



OFFICE WITH YARD

AVAILABLE

4,069 SF Building | 16,740 SF Yard

6390 Carlson Drive
Eden Prairie MN 55346

Contact

Lonnie Provencher

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6390 Carlson Drive

PROPERTY OVERVIEW

ADDRESS

6390 Carlson Drive

CITY, STATE

Eden Prairie, MN

COUNTY

Hennepin

PID#

03-116-22-22-0027

PRODUCT TYPE

Industrial | Office | Flex

BUILDING SIZE

Office: 4,069 SF
Hoop House: 1,522 SF

PARCEL SIZE

.85 acres

OUTDOOR STORAGE

+/- 16,740 SF

ZONING

I2- Industrial

YEAR BUILT

1962 / Full Renovation (2021)

SALE PRICE

Negotiable

Highlights

- 494 & 62 Location
- Fully Renovated (2021)
- Storage Yard
- Drive-in Hoop House



6390 Carlson Drive

BUILDING SPECS + FLOOR PLAN

PARKING & YARD AREA

(12) striped stalls | +/- 16,740 SF yard

CONSTRUCTION TYPE

Steel frame masonry

ROOF TYPE

TPO

NO. FLOORS

Single-story

OFFICE LOADING

(1) 10' x 10.5' drive-in

OFFICE CEILING HEIGHT

14'

HVAC

2022 RTUs: (1) 4-ton & (1) 5-ton

FIRE PROTECTION

Fully sprinklered

SECURITY & ACCESS CONTROLS

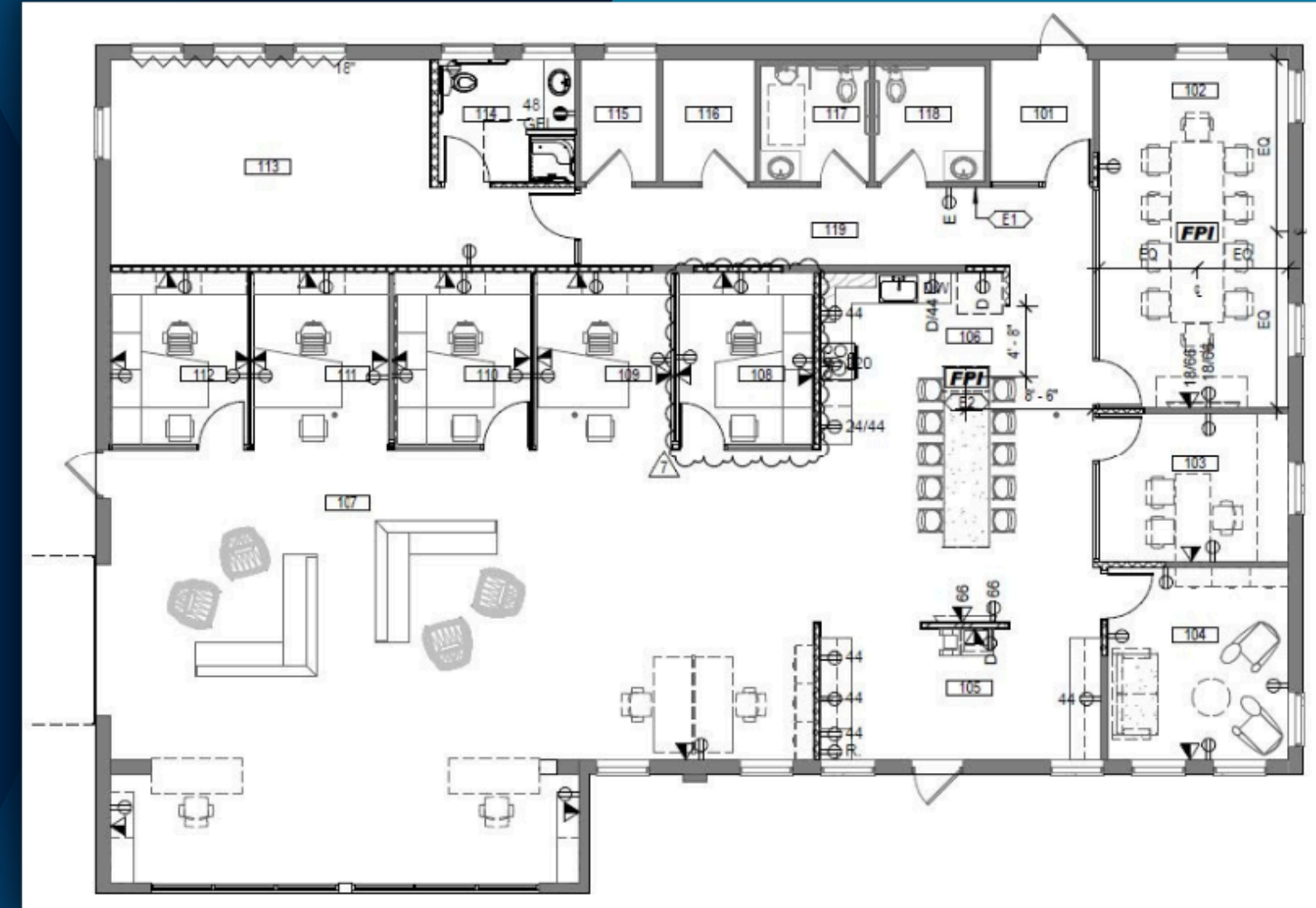
Burglar alarm, entrance & card access controls

EXTERIOR FEATURES

Private patio & courtyard
Property bordered by marsh & pedestrian trail
EV charger

INTERIOR FEATURES

Flexible layout
Modern finishes
Full kitchen & full bathroom
Glass drive-in door
Marsh view



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AERIAL + PROXIMITY MAP



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