FOR SALE OR LEASE

67,438 SF TOTAL

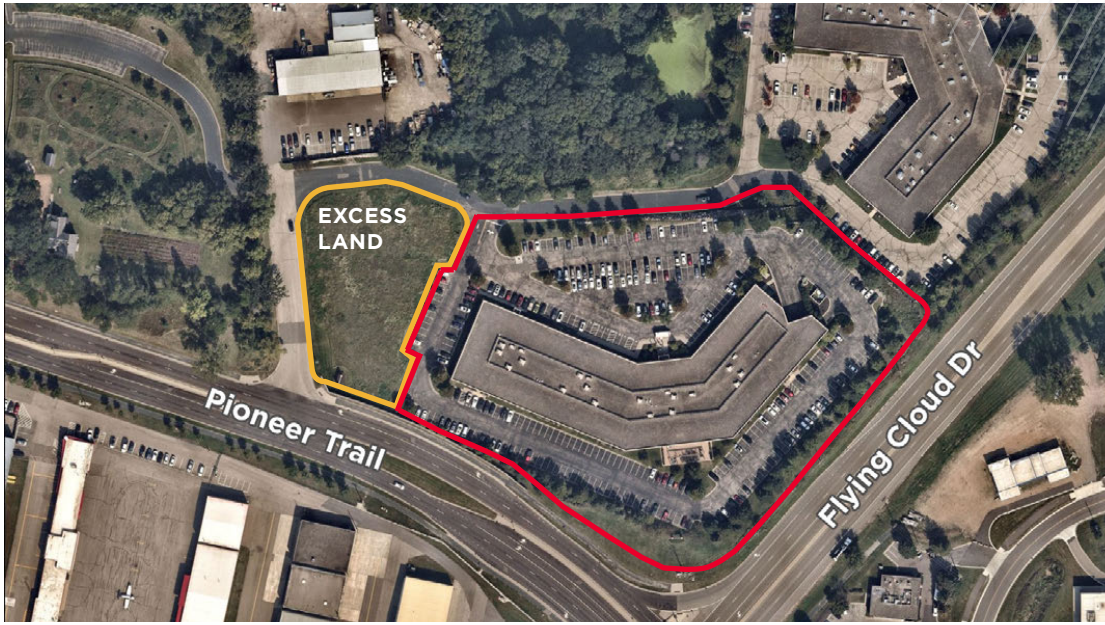
13300 PIONEER TRAIL
EDEN PRAIRIE, MN

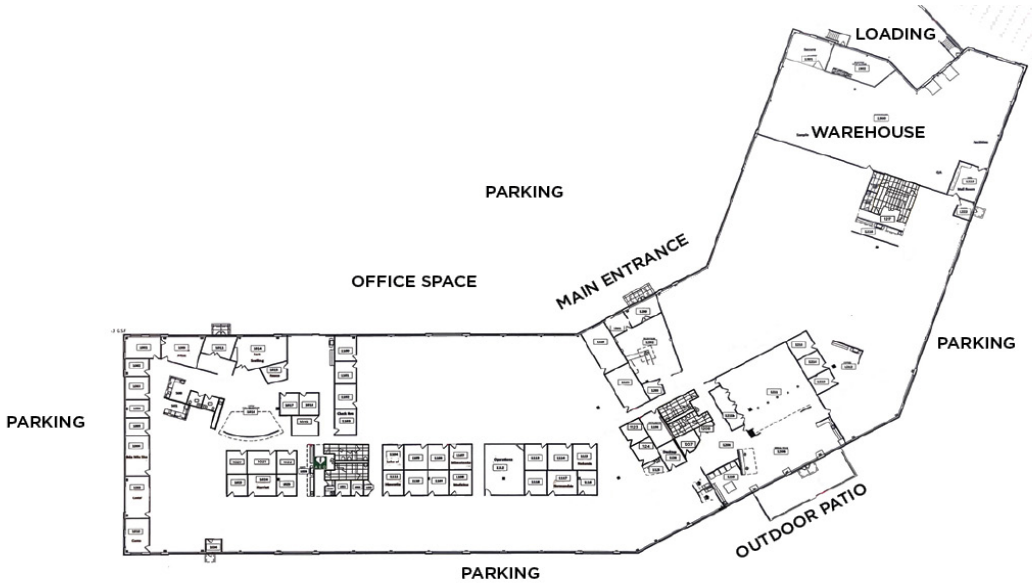
CUSHMAN & WAKEFIELD

PROPERTY INFORMATION

- Expansive natural light with high ceilings
- Excellent visibility and access from Highway 212
- Adjacent to Staring Lake Regional Park/trails
- Park-like setting with mature trees

Address	13300 Pioneer Trail Eden Prairie, MN
Building Size	60,438 SF Office 7,000 SF Warehouse 67,438 SF Total
Loading	2 Docks 1 Drive-in
Clear Height	16'
Year Built	2007
2025 Tax	$3.53 PSF
Lease Rates	$15.00 PSF Office $8.00 PSF Warehouse
Tax/CAM	$2.53 PSF $3.53 PSF $6.06 PSF
Sale Price	$9,800,000 (Existing Building Site)
Excess Land Acreage	Approximately 2.3 Acres
Excess Land Price	$1,000,000





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