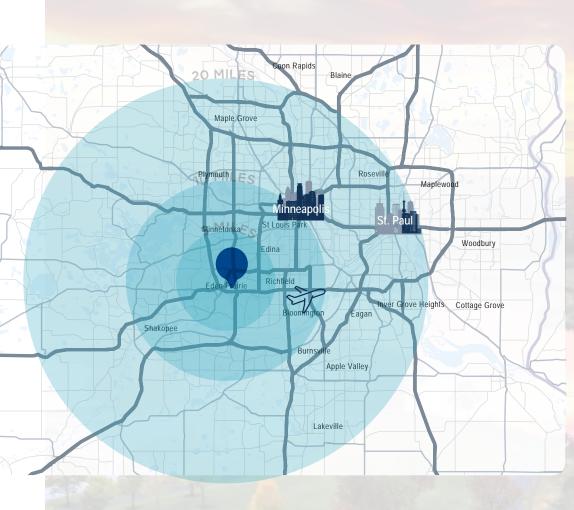
#### **DRIVE** TIMES

MSP AIRPORT 16 MINS MALL OF AMERICA 18 MINS 1-394 14 MINS 1-494 5 MINS DOWNTOWN MPLS 20 MINS DOWNTOWN ST. PAUL 28 MINS

### **AREA AMENITIES**



### **DEMOGRAPHICS**







137K

POPULATION



11%
INDUSTRIAL INDUSTRY
EMPLOYMENT % CHANGE

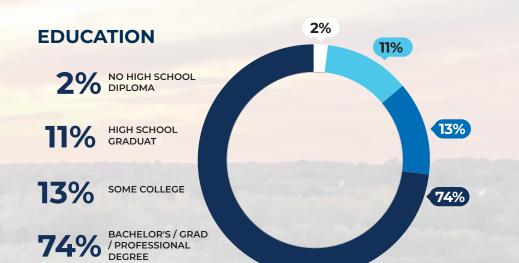
224

**7.1%** POPULATION CHANGE



27%

PRODUCTION & RELATED OCCUPATIONS % CHANGE



#### **INCOME**

WHITE COLLAR

**EMPLOYMENT** 

FRVICE.

BLUE COLLAR

V. Co.

11%

UNEMPLOYMENT

#### EDEN PRAIRIE HOUSING PROFILE



12,751

MULTI-FAMILY UNITS



1,670

UNITS ADDED SINCE 2016



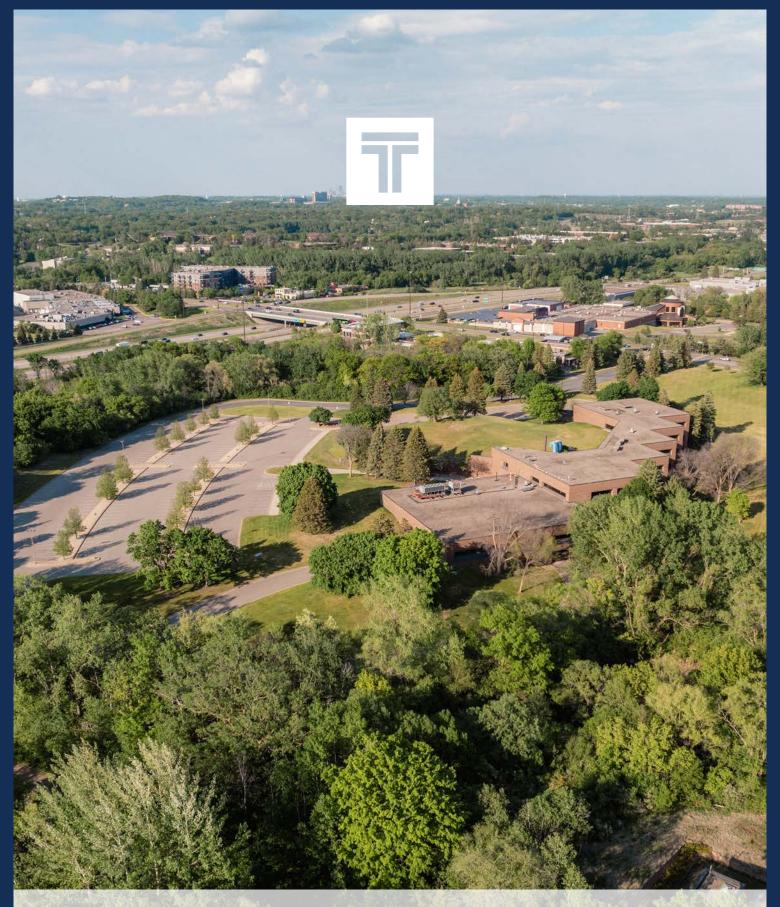
23
UNITS UNDER CONSTRUCTION





\$118,874

HOUSEHOLD INCOME



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