

FOR LEASE - COMING 2027

EAGLE POINT INDUSTRIAL CENTER II

7945 WALLACE ROAD
EDEN PRAIRIE, MN 55344



STACK
INDUSTRIAL PARTNERS

AVAILABILITY SUMMARY

General Building Information

Year Built	Coming 2027
Building Size	100,000 SF
Parcel Size	9.53 Acres
Column Spacing	50' x 45' with a 60' bay
Clear Height	28' clear to bottom of structure at first interior column
Loading (Doors & Equipment)	Eight (8) 9' x 10' manual dock doors w/ vision windows Eight (8) 35,000 lb mechanical 7' x 8' dock levelers Eight (8) rubber dock bumpers Eight (8) foam dock seals Two (2) 12' x 14' automatic drive-in doors with vision windows
Parking	203 parking stalls
Truck Court	118' deep asphalt truck court w/ 10' concrete dolly strip
Fire Protection	ESFR
Roofing	Ballasted 45 mil EPDM roof system insulated for total R-30
Roof Drain System	Internally piped roof drains located along perimeter walls
HVAC	Gas-fired unit heaters to maintain 50 degrees Fahrenheit Each unit heater controlled by individual thermostat Ventilation per code
Electrical Service	2,000 amp, 480 volt, 3 phase
Lighting	Interior: LED motion-sensored emergency lighting per code Exterior: LED wall packs to provide lighting over paved surfaces per code
Utility Separation	Exterior switchgear will be separated for Tenant provided electrical connection and utility provided meter for the Leased Premises

Financials

CAM/Tax (2027 est.)	\$1.00 PSF (est.)
2027 Property Taxes	\$0.50 PSF (est.)
Lease Rate & Sale Price	Negotiable

PROPERTY HIGHLIGHTS



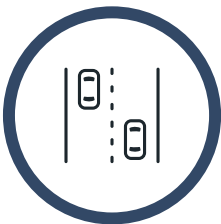
CLASS A OFFICE

Designed from the ground up to Class A standards — delivering the ceiling heights, dock configurations, power capacity, and finish quality that modern office/warehouse users demand.



NEW CONSTRUCTION

New construction in an established Eden Prairie infill location is something the market rarely offers. Purpose-built to your specifications.



HIGHWAY VISIBILITY

VISIBILITY With 53,463 vehicles passing daily, 7945 Wallace Road delivers front-door highway exposure that's nearly impossible to find at comparable industrial locations in the Southwest Metro.

NEW SITE PLAN

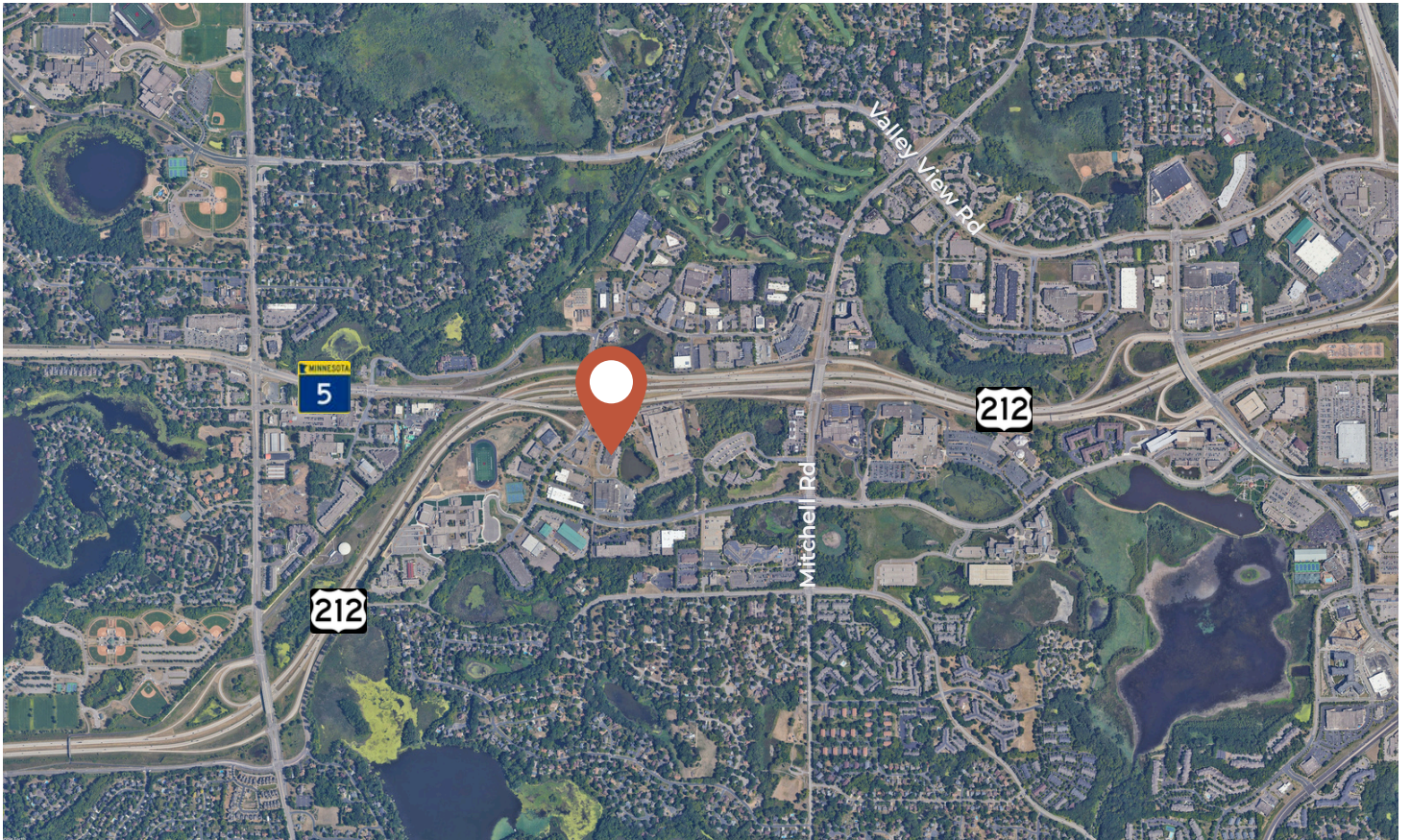


Drive-In Door Location



Dock Door Location

LOCATION



Nearby Restaurants

Pizza Luce
Buca de Beppo
Original Pancake House
Kona Grill
Fat Pants
Culvers
Caibou Coffee
MyBurger
Jimmy's Kitchen and Bar
Yum
Taco Bell



Nearby Retail

Eden Prairie Center (100+ Shops)
Target
Kohls
Scheels
Costco
Walmart
Best Buy
Asia Mall
PetSmart
Walgreens
Cub Foods



ENDEAVOR

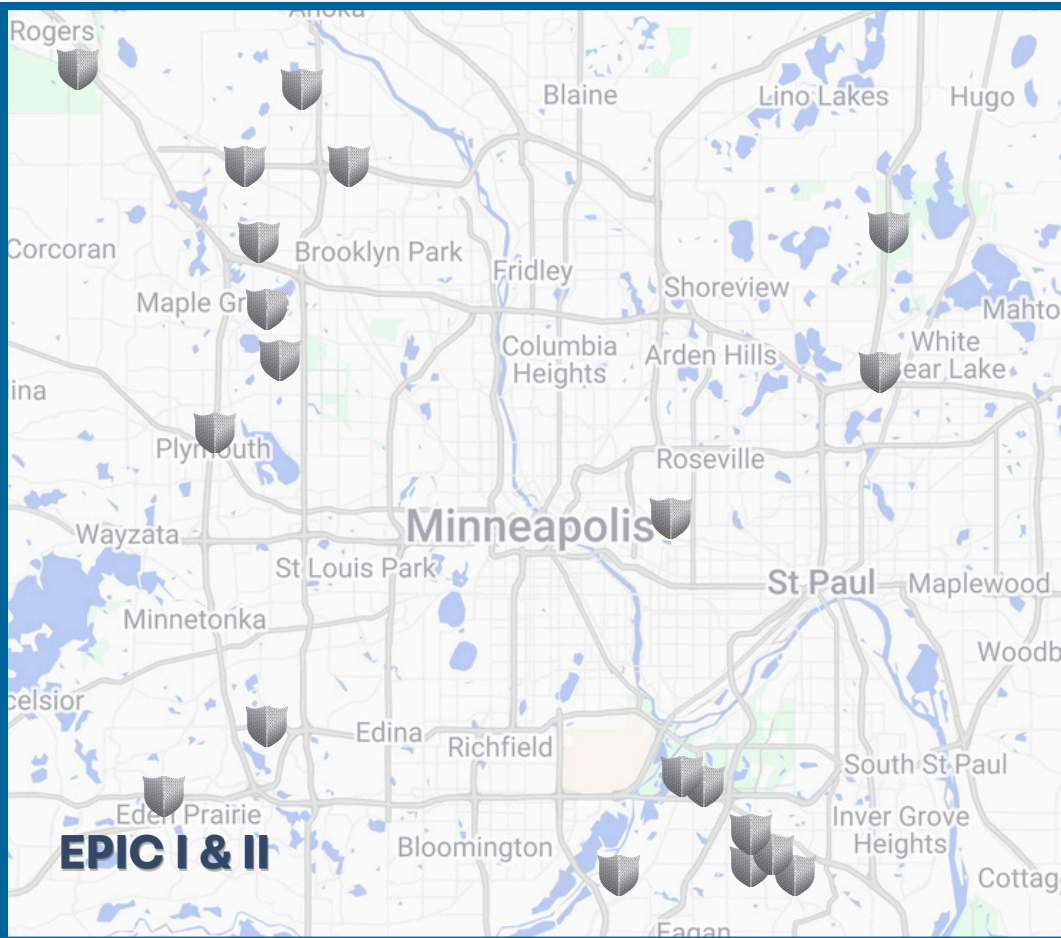
DEVELOPMENT

4M

Square Feet Developed & Acquired

\$500M

Assets Under Management



2025
Top Three
Industrial Developer
 in Minneapolis-St. Paul
 by Square Footage

2024
Top Three
Industrial Developer
 in Minneapolis-St. Paul
 by Square Footage

2023
Top Three
Industrial Developer
 in Minneapolis-St. Paul
 by Square Footage

Who We Are

Endeavor is a seasoned team of real estate professionals who develop, acquire, and manage industrial real estate assets in the Minneapolis–St. Paul metro area and beyond. We deliver a personalized, ground-up development experience rooted in deep market knowledge and entrepreneurial vision.

Proven Approach

- **Strategic Focus:** We align each project with longterm business goals and market opportunities.
- **Adaptable Solutions:** Flexible in design and delivery to meet diverse client needs.
- **Disciplined Execution:** Projects managed with precision, accountability, and consistency.

Nate Erickson, SIOR

nate.erickson@stackindustrial.com

612.201.8943

Alex Baron, SIOR

alex.baron@stackindustrial.com

763-226-3476

stackindustrial.com 

STACK
INDUSTRIAL PARTNERS