



FOR SALE or FOR LEASE

4250 Norex Drive, Chaska, MN 55318

OVERVIEW

4250 Norex Drive offers an incredible opportunity for a business to relocate their operations to a 41,506 SF stand-alone office/warehouse/mfg building with a solid Corporate feel. Accommodating “the best of both worlds” a company has the opportunity to own or lease this incredible facility to achieve any desired tax benefits. The site also offers growing companies the potential to expand up to an additional 25,000 sf for stability. Currently configured with 13,600 SF of office and 27,900 SF of warehouse/mfg space. Come take a look at the possibilities. Located between Hwy 212 and Hwy 5 just off Highway 41.



www.copperwoodmn.com

684 Excelsior Blvd. – Suite 210 Excelsior, MN 55331

Justin Stueve

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A Division of Copperwood Investments, LLC

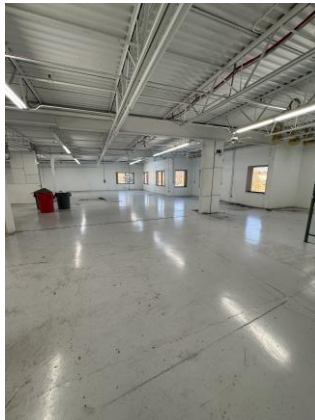
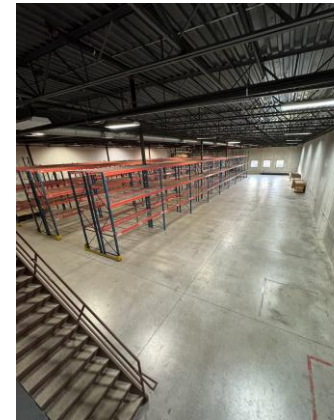
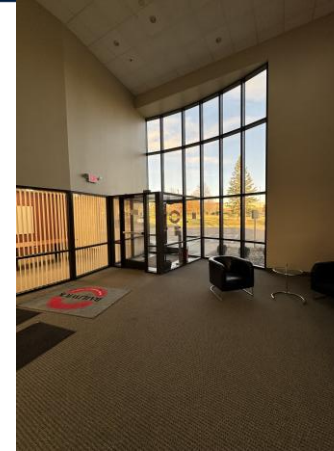


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SPECS

- 10,083 sf of first floor office space
- 3,583 of second floor executive office
- 21,340 sf of warehouse floor area
- 6,500 sf of second floor mfg area
- Column spacing of 28 x 32
- 20' Clear Height
- 1 – dock high door w/ 8' x 10' door
- 1 – dock high door w/ 8' x 12' door
- 1 – drive-in OH door 12' x 12' door
- 83 car parking; new lots 2019/2022
- 100% sprinkled
- 1,400 amps, 240 volt – 3 phase power
- Zoning: Industrial
- Building 1993/2018
- **Expansion up to approx. 25,000 SF**



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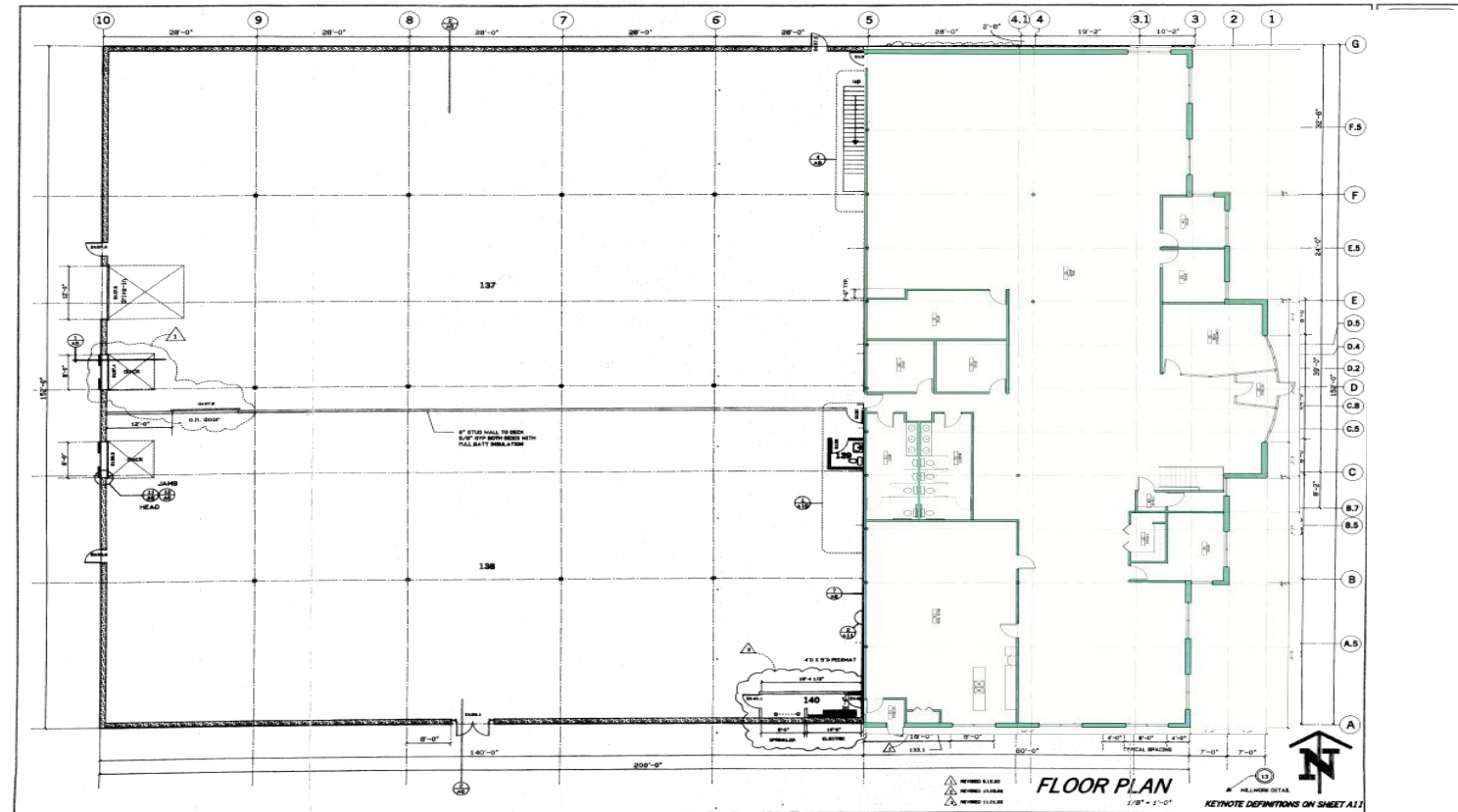
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SPECS

Total Size	41,506 RSF
Main Level Office	10,083 RSF
Mezzanine Office	3,583 RSF
Main Level Whse	21,340 RSF
Mezzanine Mfg	6,500 RSF
Expansion Ability	25,000 RSF

Sales Price	\$5,375,000 (\$129.50/sf)
Lease Price	9.07 Net per sf/yr



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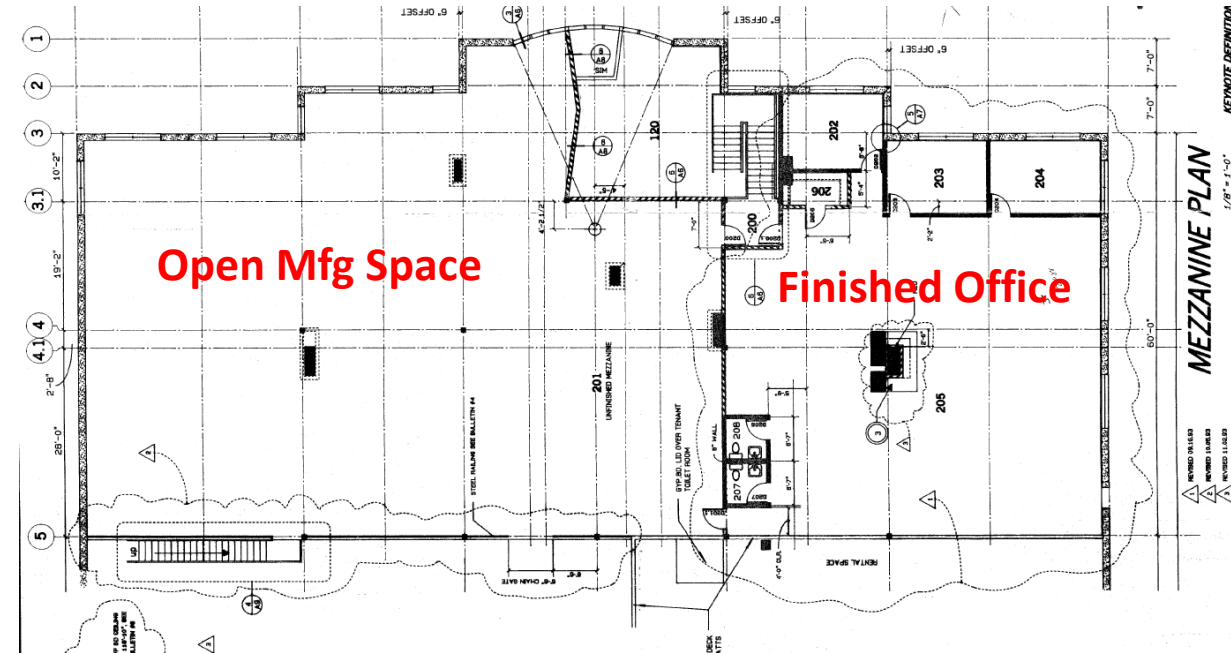
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First Floor Office Plan



Second Floor Office Plan





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