



FOR LEASE

# EDENVALE WEST

14950 MARTIN DR EDEN PRAIRIE, MN 55344

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**CBRE**

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## PROPERTY DESCRIPTION

Located in the desirable Southwest Minneapolis suburbs of Eden Prairie. Edenvale West is a highly desirable multi-tenant buildint. Easy access to Hwy 5 and Hwy 212.

## NET RENTAL RATES

- Negotiable

## EST. 2026 CAM & REAL ESTATE TAXES

- \$6.27 PSF

## PROPERTY SPECIFICATIONS

### TOTAL BUILDING SF

Office SF: 8,107 SF  
Warehosue SF: 19,973 SF  
Total SF: 28,080 SF

### VACANCY

**Suite #14960**  
3,659 SF warehouse  
1 dock

### AVAILABILITY DATE

May 1, 2026

### CLEAR HEIGHT

14'

### LOADING

Four dock-high doors  
Two drive-in docks

### PARKING

58 spaces

### SPRINKLER SYSTEM

100% ESFR

### ZONING

Industrial

### ROOF AGE

EPDM; replaced 9/2019

### YEAR BUILT

1979

### ACERAGE

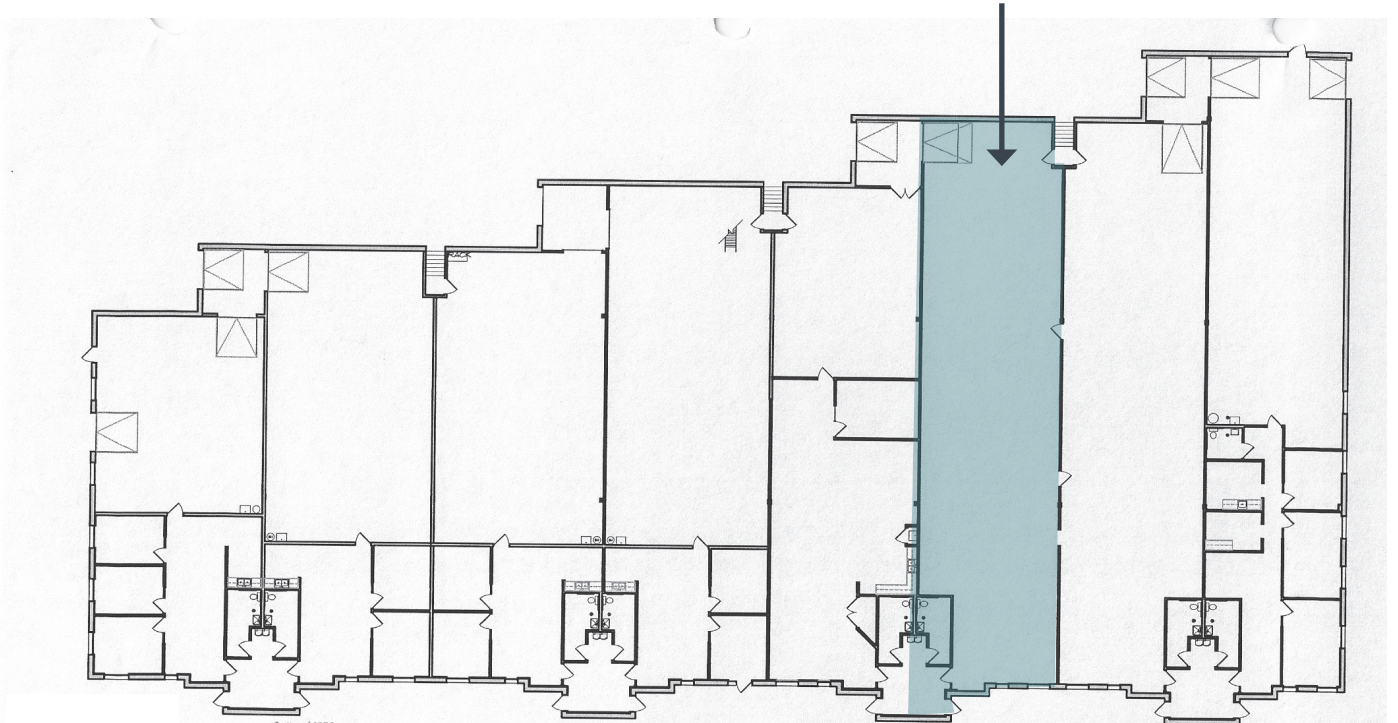
2.12 Acres

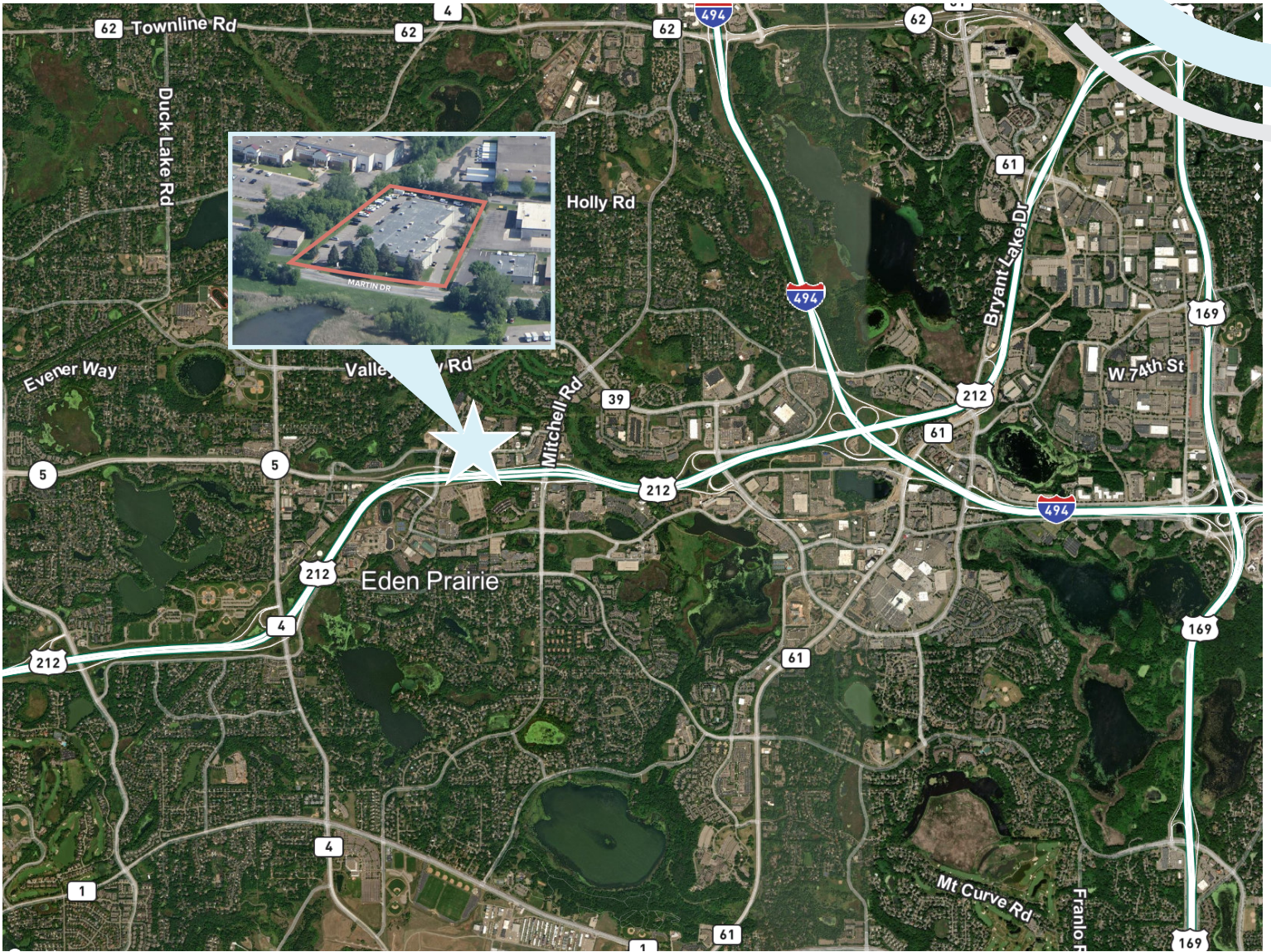
### HEAT/AC

RTU's

# FLOOR PLAN

SUITE #14690





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## CONTACT US

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# CBRE

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