

FOR SALE OR LEASE
67,438 SF TOTAL

13300 PIONEER TRAIL
EDEN PRAIRIE, MN

PROPERTY INFORMATION

- Expansive natural light with high ceilings
- Excellent visibility and access from Highway 212
- Adjacent to Staring Lake Regional Park/trails
- Park-like setting with mature trees

JASON MEYER
Executive Director
+1 952 820 8735
jason.meyer@cushwake.com

KRIS SMELTZER
Executive Managing Director
+1 952 837 8575
kris.smeltzer@cushwake.com

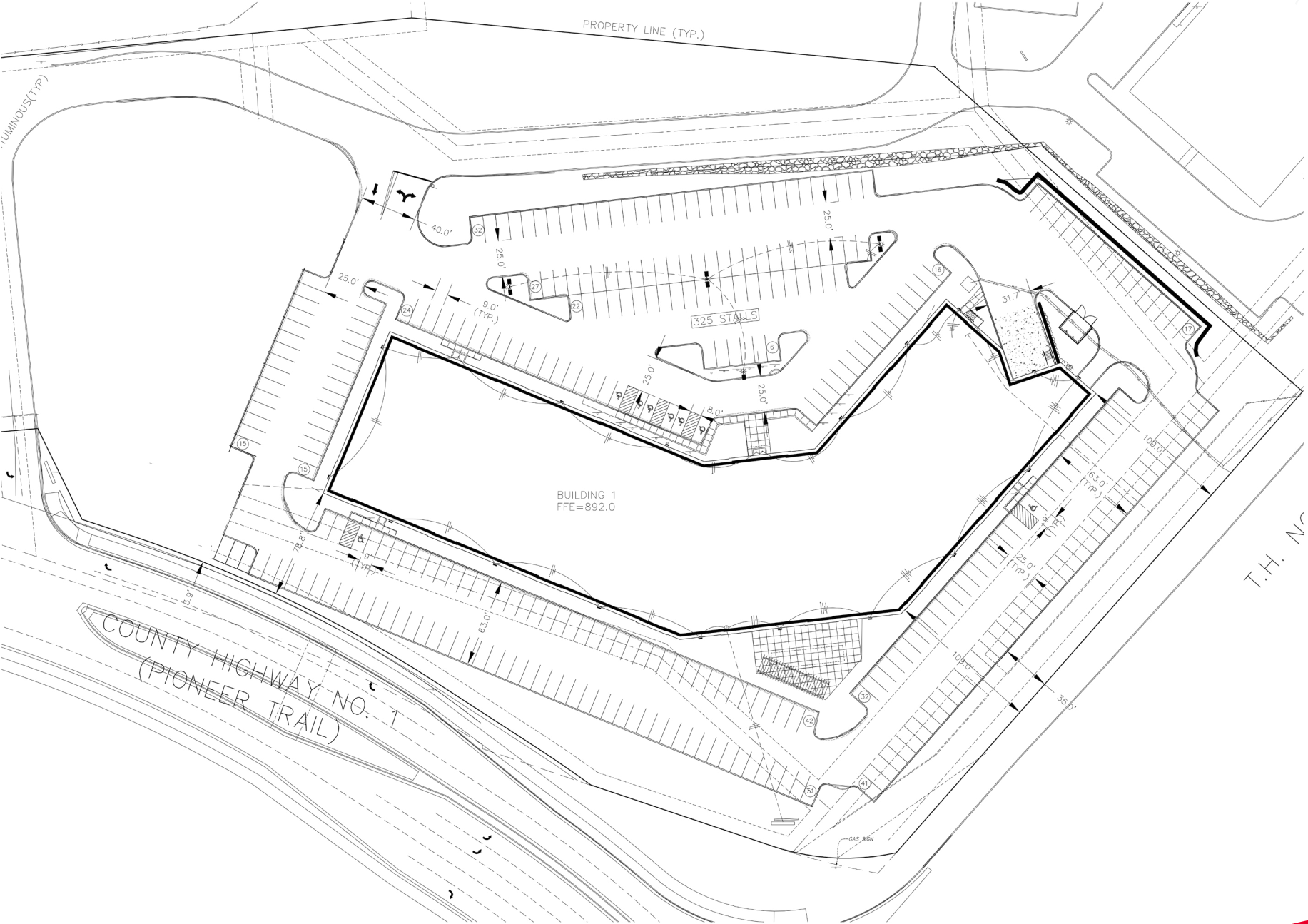
HUDSON BROTHEN
Executive Director
+1 952 893 8261
hudson.brothen@cushwake.com

Address	13300 Pioneer Trail Eden Prairie, MN
Building Size	60,438 SF Office 7,000 SF Warehouse 67,438 SF Total
Loading	2 Docks 1 Drive-in
Clear Height	16'
Year Built	2007
Lease Rates	\$15.00 PSF Office \$8.00 PSF Warehouse
2025 Property Taxes	\$209,163.48 (\$3.53 PSF)
Tax/CAM	\$2.53 PSF CAM \$3.53 PSF Tax \$6.06 PSF Total
Sale Price	\$9,800,000 (Existing Building Site)
Excess Land Acreage	Approximately 2.3 Acres
Excess Land Price	\$1,000,000

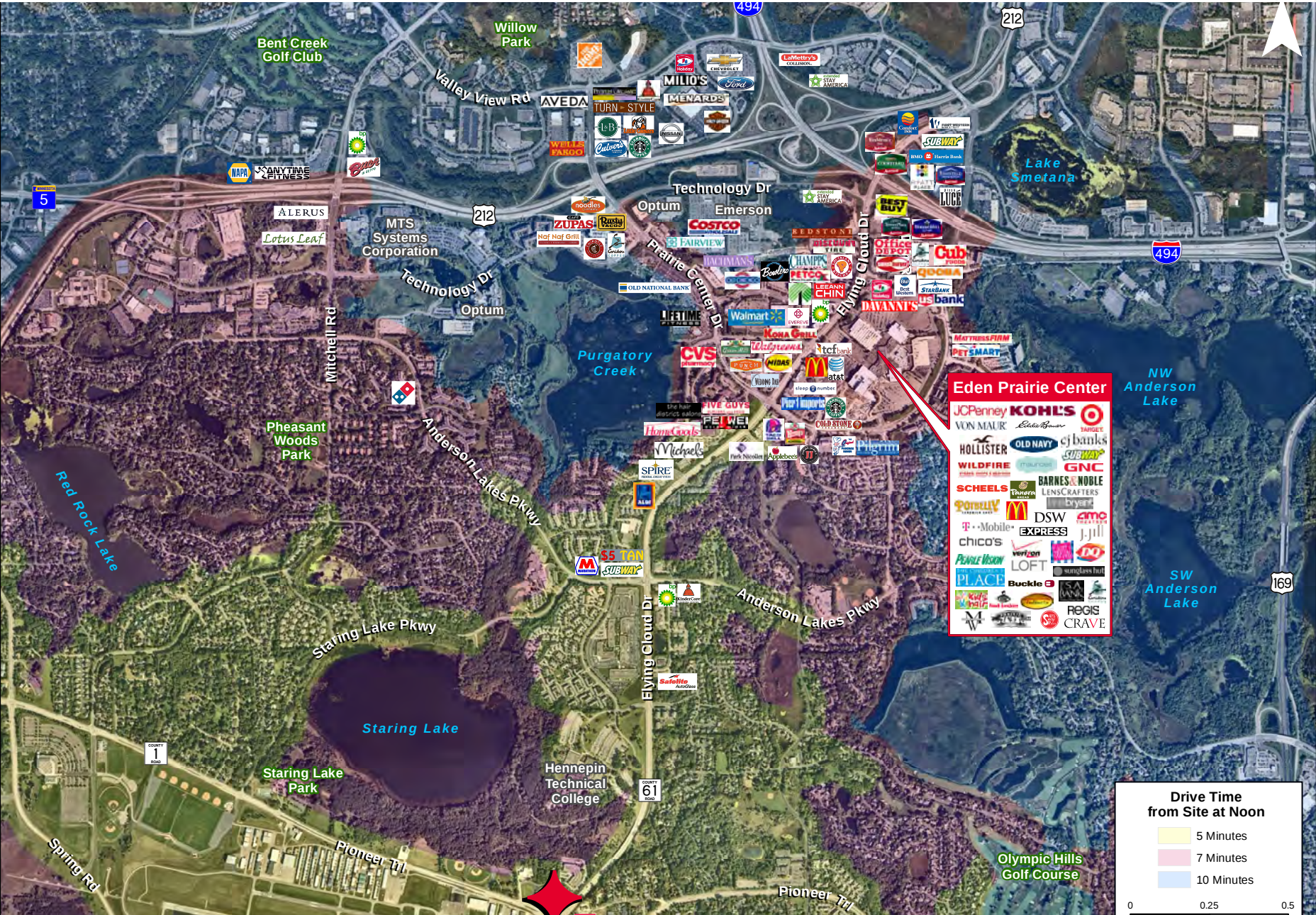




PARKING PLAN



AMENITY/DRIVE TIMES



PROPERTY PHOTOS





