

**14530 Martin Drive
Eden Prairie, MN 55344**



Copperwood Investments, LLC

Mark Steingas

952-593-2730 ph.

952-593-2583 fax

www.copperwood-realestate.com

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INTRODUCTION

Clean, well-maintained free-standing office/warehouse facility in heart of Eden Prairie. Great location in the northwest quadrant of Highway 5 and Mitchell Road. Easy access to the 494 loop and the new 312 Corridor. Property located just south and in walking distance of Bent Creek Golf Course for those looking to improve their game during the day. Built in 1993 as a two tenant building, it could easily be converted back to the two tenants, each with private entry and restrooms. This building is 80% Air-conditioned with approximately 6000 square feet of finished office area. Currently there exists a small paint spray booth that can be left in place.

This building is being offered for sale or lease.

Pictures



Potential Second Entrance



Drive-In Door 10 x 12



Dock High Loading



Reception Area



Executive Size Offices



Break Room



Office Production Space



Warehouse Area



Shop Production Space



Shop Production Space



Material Containment Room



Even a couple of separate picnic areas

PROPERTY SPECIFICATIONS

LAND:

Property Address: 14530 Martin Drive, Eden Prairie, MN
Lot Dimensions: 134' x 388' + 160' x 221'
Land Size: 85,374 SF or 1.96 acres
Legal Description: Lot 2, Block 1, Edenvale Industrial Park 10th Add.
Zoning: Light Industrial

BUILDING:

Construction: Block
Exterior Finish: Rock-Face Block painted
Year Built: 1993
Gross Building Area: 17,164 S.F.
Office Area: Approx. 6000sf
Production Area: Approx. 9600 sf
Warehouse Area: Approx. 1400 sf
Restrooms: 4 - ADA Compliant in 1993
Clear Height: 14' clear
Loading: One - 4' high 8x8 dock door
One – 10x12 Drive-in Door
HVAC: Heated and Cooled by four (4) Gas-fired rooftop units and two (2) Hanging Unit Heaters in Warehouse and Prep areas.
Fire Protection: Wet sprinkler system (monitored)
Parking: 47 spaces
Electrical Service: 400 Amp, 208 Volts, Three phases
Plus 200 Amp, 208 Volt Three phase panel
Roof: 1993 - Membrane

TERMS AND CONDITIONS

Sale Price: \$1,500,000

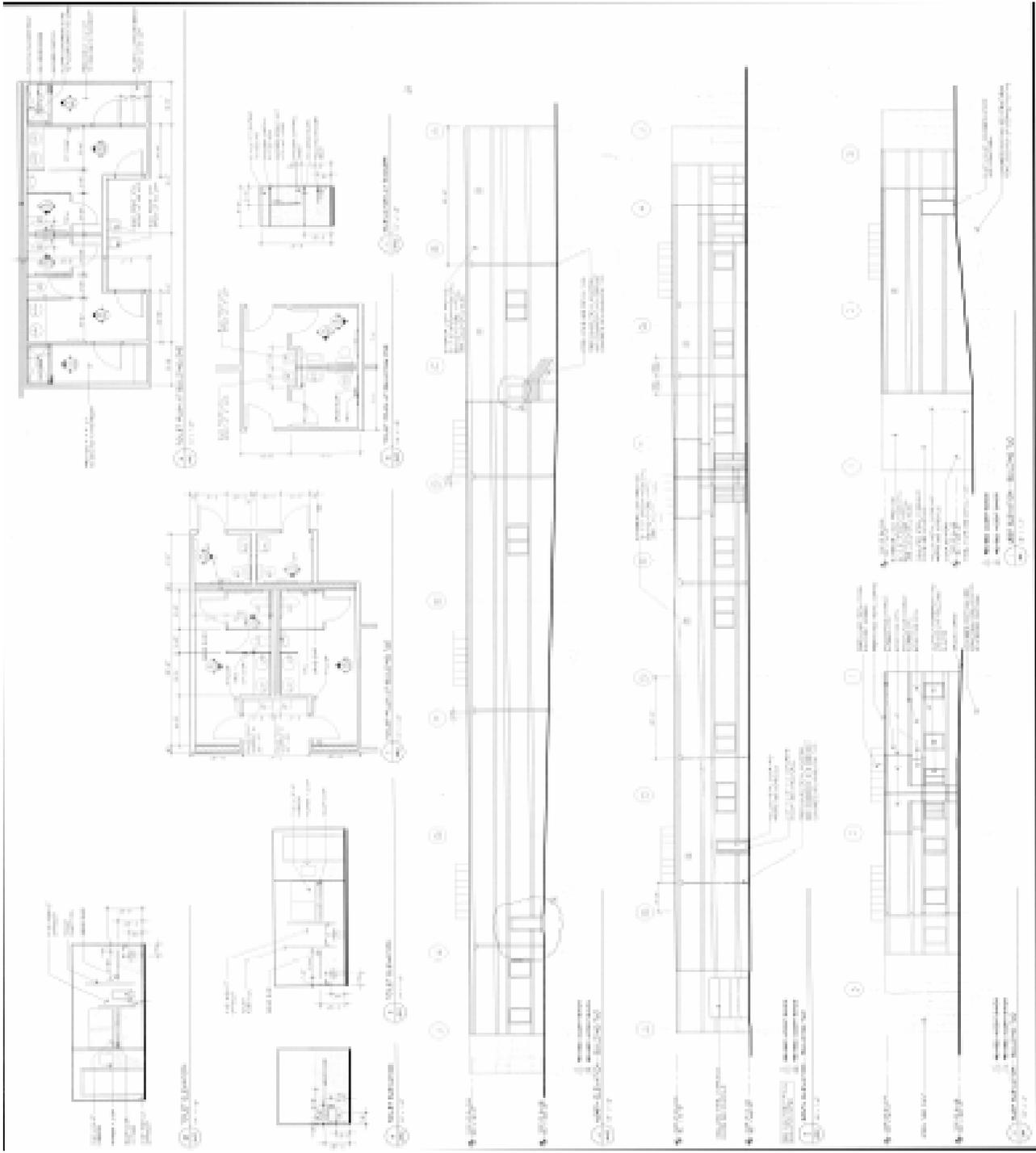
Terms: Cash

Available square footage: 17,164 SF

Real Estate Taxes (2006): \$ 37,452.38

PID Numbers: 09-116-22-44-0046

Possession: May 1, 2007 - Owner would prefer to sell in 2006 and lease-back.





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2023

ROOM FINISH SCHEDULE

NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
1	CEILING				
2	FLOOR				
3	WALL				
4	DOOR				
5	WINDOW				
6	PAINT				
7	PLASTER				
8	CONCRETE				
9	BRICK				
10	GLASS				
11	IRON				
12	STEEL				
13	CERAMIC				
14	WOOD				
15	GLASS BLOCK				
16	ALUMINUM				
17	COPPER				
18	ZINC				
19	LEAD				
20	ASBESTOS				
21	ROOFING				
22	INSULATION				
23	MECHANICAL				
24	ELECTRICAL				
25	PLUMBING				
26	HEATING				
27	Cooling				
28	Lighting				
29	Acoustics				
30	Security				
31	Accessibility				
32	Fire Protection				
33	Life Safety				
34	Energy Efficiency				
35	Environmental				
36	Health & Safety				
37	Quality Assurance				
38	Construction Management				
39	Professional Fees				
40	Contingency				
41	Subcontractors				
42	Materials				
43	Labor				
44	Equipment				
45	Permits				
46	Insurance				
47	Bonding				
48	Transportation				
49	Storage				
50	Site Preparation				
51	Foundation				
52	Structural Steel				
53	Concrete Formwork				
54	Reinforcement				
55	Formwork Removal				
56	Concrete Curing				
57	Formwork Storage				
58	Formwork Repair				
59	Formwork Disposal				
60	Formwork Reuse				
61	Formwork Maintenance				
62	Formwork Safety				
63	Formwork Quality				
64	Formwork Efficiency				
65	Formwork Innovation				
66	Formwork Research				
67	Formwork Development				
68	Formwork Education				
69	Formwork Training				
70	Formwork Certification				
71	Formwork Accreditation				
72	Formwork Registration				
73	Formwork Licensing				
74	Formwork Compliance				
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76	Formwork Best Practices				
77	Formwork Case Studies				
78	Formwork Industry News				
79	Formwork Market Trends				
80	Formwork Future Outlook				
81	Formwork Global Perspective				
82	Formwork International Comparison				
83	Formwork Cross-Cultural Exchange				
84	Formwork Knowledge Sharing				
85	Formwork Collaboration				
86	Formwork Partnership				
87	Formwork Alliance				
88	Formwork Consortium				
89	Formwork Association				
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DOOR SCHEDULE

NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
1	WOOD				
2	ALUMINUM				
3	STEEL				
4	GLASS				
5	GLASS BLOCK				
6	IRON				
7	BRASS				
8	COPPER				
9	ZINC				
10	LEAD				
11	ASBESTOS				
12	ROOFING				
13	INSULATION				
14	MECHANICAL				
15	ELECTRICAL				
16	PLUMBING				
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