



TRANSWESTERN

REAL ESTATE
SERVICES

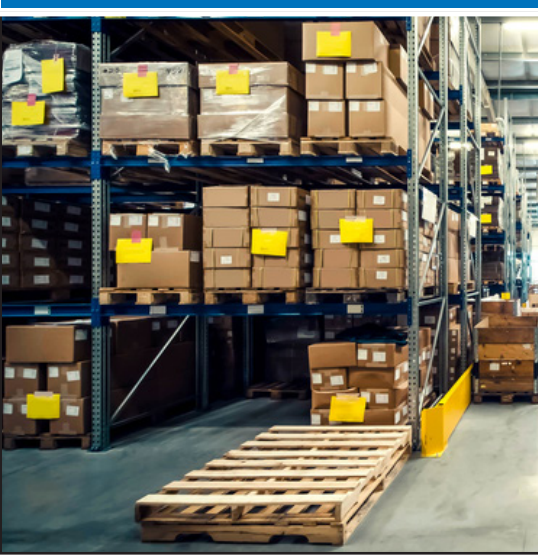
7975 WALLACE ROAD

EDEN PRAIRIE, MN 55344




2.13
ACRES


EXCELLENT
LOCATION




30,583
TOTAL SF

PROPERTY SPECIFICATIONS



BUILDING

- Total Size: 39,004 SF
- Office: 5,565 SF
- Warehouse/Manufacturing SF: 28,217 SF
- Loading: 4 Docks | 3 Drive-ins
- Clear Height: 16'6"
- Year Built: 1968
- Roof Age: TBD
- Roof Type: Asphalt and Gravel Built- Up
- Lighting: T-8
- Power: 1,600 amps:
120v, 208v, 240v, 480v services available
- Construction: Concrete Block
- Sprinklers: 100% wet system
- Slab Thickness: Unknown

PROPERTY

- Parcel Size: 3 Acres (130,713 SF)
- County: Hennepin
- PID: 16-116-22-21-0005
- 2019 Taxes Payable: \$79,330.44 (\$2.09 PSF)
- Zoning: Industrial Park – 2 acre min
- Parking: 81 Stalls (2.07/1,000 SF)

UTILITIES

- Electric Provider: Xcel Energy
- Gas Provider: CenterPoint Energy
- Phone/Internet Provider: Popp Telecom

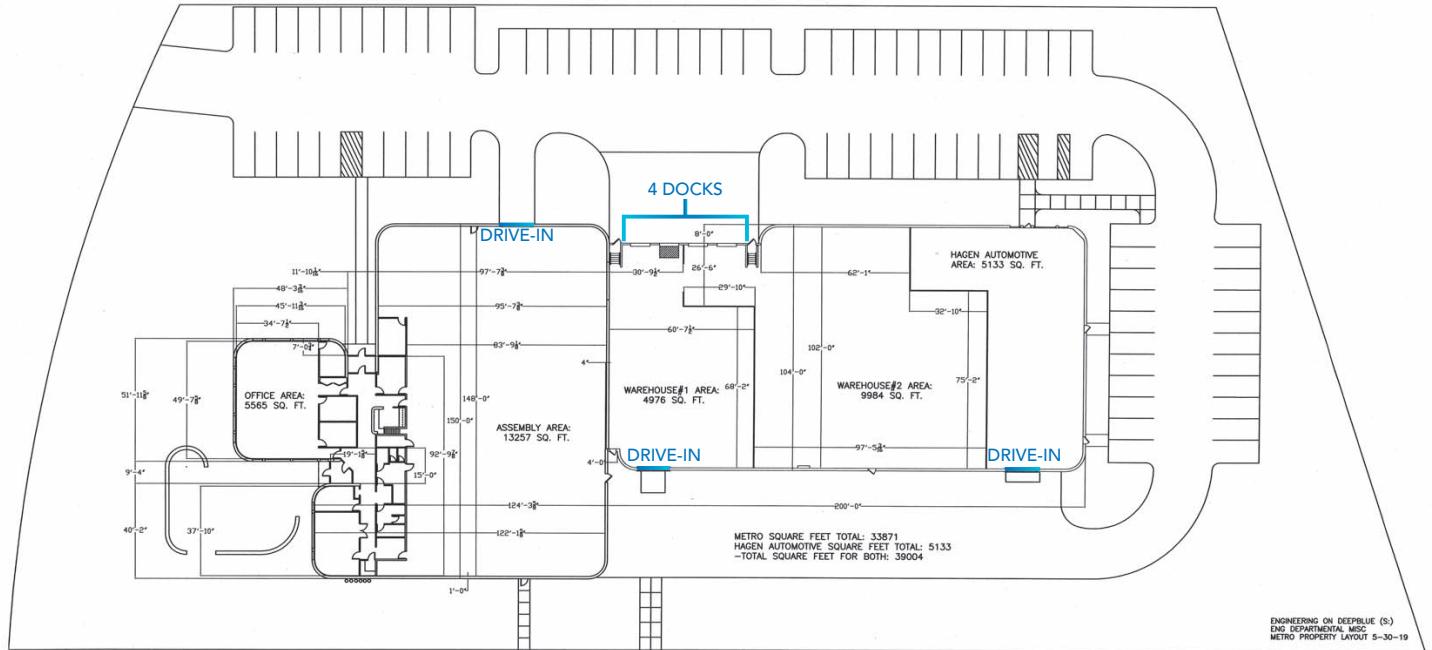
ASKING PRICE

- \$3,120,000 (\$80.00 PSF)

INCOME

- Hagen Automotive
- 5,133 SF @ \$8.76 PSF Net
with 2.6% annual increases
- Lease expires:
November 30, 2021
- NNN Lease
- Tenant since 2006
- 5 year option to renew
- Tenant & Landlord have 12 month
termination option

FLOORPLANS



SIZE BREAK-DOWN

Office:	5,565 SF
Warehouse:	28,217 SF
Total	39,004 SF





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THINKING BEYOND THE OBVIOUS

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