

OFFICE/WAREHOUSE SPACE FOR LEASE >

Chanhassen Lakes I

1341-1362 Park Rd | Chanhassen, MN 55317

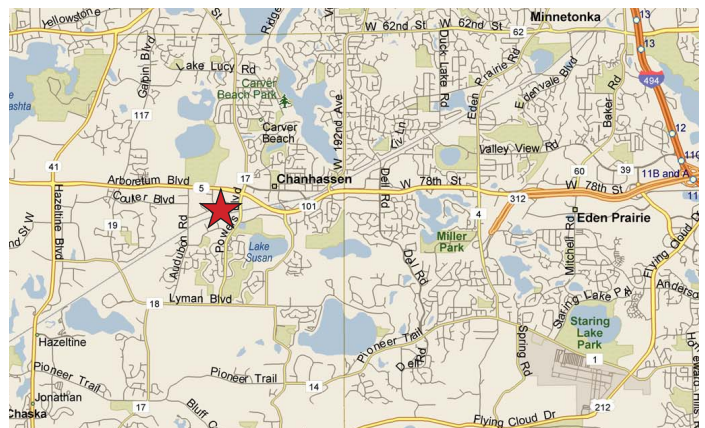


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BUILDING AMENITIES

- > 48,573 square foot flex building
- > 3,676-9,617 square feet available
- > End Cap Suite
- > Low rental rates and operating expenses
- > Dock and drive-in loading
- > 14' clear height
- > Ample parking
- > Easy access to Highway 5



CONTACT US

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CHANHASSEN LAKES I > FOR LEASE

SITE INFORMATION:

- > Building SF 48,573 square feet total
- > Parking 231 total spaces
- > Year Built 1983
- > Clear Height 14'
- > Zoning Light Industrial (M-1)

AVAILABILITY:

Suite 1351

- 3,676 sf Total
- 723 sf office
- 2,953 sf warehouse
- > One (1) dock

Suite 1355

- 5,941 sf Total
- 2,600 sf office
- 3,341 sf warehouse
- > Two (2) docks

Suite 1351 & 1355

- 9,617 sf Total
- 3,323 sf office
- 6,294 sf warehouse
- > Three (3) docks

Suite 1365

- 5,000 sf Total
- 2,132 sf office
- 2,868 sf warehouse
- > One (1) dock
- > One (1) drive-in
- > End cap suite

NET RENTAL RATES:

- \$8.75 per square foot office
- \$4.75 per square foot warehouse

2018 EST CAM & TAX:

- \$3.29 per square foot total
- \$1.82 per square foot CAM
- \$1.47 per square foot RE Tax

AMENITIES:

- > Fully sprinklered
- > Nice image flex building



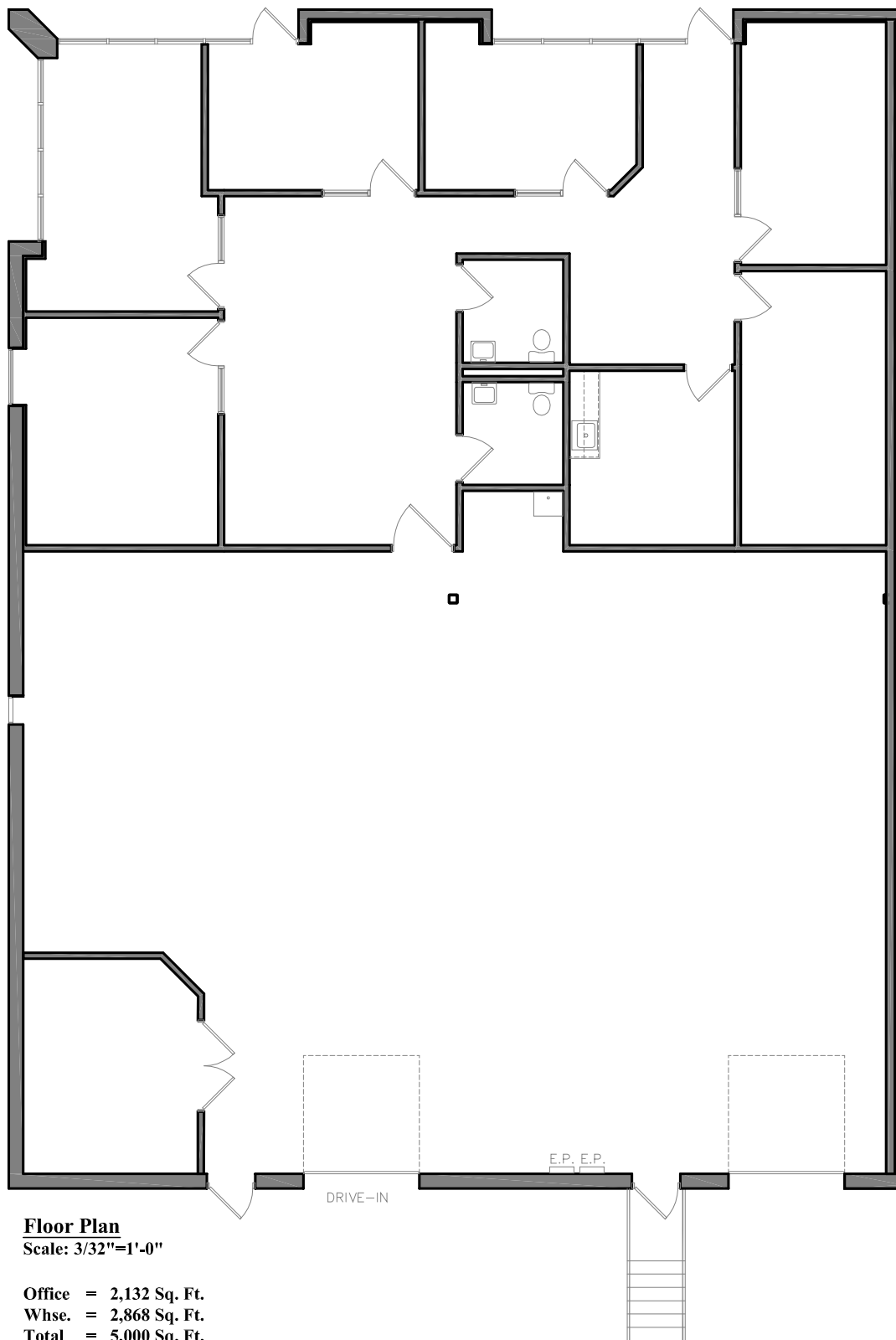
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Colliers International | Minneapolis-St. Paul | 4350 Baker Road, Suite 400, Minnetonka, MN 55343 | colliers.com/msp



Floor Plan
Scale: 3/32"=1'-0"

Office = 2,132 Sq. Ft.
Whse. = 2,868 Sq. Ft.
Total = 5,000 Sq. Ft.

GENESIS
ARCHITECTURE

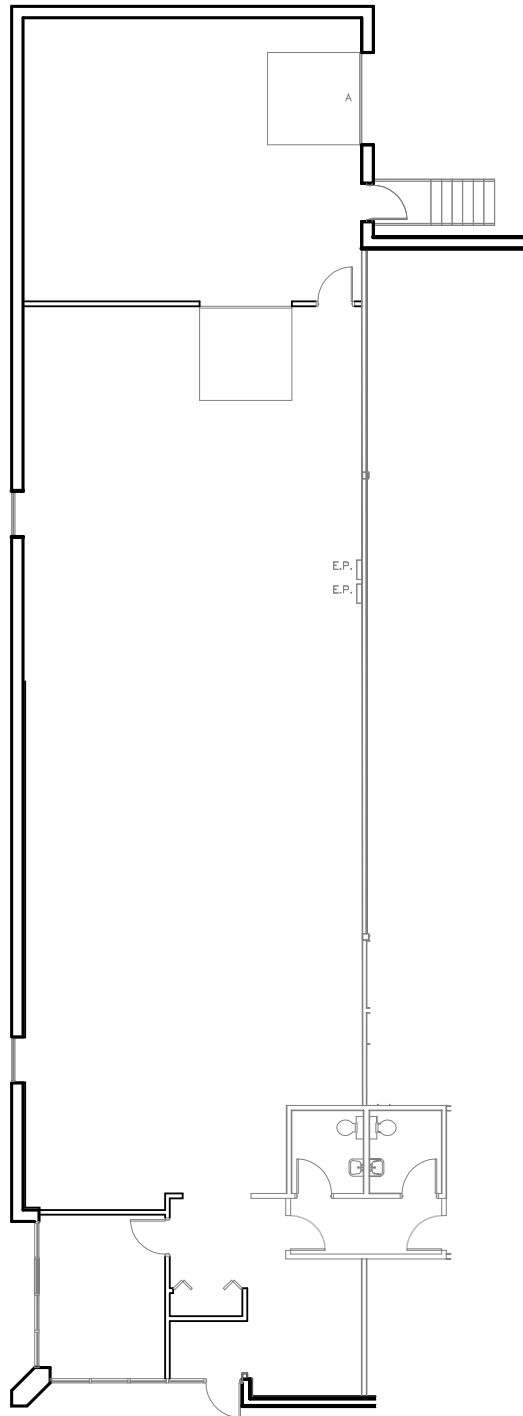
4350 Baker Road, Suite 400
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952.897.7874 Fax: 952.897.7740

Chanhassen Lakes I

**1365 Park Road
Chanhassen, MN 55317**

BEACON
MANAGEMENT LLC
Let us put your real estate pieces together

2525 Nevada, Suite 205
Golden Valley, MN 55427
612.567.6468 Fax: 612.924.3319



Floor Plan
Scale: 1/16"=1'-0"

Office = 723 Sq. Ft.
Whse. = 2,953 Sq. Ft.
Total = 3,676 Sq. Ft.

GENESIS
ARCHITECTURE

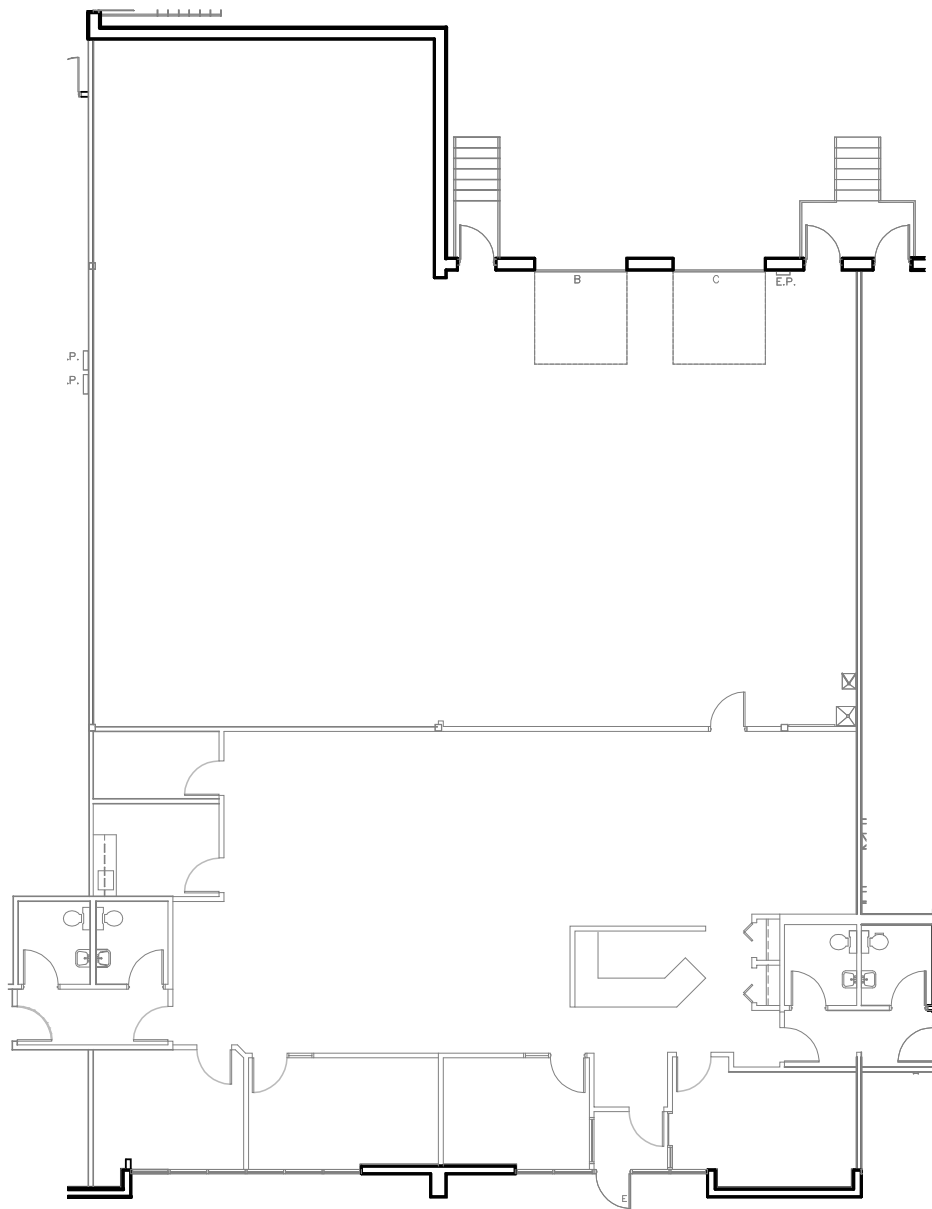
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Chanhassen Lakes I

**1351 Park Road
Chanhassen, MN 55317**

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Golden Valley, MN 55427
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Floor Plan

Scale: 1/16"=1'-0"

Office = 2,600 Sq. Ft.

Whse. = 3,341 Sq. Ft.

Total = 5,941 Sq. Ft.

GENESIS
ARCHITECTURE

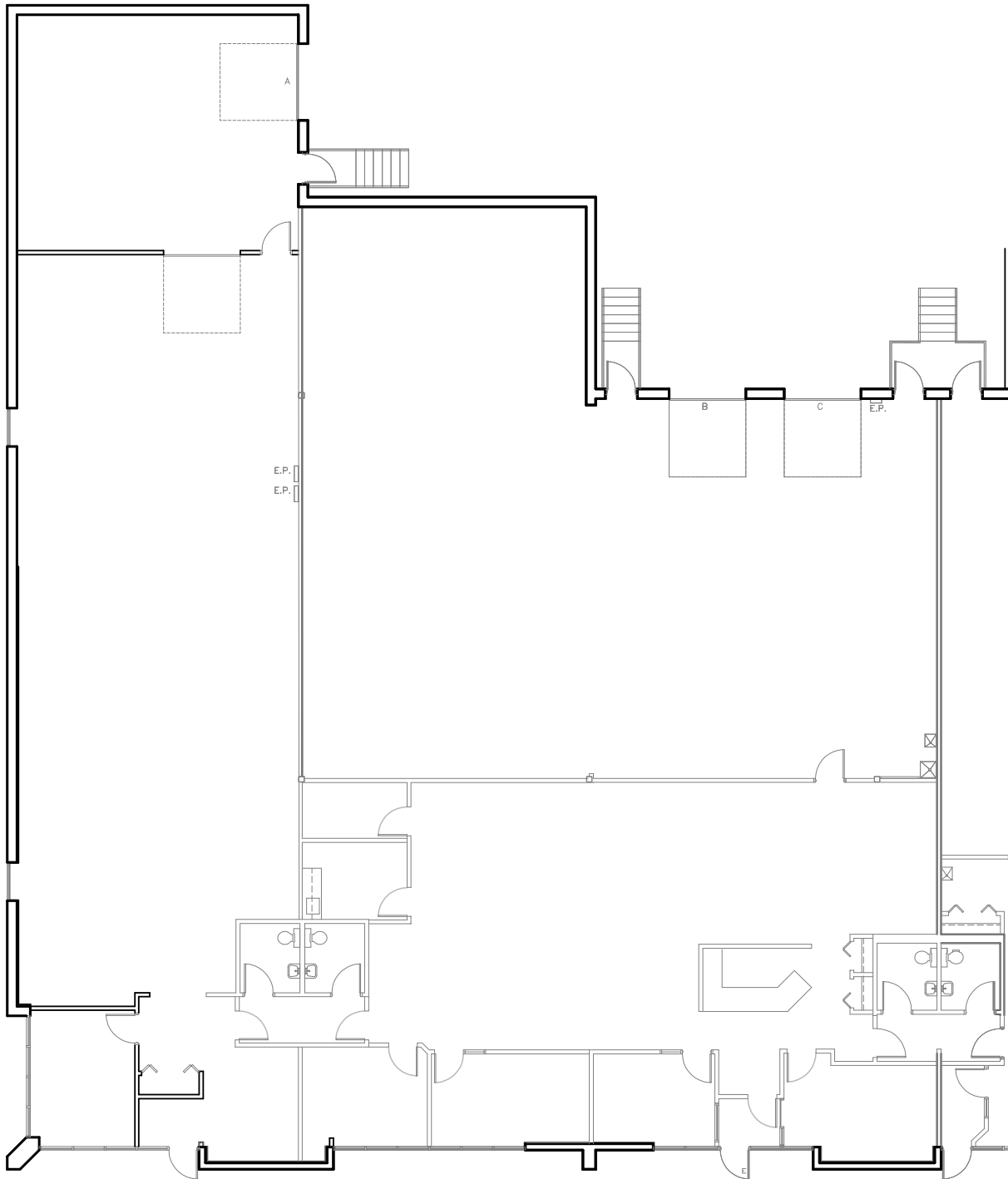
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1355 Park Road
Chanhassen, MN 55317



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Floor Plan

Scale: 1/16"=1'-0"

Office = 3,323 Sq. Ft.
 Whse. = 6,294 Sq. Ft.
 Total = 9,617 Sq. Ft.

GENESIS
 ARCHITECTURE

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