



14615 LONE OAK RD

Eden Prairie, MN 55344

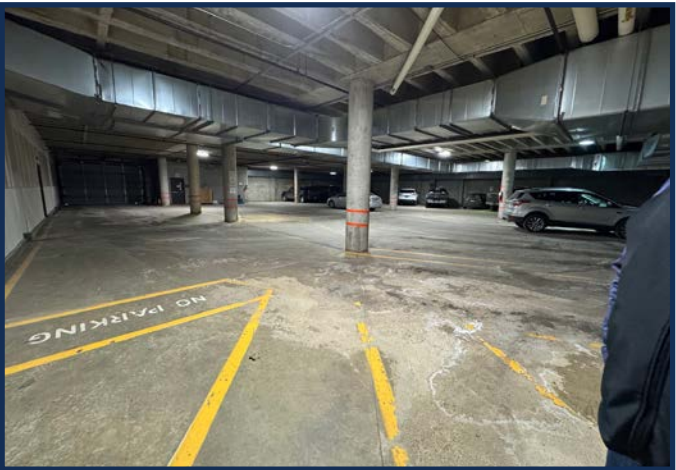
110,000 SF AVAILABLE FOR SALE OR LEASE



SITE OVERVIEW

14615 LONE OAK RAD

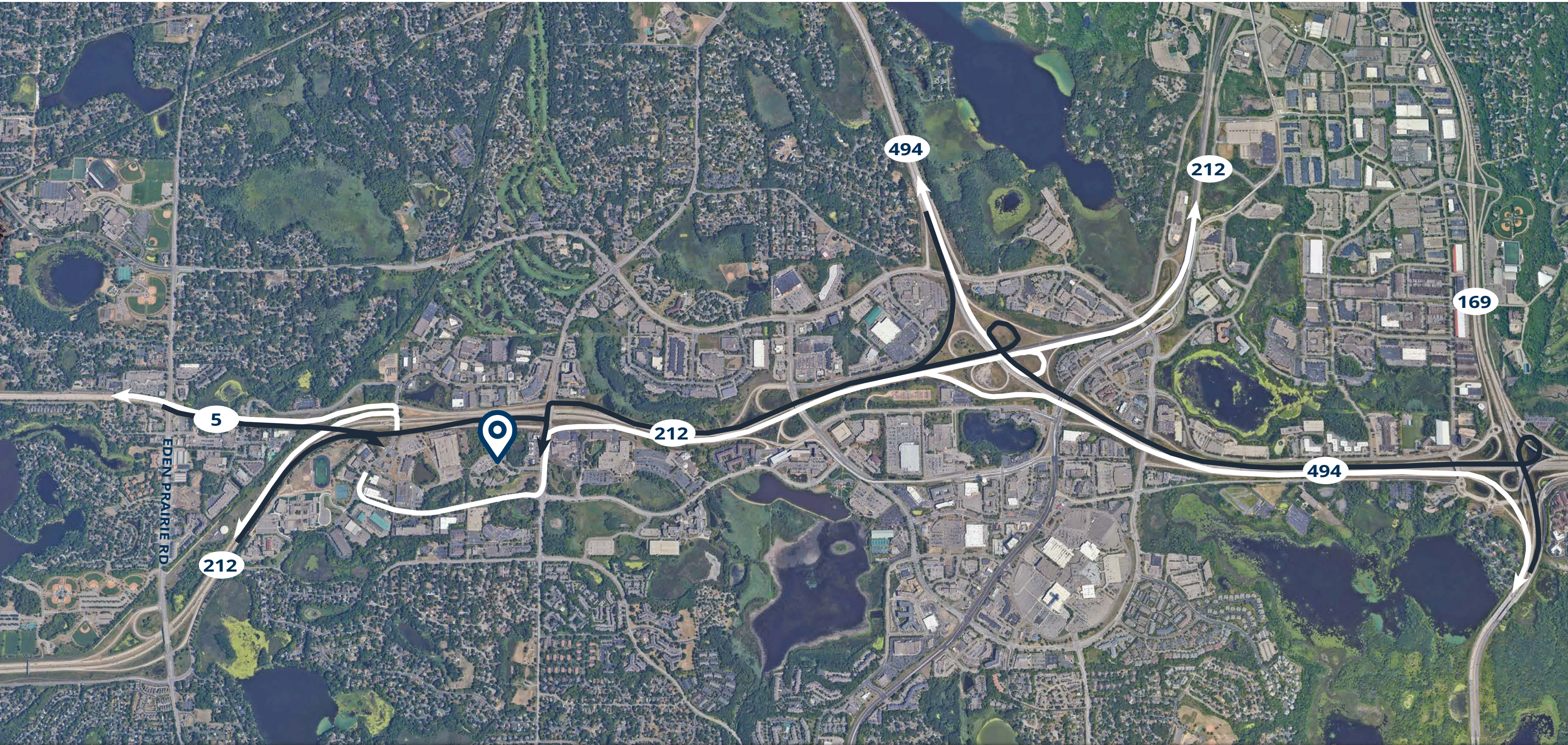
Year Built	1979
Building Size	Approx. 110,000 SF
Lot Size	24.84 AC (combined)
Tenancy	Single (could be multi-tenant)
Clear Height	Approx. 14'
HVAC (Ages)	Varied - Report Available
Sprinkler	100% Wet System
Construction Type	Masonry
Lighting	LED & Flourescent
Power	TBD
Roof Age	Varied - Report Available
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



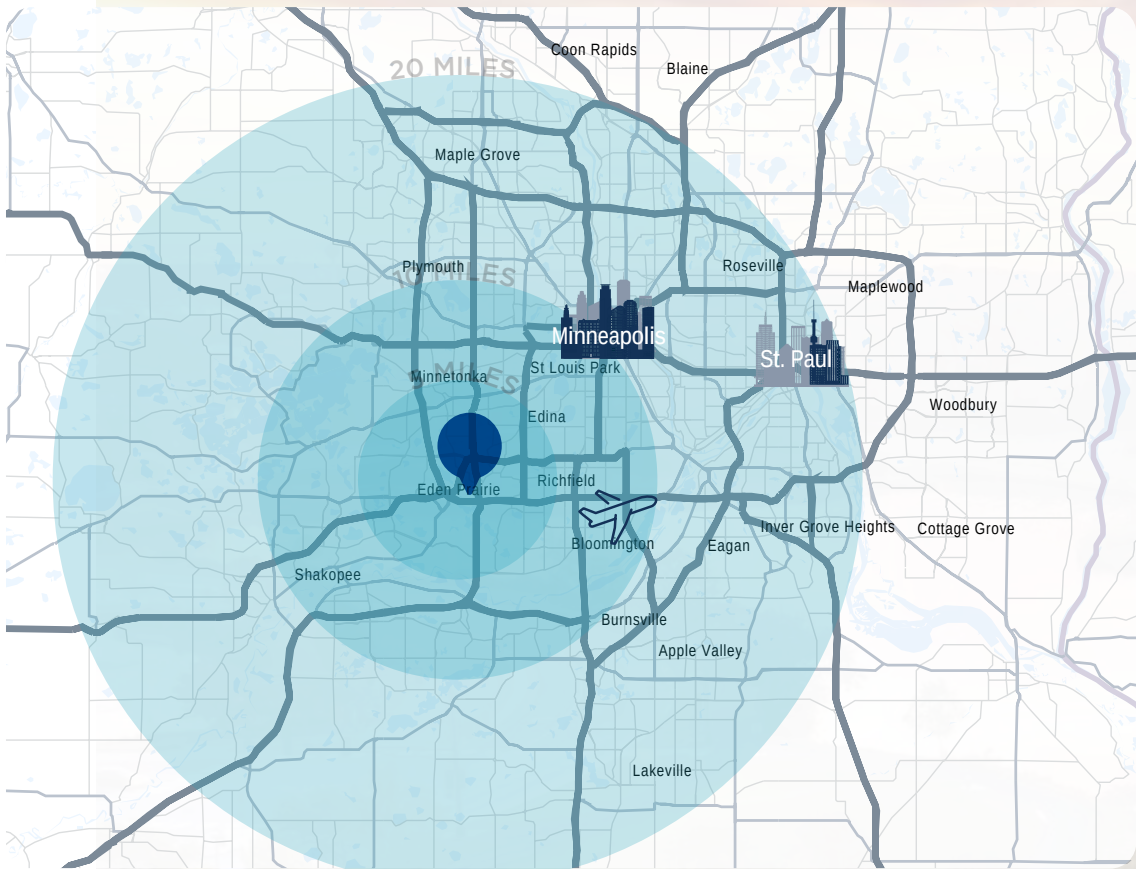
DRIVE TIMES

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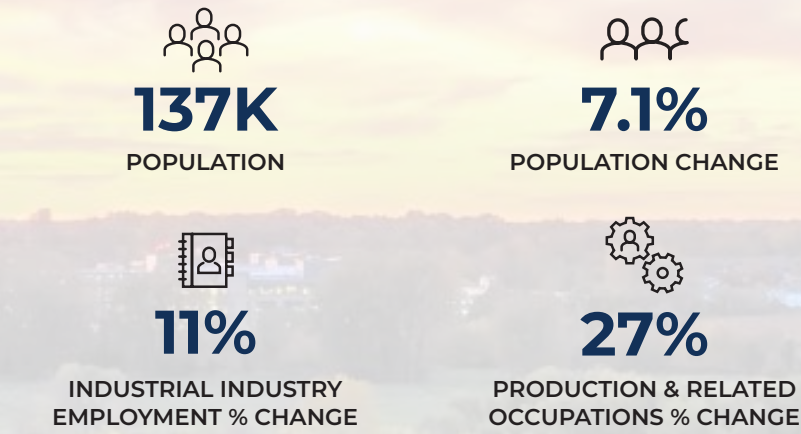
AREA AMENITIES



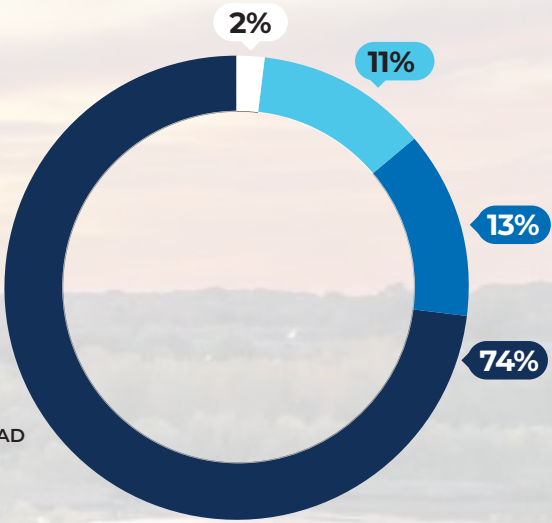
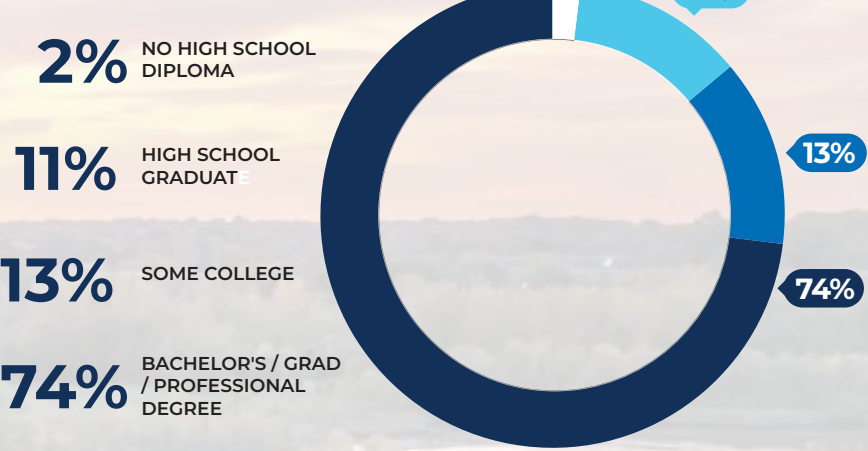
DEMOGRAPHICS



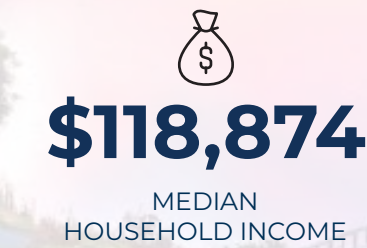
MARKET PROFILE



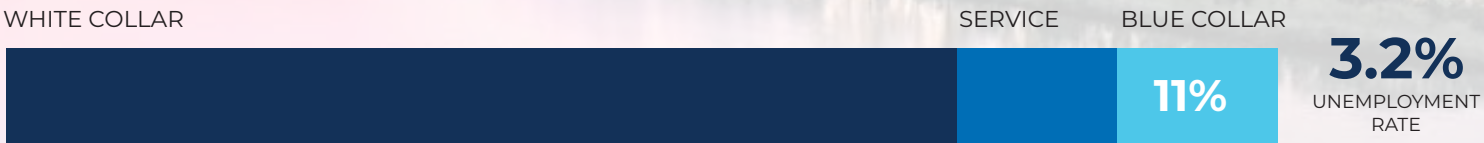
EDUCATION



INCOME



EMPLOYMENT



EDEN PRAIRIE HOUSING PROFILE





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