

7701-7703 COMMERCE WAY

Eden Prairie, MN 55344

12,850 SF Industrial Building For Sale - Owner/User or Investment Opportunity

7701-7703 Commerce Way is a fantastic, hard-to find small industrial property. Pride of ownership is evident throughout this clean and well-maintained property. The fully climatized 12,850 sf building is nicely situated on 1.08 acres in a desirable Eden Prairie location with proximity to Highway 5, Highway 212 and to Interstate I-494. Flying Cloud Airport is only 7 minutes away providing access for personal and corporate aircraft, and The Minneapolis/St. Paul International Airport is just 14 miles east. The property was previously demised for 3 tenants with front door and rear drive-in door access for all 3 tenants. The current tenant has occupied the entire building for many years and has a lease through July of 2021, but confidentially has expressed an interest in vacating as early as summer of 2020 to accommodate a potential sale of their business, making this an ideal opportunity for an owner/user or an investor with small industrial tenants in tow.

Available For Sale: 12,850 sf

- 2020 Tax: \$34,639.58
- Sale Price: \$1,200,000.00



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES

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Highlights and Features:

- County: Hennepin
- PID: 09-116-22-44-0033
- Parcel Area: 1.08 acres (46,979 sf)
- Year Built: 1971 with an addition in 1979
- Zoning: Industrial Park - 2-acre minimum
- Floors: 1
- Parking: 45 spaces
- Roof: 60 mil rubber membrane roof less than 10 years old
- Windows: Replaced 2 years ago
- Bahtrooms: 2 new ADA
- Electrical: 800 amps, Parabolic lights in the office and production area
- HVAC: 8 rooftop units (6 are new).
- Loading: Three (3) drive-ins with exterior loading platform (new doors)
- Ceiling Height: 12' clear
- Occupancy: 100%

LISA CHRISTIANSON

952.393.1212

lisa@christiansonandco.com

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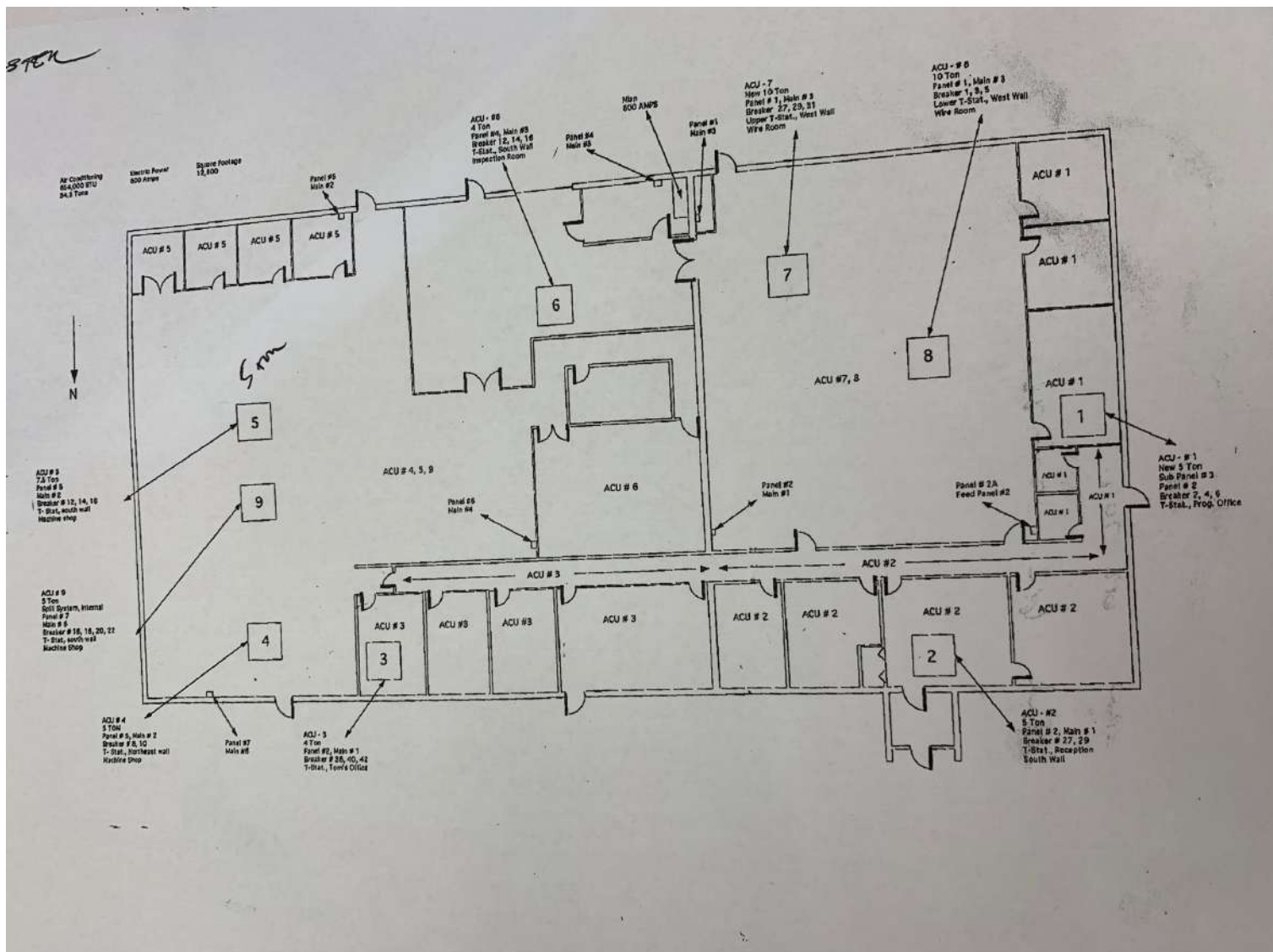
952.992.0093

nancy@christiansonandco.com

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Floor Plan

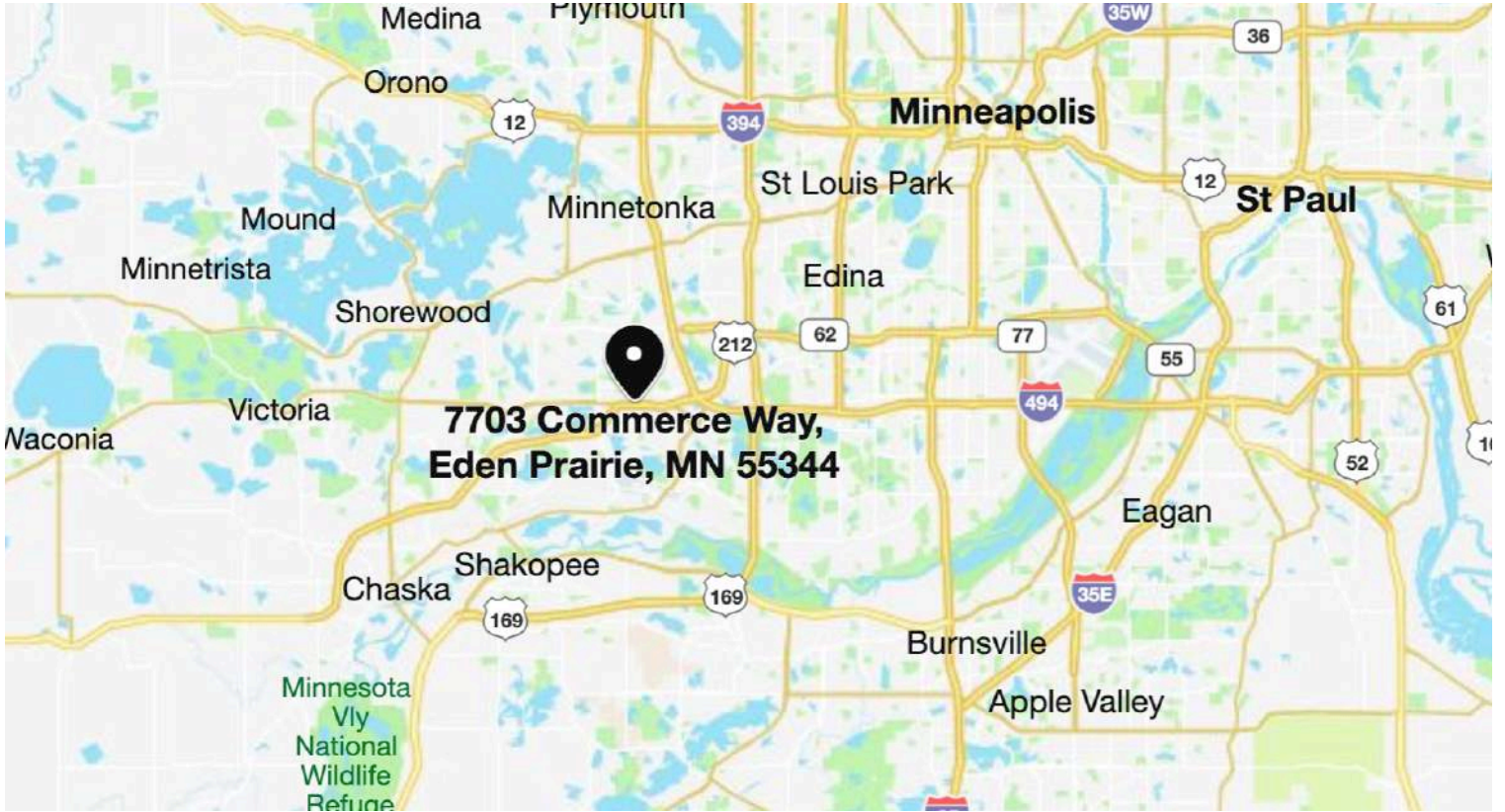


Building Photos



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Map



Aerial



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