



6690 Shady Oak Rd, Eden Prairie, MN

For lease or sale

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Property Information

Address	6678-6698 Shady Oak Rd, Eden Prairie, MN
Building SF	15,851 SF First Floor Office 29,729 SF Warehouse 45,580 SF Total Footprint (64,904 SF with 19,324 SF 2nd Floor Office)
Divisible SF	≈23,000 SF
Site Area	Estimated 3.6 acres
Parking	155 stalls
Clear Height	20'
Loading	8 dock doors
Year Built	1981
Power	800 amp/480 volt
Zoning	I-2 Industrial Park
Net Lease Rates	Negotiable
2025 CAM/Tax	Real Estate Tax: \$3.31 PSF CAM (estimated): \$2.00 PSF Total: \$5.31 PSF
Sale Price	Negotiable

Features



Easy access to
US-212, US-169,
I-494, MN-62



Corporate HQ
image



Dock doors



Close to
future transit



Nearby
restaurants,
retail



Excellent
Owner/User
building

45,580 SF

(64,904 SF with 2nd floor office)

Location

This building is well-located in the Golden Triangle of the Southwest Market, with immediate access to US-212 and easy access to other major highways in I-494, US-169, and MN-62. The new Metro Transit Southwest light rail will have a station in the Golden Triangle 3 minutes away from 6690 Shady Oak Road.

Floor Plan

Breakdown

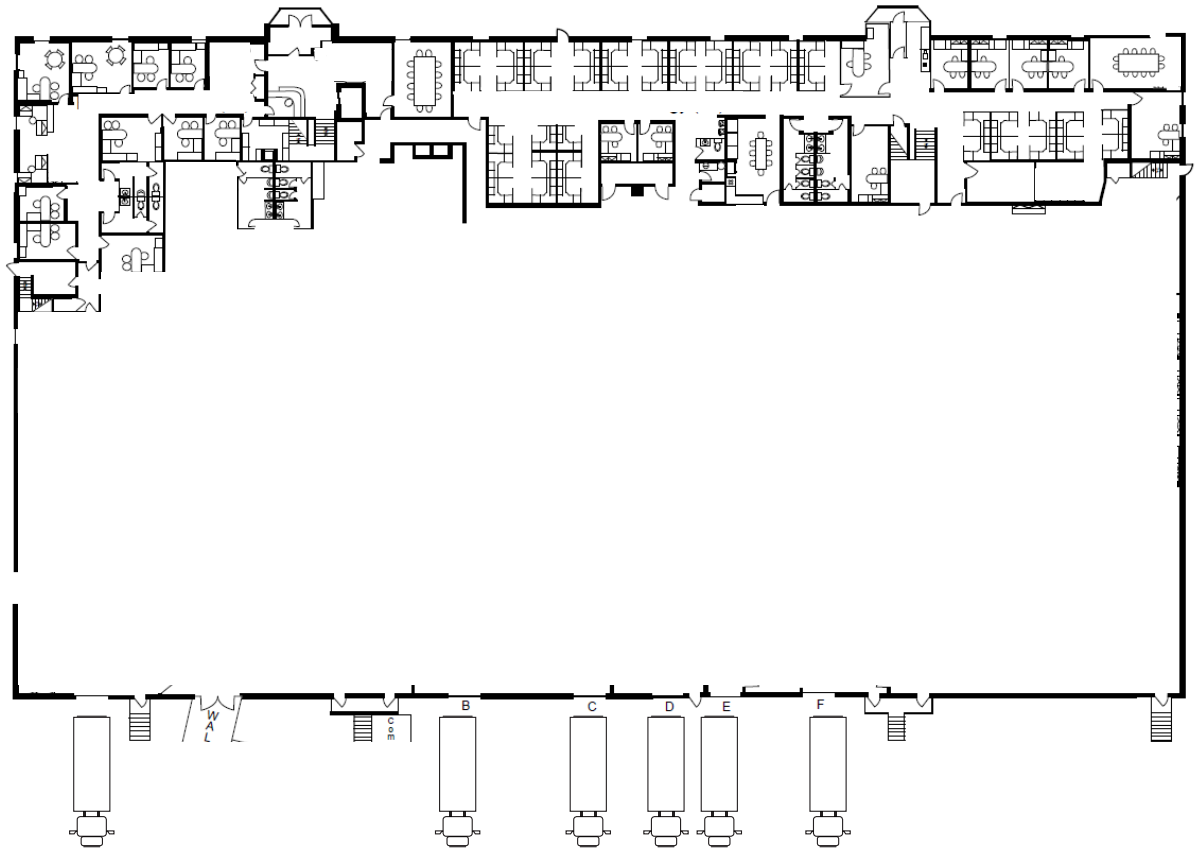
15,851 SF 1st Floor Office

29,729 SF Warehouse

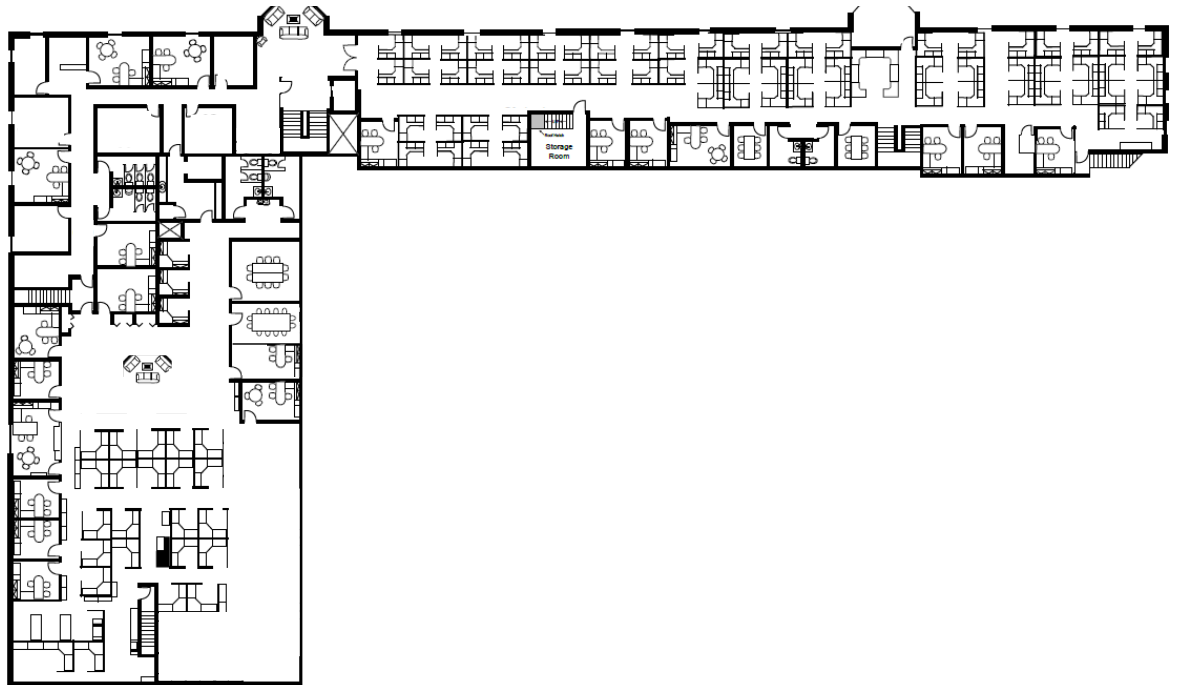
45,580 SF Total Footprint

(64,904 SF with 19,324 SF 2nd Floor Office)

First Floor



2nd Level (Mezzanine Office)



Contact Us

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