

FOR LEASE

STACK
INDUSTRIAL PARTNERS

EAGLE POINT INDUSTRIAL CENTER I

14900 TECHNOLOGY DRIVE
EDEN PRAIRIE, MN 55344



AVAILABILITY SUMMARY

General Building Information

| | |
|--|--|
| Year Built | 1965 2026 Renovation |
| Parcel Size | 23.32 AC |
| Building Size | 230,128 SF |
| Warehouse/Manufacturing Size | 185,015 SF |
| Office Size | 19,810 SF (1 st floor) 5,636 SF (2 nd floor) |
| Indoor Parking Garage Size | 19,667 SF |
| Column Spacing | 60' x 34' |
| Clear Height | 21' clear to bottom of structure at first interior column |
| Loading (Doors & Equipment) | Six (6) 9' x 10' manual dock doors w/ vision windows Six (6) 35,000 lb mechanical 7' x 8' dock levelers Six (6) rubber dock bumpers Six (6) foam dock seals One (1) truck well Two (2) automatic drive-in doors *Three (3) dock positions to be added in 2026* |
| Parking | 52 surface level parking stalls 33 parking garage stalls 96 proof of parking |
| Truck Court | 120' deep asphalt truck court on west side of building to be expanded in 2026. |
| Fire Protection | Light hazard coverage |
| Roofing | Ballasted 60 mil EPDM roof system insulated for total R-30. Full roof replacement to occur in 2026. |
| HVAC | Gas-fired unit heaters to maintain 50 degrees Fahrenheit Each unit heater controlled by individual thermostat. Ventilation per code. |
| Electrical Service | 5,000 amp, 480 volt, 3 phase |

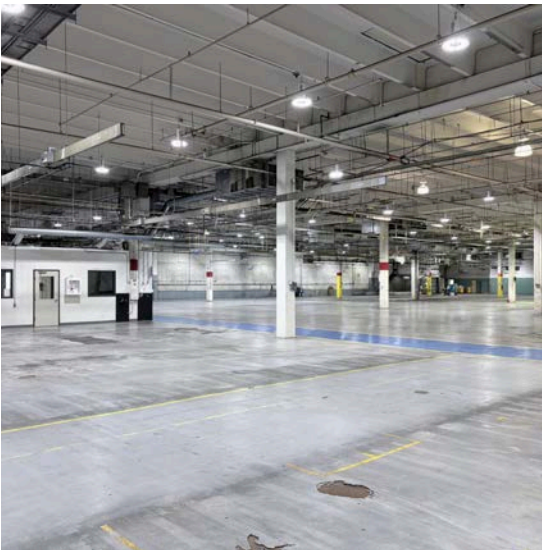
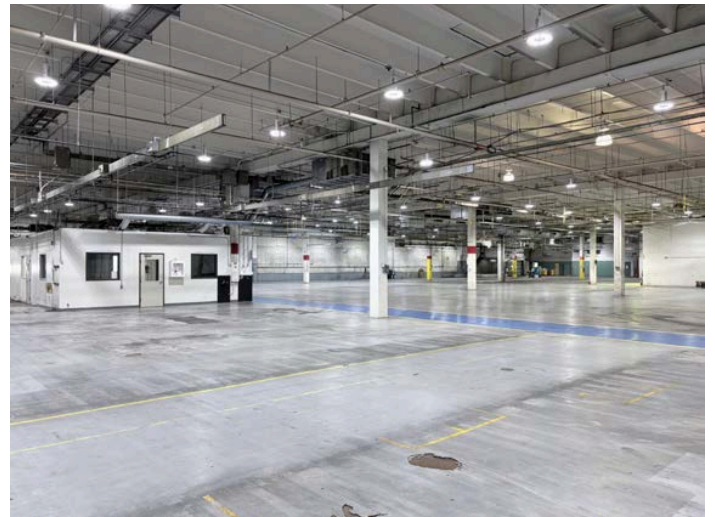
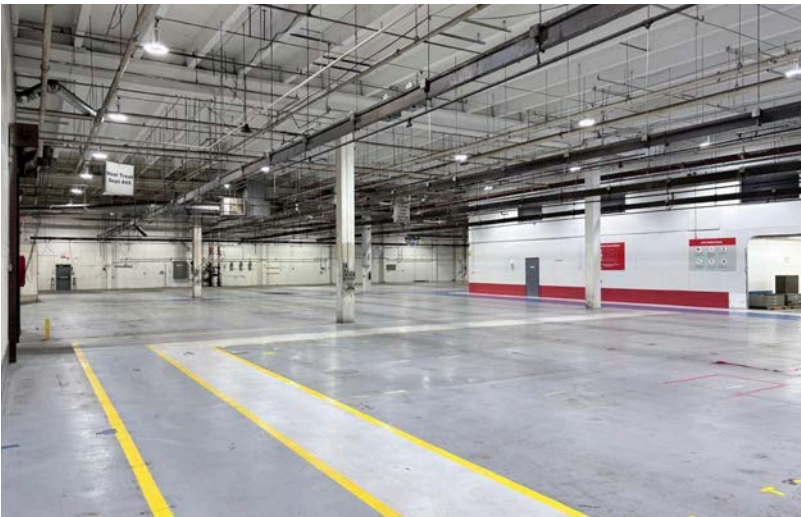
Financials

| | |
|------------------------------------|-------------------|
| Lease Rate & Sale Price | Negotiable |
| Property Taxes (2026) | \$1.77 PSF (est.) |
| Operating Expenses (2026) | \$1.00 PSF (est.) |

PROPERTY PHOTOS



Current view of the building, highlighting conditions prior to the upcoming renovation.



PLANNED IMPROVEMENTS



Existing Roll Up Location



Existing Dock Location



Existing Truck Well



Future Knockout Locations

SPECIALIZED IMPROVEMENTS



HEAVY POWER

5.37 MW of power available with ability to expand up to 20 MW. Redundant power supply from Xcel Energy. (2) 13,800-volt lines feed the property from (2) independent electrical substations.



PRIVATE WATER TOWER

Capacity up to 700 gallons per minute or 45 million gallons per year and unique branding opportunity,



UNDERGROUND PARKING GARAGE

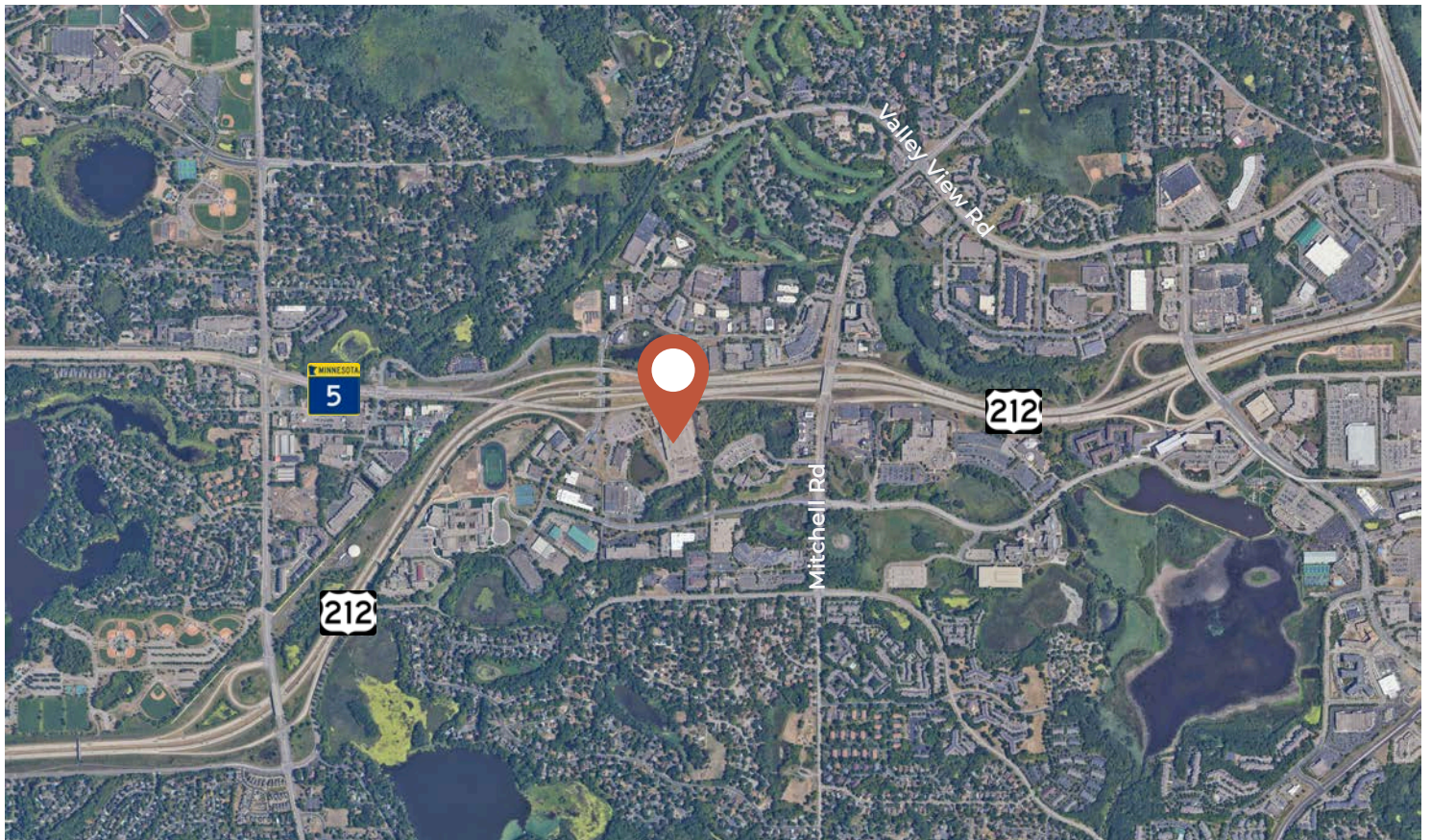
33 underground parking stalls with full drive through capability.



LOADING CAPABILITIES

Efficient loading capabilities to support streamlined shipping and receiving with up to 37 dock positions and 3 drive in doors.

LOCATION



Restaurants within 4 miles

Brick & Burbon
Cafe Zupas
Pizza Luce
The Original Pancake House
Kona Grill
Redstone American Grill
Tavern 4 & 5
Noodles & Company
Crumb Gourmet Deli
Old Chicago Pizza & Taproom
T.J. Hooligans



Retail Shops within 4 miles

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



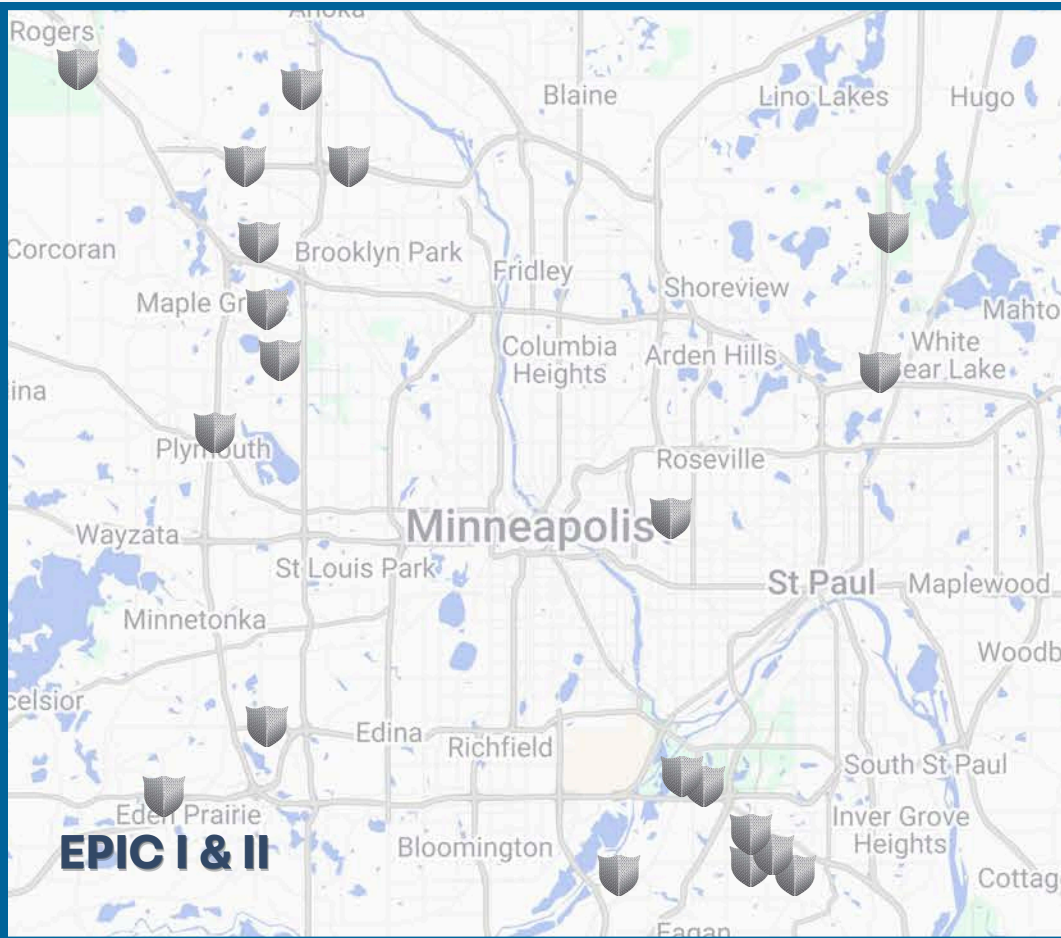
ENDEAVOR DEVELOPMENT

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.

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