



Accelerating success.



Available Now
Sublease or Direct
151,636 SF

1000 Park Road
Chanhassen, MN

Short-Term Warehouse Lease Options
(Sublease runs through 8/31/2027):

- 59,538 SF Production whse (100% climate controlled) 19.5' clear
- 63,523 SF Warehouse with 26' clear
- 123,061 SF Total Warehouse

Joe Owen CCIM, SIOR
Executive Vice President
+1 952 897 7888
joe.owen@colliers.com

Brad Bohlman SIOR
Executive Vice President
+1 952 897 7733
brad.bohlman@colliers.com

Corbin Chapman
Associate Vice President
+1 952 374 5811
corbin.chapman@colliers.com

Site Aerial

MINNESOTA
5



Building Highlights

Building SF	151,636 SF
Breakdown	28,575 SF Office (over 2 floors)
	59,538 SF Production (19.5' clear) <ul style="list-style-type: none">• with potential up to 23' clear
	63,523 SF Warehouse (26' clear)
Site Size	14.68 acres
Loading	9 dock doors
	1 drive-in
Column Spacing	45' x 50'
Power	Two (2) 3,000 AMP 480 volt electric services
Parking	99 stalls
Available	Immediately
Sublease term	Through 8/31/2027
	Potential for new direct lease with Landlord

Lease Rate

Negotiable

Property Photos



Amenities Aerial



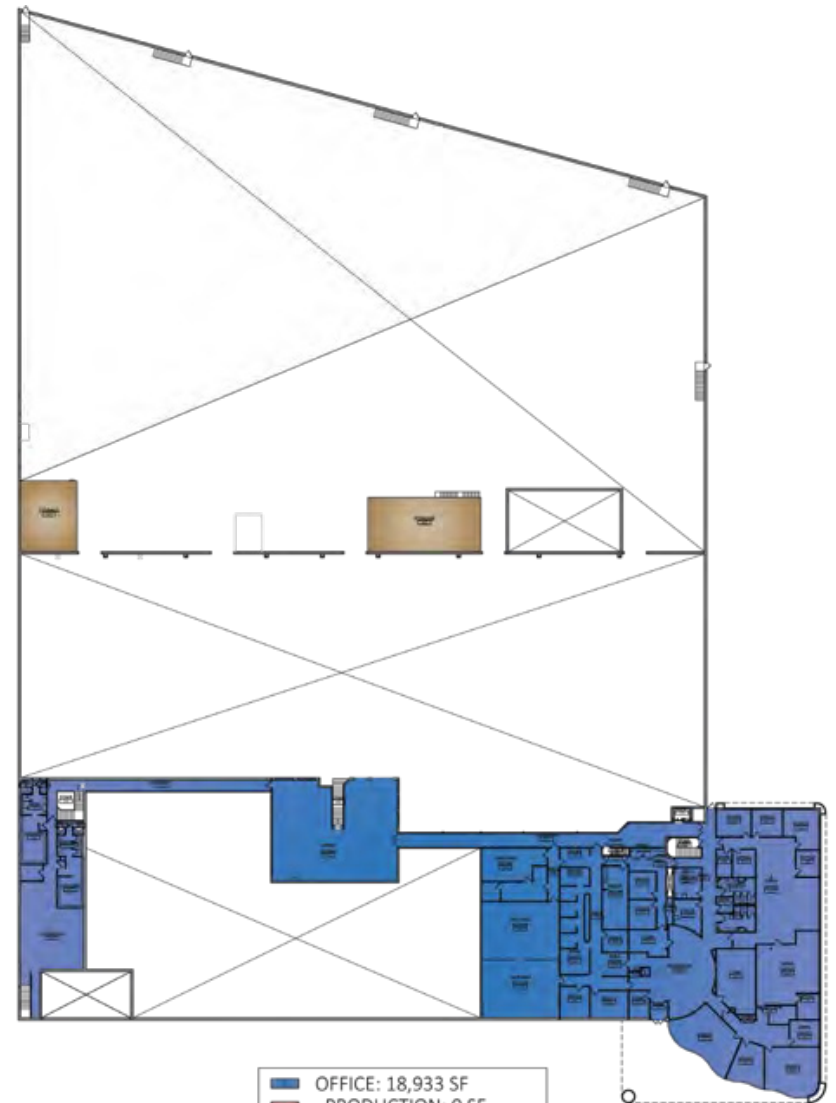
Floor Plans

First Floor



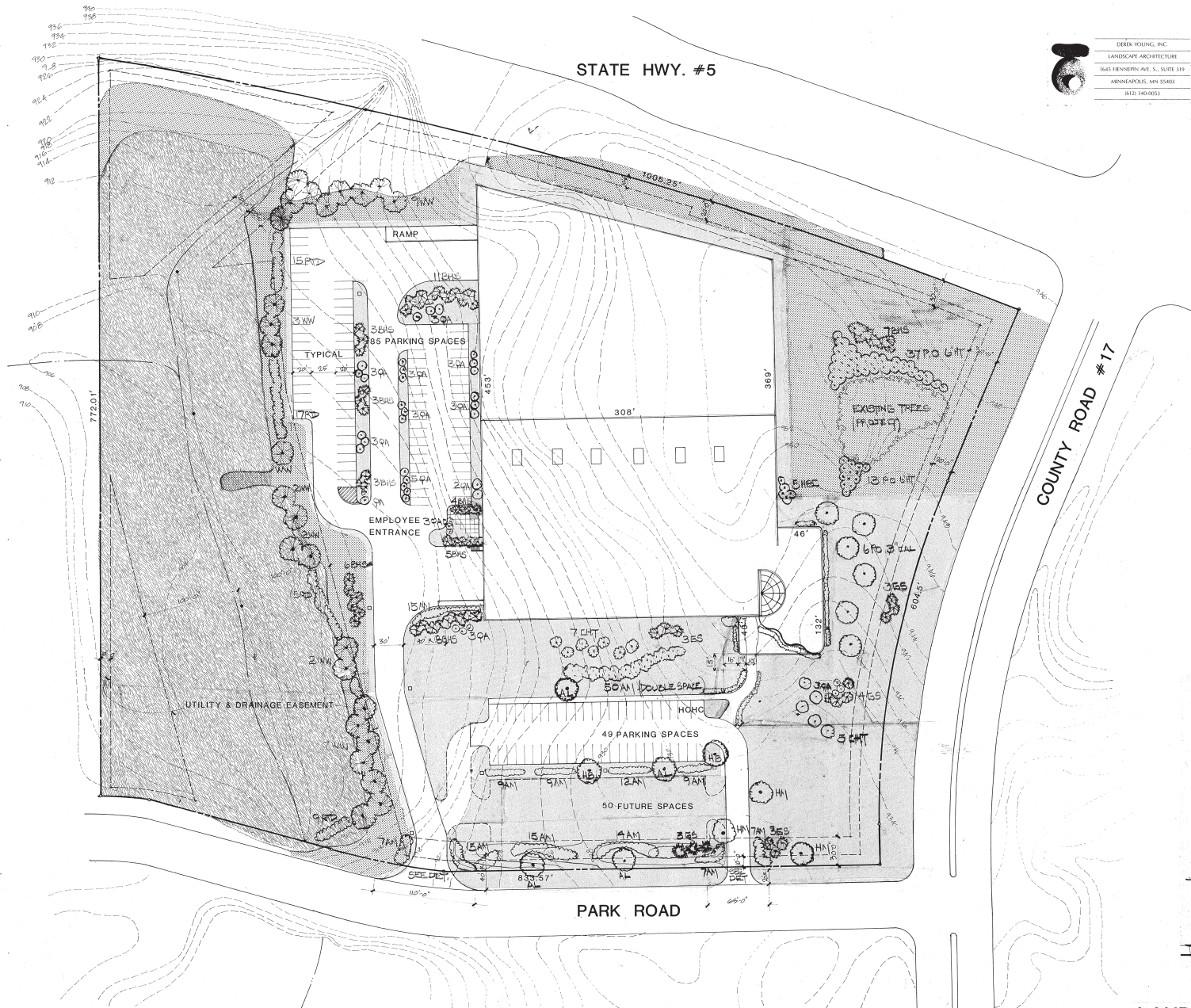
■	OFFICE: 9,642 SF
■	PRODUCTION: 59,538 SF
■	WAREHOUSE: 61,488 SF
TOTAL: 130,668 SF	

Second Floor



■	OFFICE: 18,933 SF
■	PRODUCTION: 0 SF
■	WAREHOUSE: 2,035 SF
TOTAL: 20,968 SF	

Site Plan



**DIXIE YOUNG, INC.**
LANDSCAPE ARCHITECTURE
1645 HENNEPIN AVE. S., SUITE 118
MINNEAPOLIS, MN 55403
(612) 340-0051

Area Map

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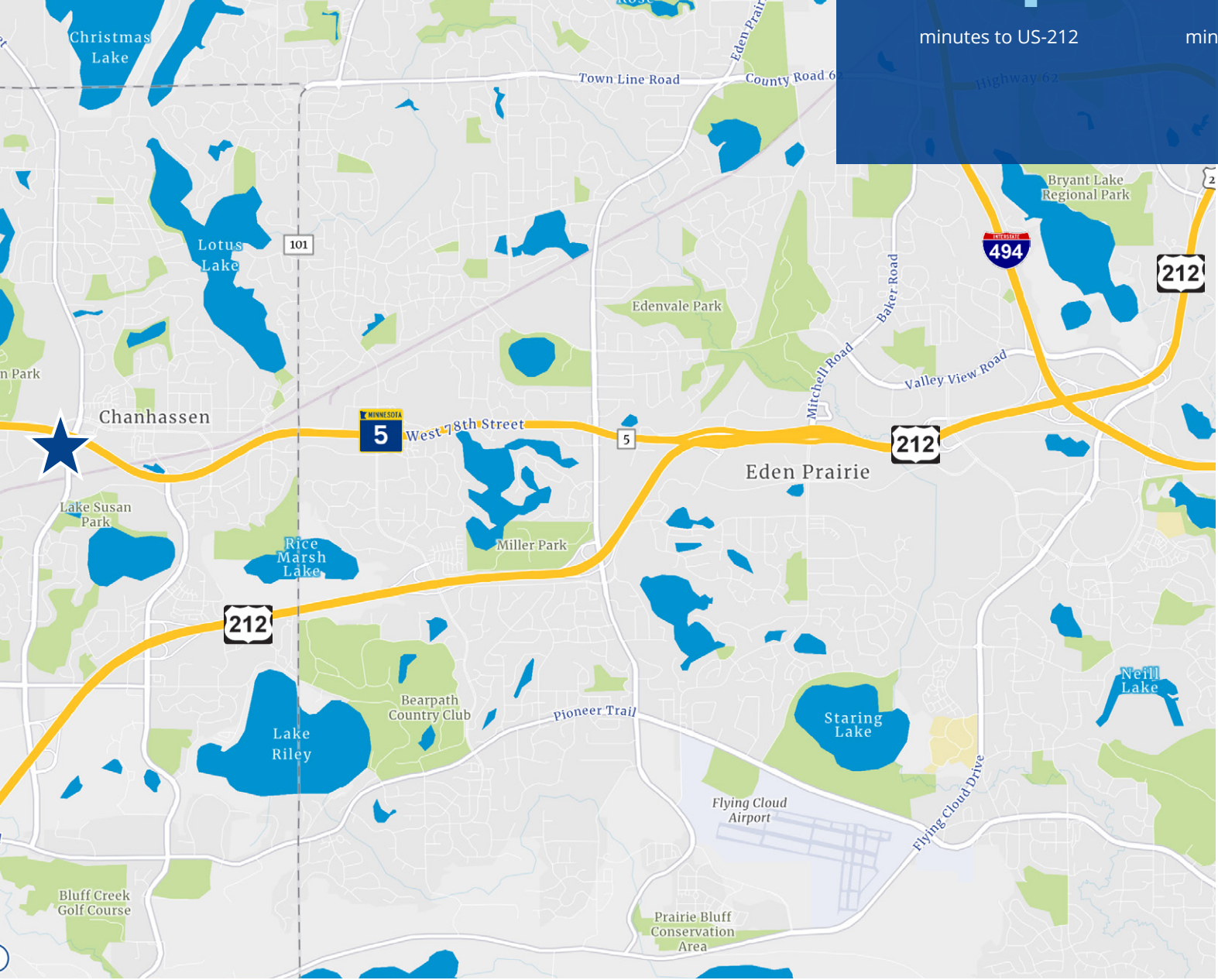
minutes to US-212

10

minutes to I-494

12

minutes to US 169





Site



1600 Utica Avenue S, Suite 300
St. Louis Park, MN 55416
P: +1 952 897 7700
colliers.com/msp

Joe Owen CCIM, SIOR
Executive Vice President
+1 952 897 7888
joe.owen@colliers.com

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