

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



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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

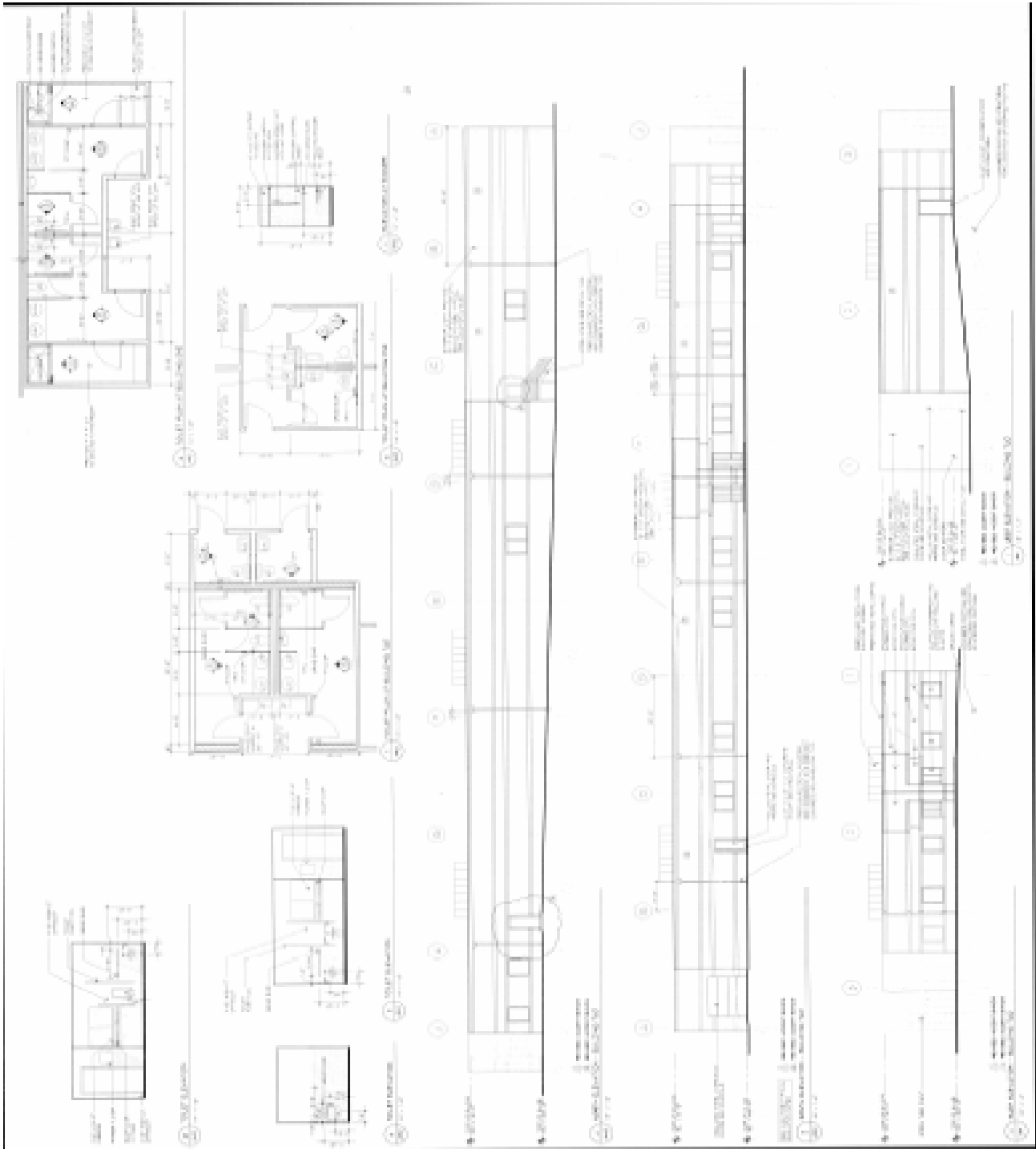
Terms: Cash

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.





ROOM FINISH SCHEDULE

NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
1	CEILING	Sq. Ft.			
2	FLOOR	Sq. Ft.			
3	WALL	Sq. Ft.			
4	DOOR	No.			
5	WINDOW	No.			
6	PAINT	Sq. Ft.			
7	GLASS	Sq. Ft.			
8	IRONING BOARD	No.			
9	STOVE	No.			
10	SINK	No.			
11	REF.	No.			
12	W.C.	No.			
13	BATH	No.			
14	SHOWER	No.			
15	TOILET	No.			
16	W.C. FIXTURE	No.			
17	BATH FIXTURE	No.			
18	SHOWER FIXTURE	No.			
19	TOILET FIXTURE	No.			
20	W.C. FLUSH VALVE	No.			
21	BATH FLUSH VALVE	No.			
22	SHOWER FLUSH VALVE	No.			
23	TOILET FLUSH VALVE	No.			
24	W.C. PIPING	Lf.			
25	BATH PIPING	Lf.			
26	SHOWER PIPING	Lf.			
27	TOILET PIPING	Lf.			
28	W.C. TANK	No.			
29	BATH TANK	No.			
30	SHOWER TANK	No.			
31	TOILET TANK	No.			
32	W.C. VALVE	No.			
33	BATH VALVE	No.			
34	SHOWER VALVE	No.			
35	TOILET VALVE	No.			
36	W.C. FLANGE	No.			
37	BATH FLANGE	No.			
38	SHOWER FLANGE	No.			
39	TOILET FLANGE	No.			
40	W.C. BOWL	No.			
41	BATH BOWL	No.			
42	SHOWER BOWL	No.			
43	TOILET BOWL	No.			
44	W.C. SEWER	Lf.			
45	BATH SEWER	Lf.			
46	SHOWER SEWER	Lf.			
47	TOILET SEWER	Lf.			
48	W.C. VENT	Lf.			
49	BATH VENT	Lf.			
50	SHOWER VENT	Lf.			
51	TOILET VENT	Lf.			
52	W.C. DRAIN	Lf.			
53	BATH DRAIN	Lf.			
54	SHOWER DRAIN	Lf.			
55	TOILET DRAIN	Lf.			
56	W.C. SINK	No.			
57	BATH SINK	No.			
58	SHOWER SINK	No.			
59	TOILET SINK	No.			
60	W.C. TUB	No.			
61	BATH TUB	No.			
62	SHOWER TUB	No.			
63	TOILET TUB	No.			
64	W.C. BATHTUB	No.			
65	BATH BATHTUB	No.			
66	SHOWER BATHTUB	No.			
67	TOILET BATHTUB	No.			
68	W.C. SHOWER	No.			
69	BATH SHOWER	No.			
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71	TOILET SHOWER	No.			
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92	W.C. TUB SHOWER	No.			
93	BATH TUB SHOWER	No.			
94	SHOWER TUB SHOWER	No.			
95	TOILET TUB SHOWER	No.			
96	W.C. TUB SHOWER	No.			
97	BATH TUB SHOWER	No.			
98	SHOWER TUB SHOWER	No.			
99	TOILET TUB SHOWER	No.			
100	W.C. TUB SHOWER	No.			

COOKING SCHEDULE

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79	TOILET TUB SHOWER	No.			
80	W.C. TUB SHOWER	No.			



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