



Premier Eden Prairie Location!

Rare Infill Purchase Opportunity!

 **JLL** SEE A BRIGHTER WAY

For sale

6690 Shady Oak Rd, Eden Prairie, MN 55344
70,913 SF Available

Building specifications



Year Built/Year Reno	1981
-----------------------------	------

Lot Size	±3.6 acres
-----------------	------------

Available SF	70,913 SF
---------------------	-----------

First Floor Office	16,125 SF
---------------------------	-----------

Second Floor Office SF	20,444 SF
-------------------------------	-----------

Warehouse SF	34,344 SF
---------------------	-----------

Clear Height	20'
---------------------	-----

Loading	Six (6) dock doors One (1) drive-in door
----------------	---

Power	800 amps, 480v, 3 phase
--------------	-------------------------

Electric	Xcel Energy
-----------------	-------------

Connectivity	Fiber
---------------------	-------

Natural Gas	Centerpoint
--------------------	-------------

Water/Sewer	City of Eden Prairie
--------------------	----------------------

Roof	Original
-------------	----------

Parking	±181 stalls
----------------	-------------

Parking Lot	Asphalt replaced in 2021
--------------------	--------------------------

Zoning	I-2 Industrial Park
---------------	---------------------

Sale Price	\$6,995,000
-------------------	-------------

2026 Property Tax	\$2.11 PSF
--------------------------	------------

Alternate plan

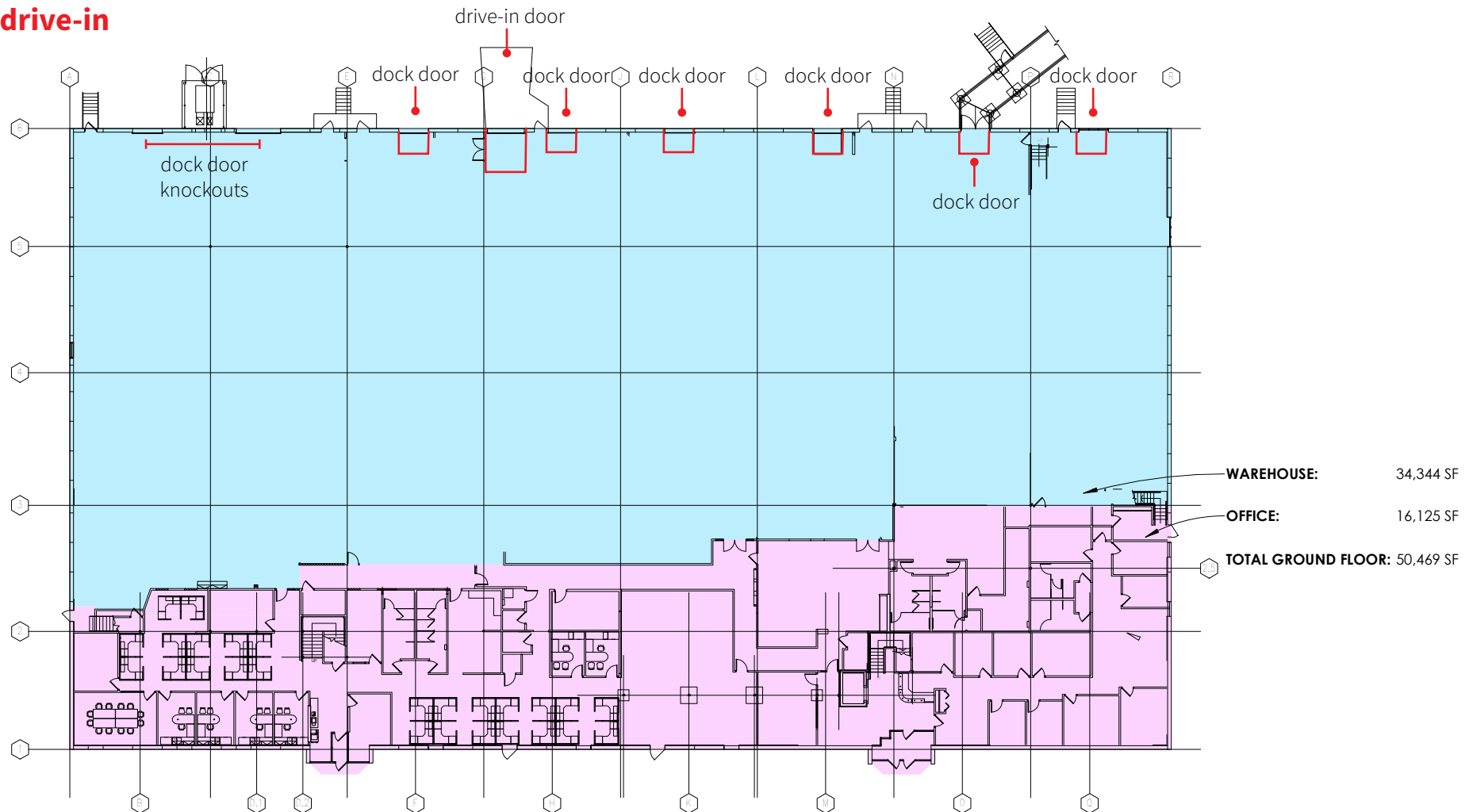
16,125 SF First Floor Office

34,344 SF First Floor Warehouse

50,469 SF Total

Six (6) dock doors

One (1) drive-in

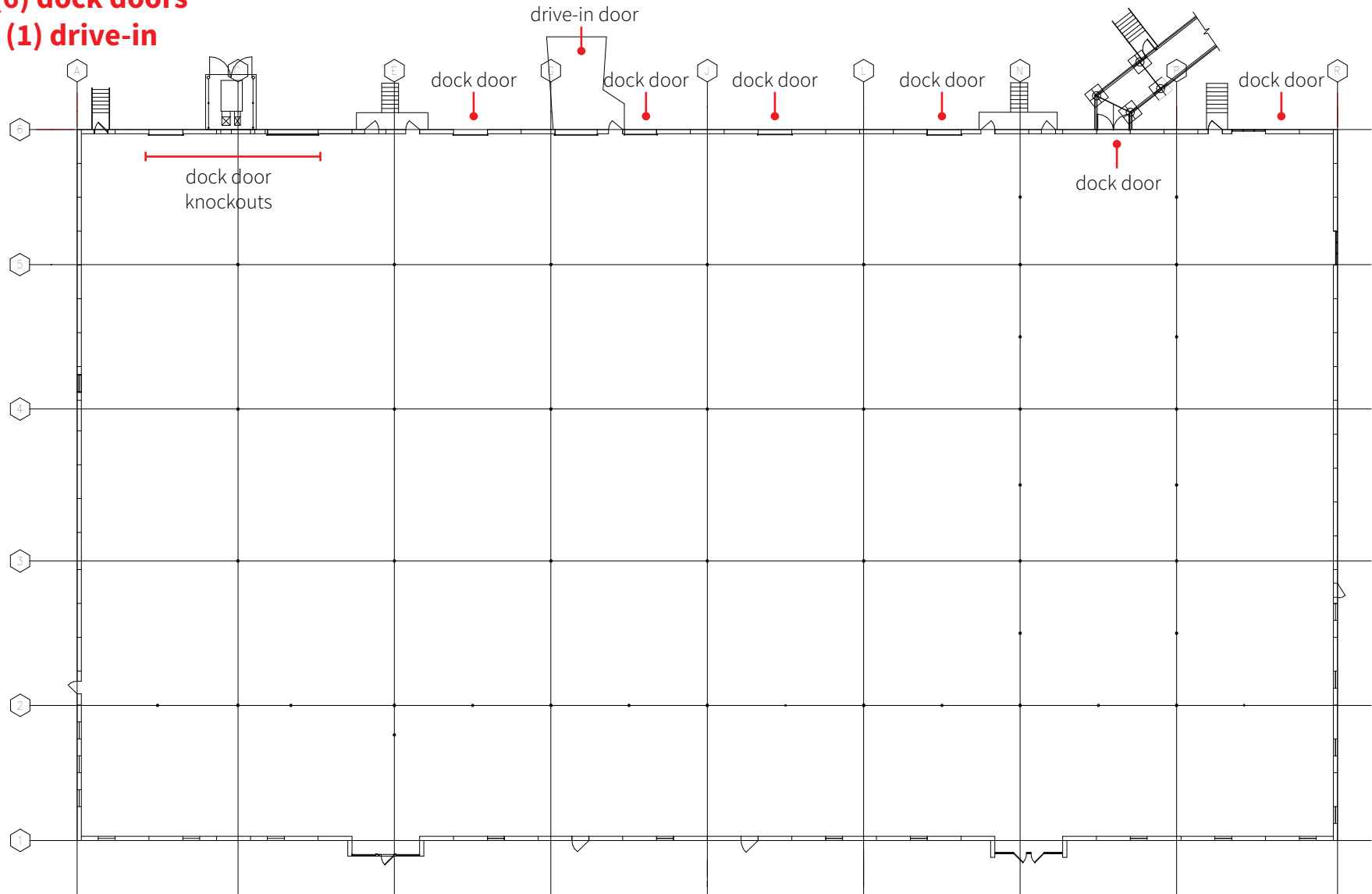


All square footage shown on the plans is approximate and subject to final measurements

Shell plan

50,469 SF Total

Six (6) dock doors
One (1) drive-in



All square footage shown on the plans is approximate and subject to final measurements

Existing floor plan

16,125 SF Office

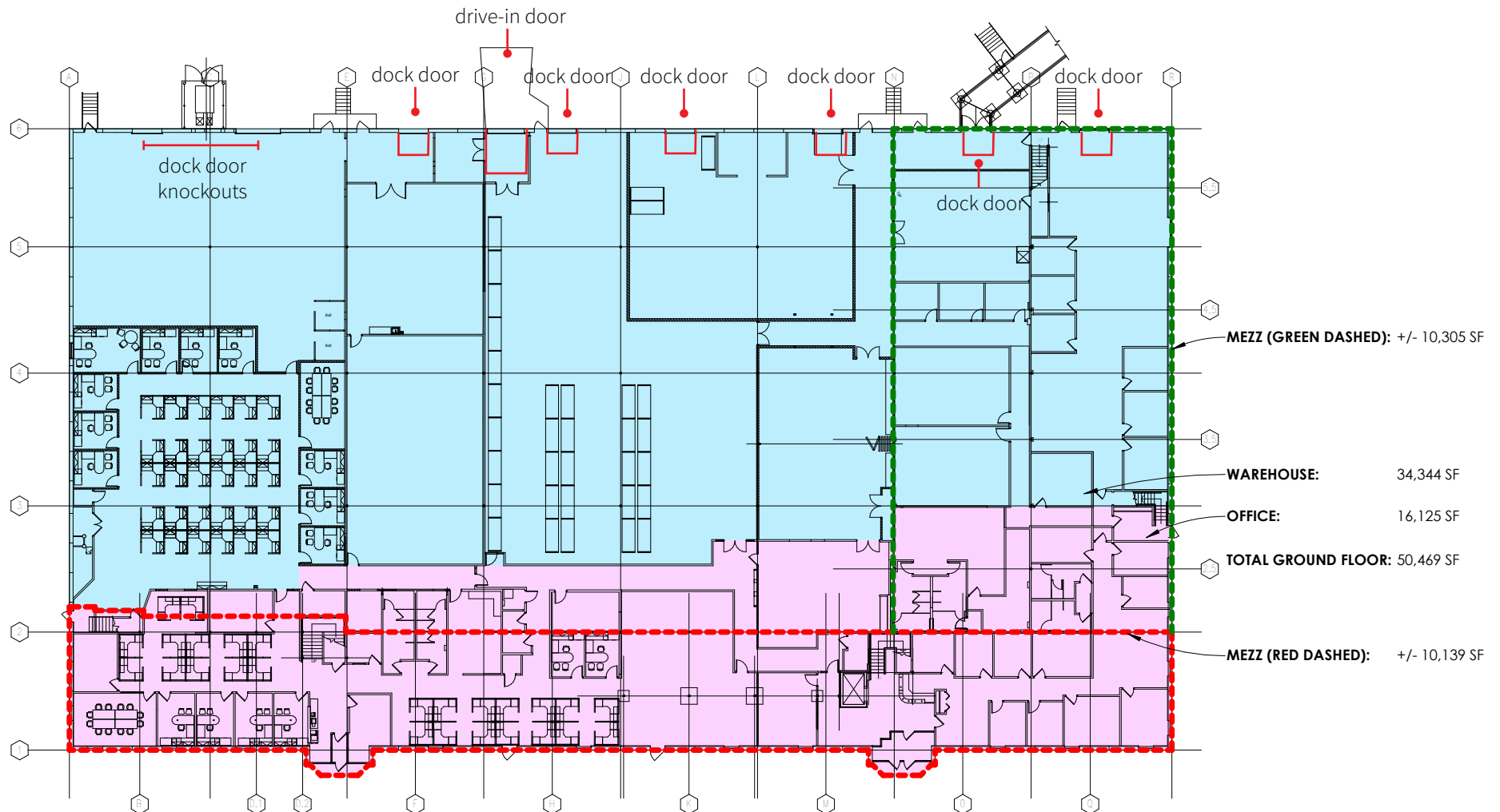
34,344 SF Warehouse

20,444 SF 2nd Floor Office

70,913 SF Total

Six (6) dock doors

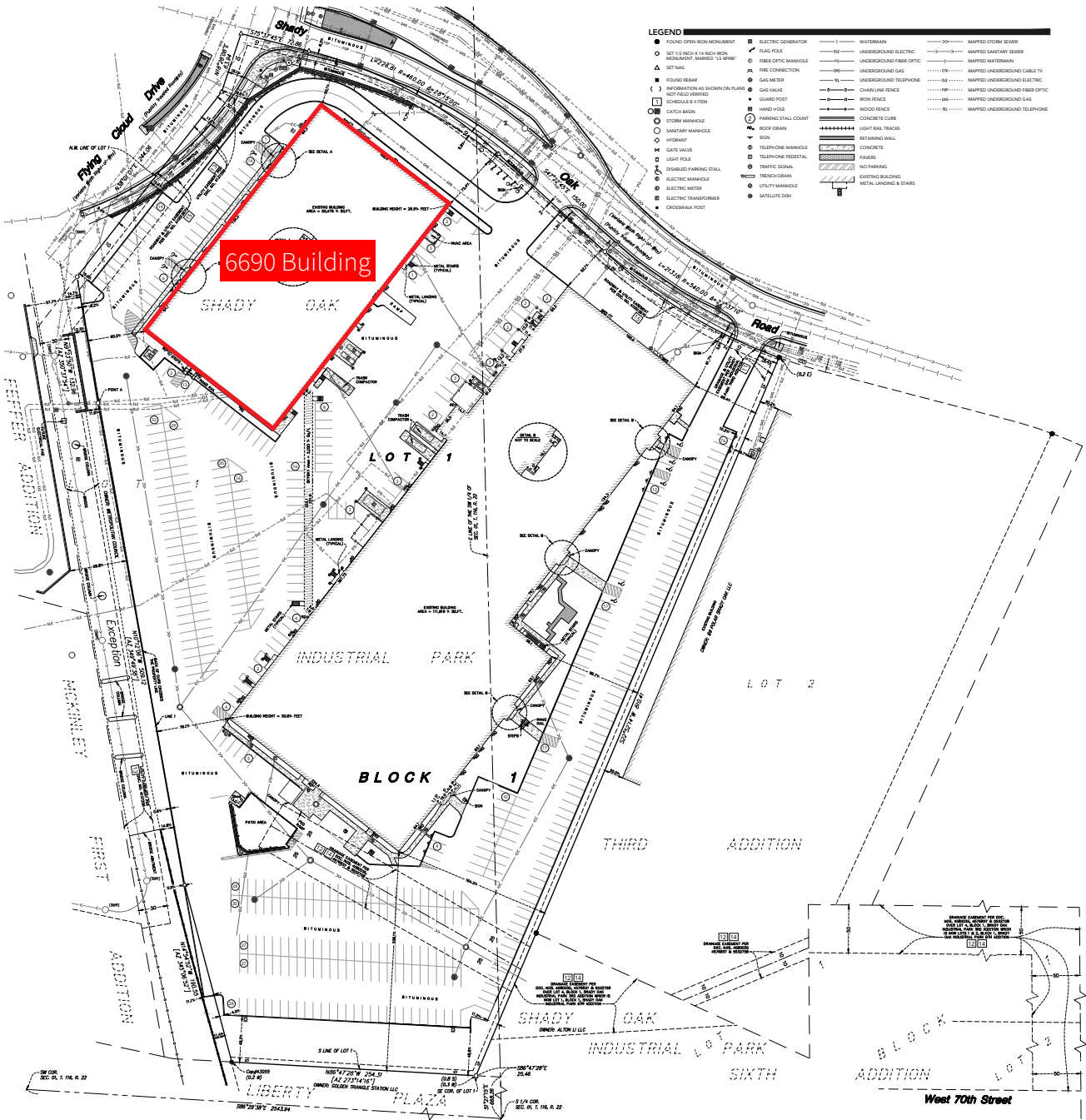
One (1) drive-in

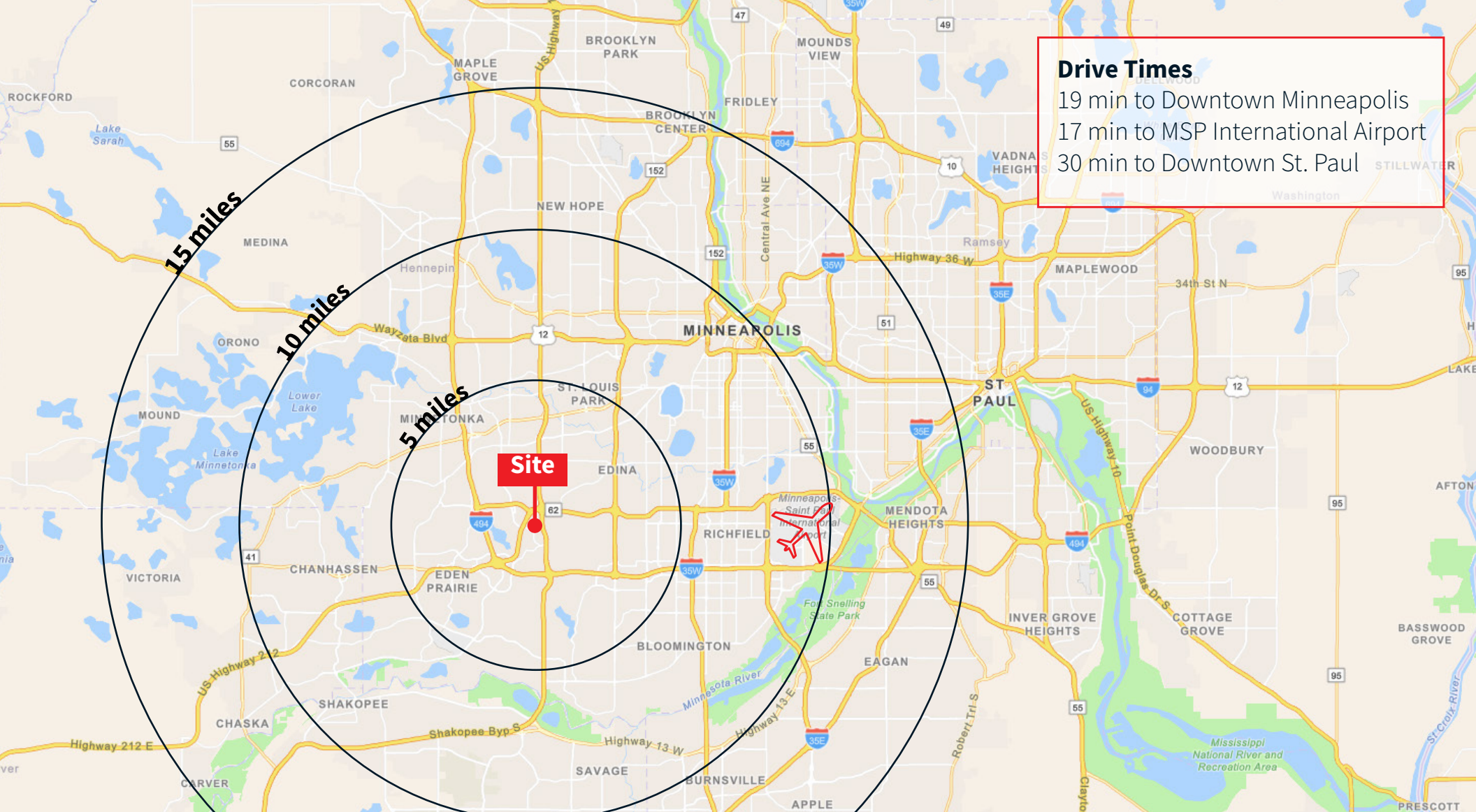


All square footage shown on the plans is approximate and subject to final measurements

Site plan

11.22 Acres Total





Drive Times

19 min to Downtown Minneapolis
17 min to MSP International Airport
30 min to Downtown St. Paul

Dan Larew, CCIM SIOR
+1 612 217 6726
dan.larew@jll.com

Eric Batiza, SIOR
+1 612 217 5123
eric.batiza@jll.com

 **JLL** SEE A BRIGHTER WAY

JLL
250 Nicollet Mall, Suite 1000
Minneapolis, MN 55401

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved.