



1225 Lakeview Drive

Chaska, Minnesota 55318

Single Tenant · Absolute NNN · Industrial / Office

40,826 SF

Building Size

\$390,398

Year 1 Base Rent

3% / Year

Rent Escalations

NNN Lease

Tenant Pays All Costs

OFFERS DUE: MAY 30, 2026 · EARLY OFFERS CONSIDERED



Exclusive Agents: Mark Steingas & Justin Stueve, Principal
Copperwood Real Estate LLC · (612) 720-1306 / (612) 360-8104

INVESTMENT SUMMARY

This is your realistic opportunity to acquire a solid real estate investment in the Midwest. The custom corporate headquarters was totally renovated in 2020 at a cost of over \$2.5 million, for the pride of a steady and profitable, 58-year-old business in the construction industry — The Berg Group.

The Property is 4.89 acres with lakeshore on Lake Hazeltine, directly across from the famous 16th hole of Hazeltine National Golf Club, in Chaska, Minnesota. An innovative and affluent suburb approximately 30 miles SW of Minneapolis.

Available exclusively due to a retirement. The first reasonable offer with financial support documentation may be accepted.

For additional information on The Berg Group visit berggroup.us.



WHY THIS INVESTMENT

Tenant since 2020 — fresh new 5-year term with two renewal options through February 2041

100% Absolute NNN — Tenant pays all taxes, insurance, maintenance & repairs

3% annual rent escalations — contractually guaranteed every year

Potential "hands-off" investment — Copperwood Management LLC in place 6 years, willing to extend

Spectacular setting — Lake Hazeltine frontage with views of the famous 16th hole at Hazeltine National Golf Club

BUILDING SIZE

40,826 SF

Office + Warehouse

YEAR 1 BASE RENT

\$390,398

\$32,533 / month

RENT ESCALATIONS

3% / Year

Contractually guaranteed

SITE AREA

4.89 Acres

Lake Hazeltine frontage

LEASE TYPE

NNN

100% tenant expense

LEASE EXPIRY

Feb 2031

+2 options to Feb 2041

TENANT

Berg Group

Minnesota LLC · Since 2020

SURFACE PARKING

68 Stalls

Plus loading court

BUILDING SPECIFICATIONS

Construction:	Precast Concrete Panels
Year Built / Remodel:	1990 · 2020 (\$2.6M)
Office — 1st Floor:	15,309 SF
Office — 2nd Floor:	5,103 SF
Warehouse:	20,483 SF · 18' Clear Height
Loading:	3 Dock-High (8×8) + 2 Drive-In (14×12)
Power:	800A · 480V · 3-Phase · City of Chaska

LOCATION & SETTING

- PID-3 Light Industrial — City of Chaska
- Carver County · Parcel ID 30.3100020
- Lakeview Industrial Park — established business park
- Direct Lake Hazeltine shoreline frontage
- Adjacent to Hazeltine National Golf Club — 16th hole
- ~30 miles SW of Minneapolis · Near MSP International
- Access to FCM (Flying Cloud) for private jet travel
- Flood Zone X — No flood risk · No encroachments

5-YEAR RENT SCHEDULE

Lease Year	Period	Annual Rent	Monthly Rent	Rent Esc.
Year 1	Feb 2026 – Jan 2027	\$390,399	\$32,533	Base
Year 2	Feb 2027 – Jan 2028	\$402,111	\$33,509	+3%
Year 3	Feb 2028 – Jan 2029	\$414,174	\$34,514	+3%
Year 4	Feb 2029 – Jan 2030	\$426,599	\$35,550	+3%
Year 5	Feb 2030 – Jan 2031	\$439,397	\$36,616	+3%
5-Year Total	Feb 2026 – Feb 2031	\$2,072,680		NNN

LEASE KEY TERMS

Lease Type:	Absolute NNN — Tenant pays ALL operating costs
Tenant:	Berg Group LLC, a Minnesota limited liability company
Landlord:	Lakeview Drive LLC
Term:	60 months: February 1, 2026 – February 1, 2031
Renewal Options:	2 × 5-Year Options through February 2041
Real Estate Taxes:	Paid directly to Carver County by Tenant (\$9.1)

\$390,399

Year 1 Annual Income

\$439,397

Year 5 Annual Income

\$2,072,680

5-Year Total Income

\$161,810

2026 Real Estate Taxes
(Paid by Tenant)

\$0

Landlord Operating
Expense Obligation

6 Years

Property Mgmt in Place
Willing to Extend

IDENTIFICATION & LEGAL

Address:	1225 Lakeview Drive, Chaska, MN 55318
Legal Description:	Lot 2, Block 1, Lakeview Industrial Park — per recorded plat
Torrens Certificate:	No. 33929.0
Parcel ID:	30.3100020
Flood Zone:	Zone X — Unshaded (No Flood Risk)
Encroachments / Restrictions:	None

BUILDING & SYSTEMS

Total Building SF:	40,826 SF (Office 20,412 SF + Warehouse 20,483 SF)
Construction / Year:	Precast Concrete · Built 1990 · Remodeled 2020 (\$2.6M)
Clear Height / Roof:	Warehouse 18' Clear · Flat Roof Replaced 2017
Loading:	3 Docks (8×8) + 2 Drive-In Doors (14×12)
Power:	800A · 480V · 3-Phase · City of Chaska Power
HVAC:	9 Rooftop Units — Carrier 48HC Series · ~82.5 Tons

TAXES & SITE

2026 Real Estate Taxes:	\$161,810 (Assessed Value: \$5,312,500)
Special Assessments:	Solid Waste Fee — \$210/yr
Lot Size:	4.38 Acres · 190,793 SF
Site Coverage:	21.4%
Zoning:	PID-3 Light Industrial — City of Chaska
Utilities:	City Water · City Sewer · Natural Gas

AMENITIES & CONDITION

Elevator:	Installed 2020 · Annual MN Certification
Fire Protection:	Wet Sprinkler System · Full Building
Parking:	68 Surface Stalls
Irrigation:	100% Lawn Irrigation System
Signage:	Entry Monument — Illuminated
Condition:	Excellent — No deferred maintenance · No environmental issues



THE BERG GROUP

berggroup.us

Founded:	1966 · 58 years in operation
Industry:	Construction — Drywall, Plastering & Specialty
Headquarters:	1225 Lakeview Drive, Chaska, MN (this property)
Tenant Entity:	Berg Group LLC, a Minnesota limited liability company
Tenant Since:	2020 · Custom \$2.6M build-out for Berg Group
Lease Commenced:	February 1, 2026 · Fresh 5-year NNN term
Renewal Options:	2 × 5-Year Options · Right to extend through 2041
Expense Responsibility:	100% of all costs — taxes, insurance, maintenance

INVESTMENT CONTEXT

The Berg Group has occupied this property since the 2020 renovation — a custom \$2.6 million build-out designed specifically for their corporate headquarters. This long-term occupancy, combined with the fresh 5-year NNN lease and two renewal options, reflects a deeply committed tenant with strong ties to this location. The property is only available due to the Seller's retirement following a recent business sale, ensuring continuity of operations for all Berg Group employees.



Front Entrance — South Elevation



Lake Hazeltine Shoreline



Rear Patio & Outdoor Area



Loading Docks & Drive-In Doors

Interior — Office & Amenities 2020 Renovation · \$2.6M Build-Out



Reception — Berg Group Lobby



Boardroom — Executive Suite



Conference Room — Lake Mille Lacs



Kitchen / Break Area — 1st Floor



Bar / Lounge Area



Fitness Center — Tenant Amenity

Interior — Office Workspaces & Warehouse

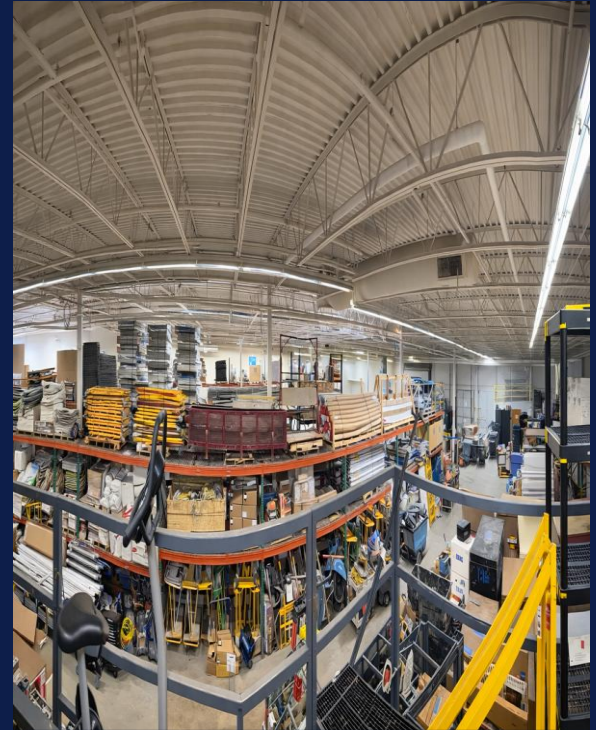
20,483 SF Warehouse · 18' Clear Height · Climate Controlled



Open Office — 1st Floor Workstations



Office — Lake Hazeltine Views



Warehouse Interior — 18' Clear Height

◆ 18' Clear Height

◆ 5" Concrete Slab

◆ Trench Drains

◆ 3 Dock-High Doors (8x8)

◆ 2 Drive-In Doors (14x12)

◆ Full Climate Control

◆ 9 RTU Units · 82.5 Tons

LISTED

March 1, 2026

LEASE COMMENCED

February 1, 2026

OFFERS DUE

May 30, 2026

LEASE EXPIRES

February 1, 2031

OPTION 1 THROUGH

February 1, 2036

OPTION 2 THROUGH

February 1, 2041

HOW TO SUBMIT AN OFFER

- Submit all offers in writing to Copperwood Real Estate LLC prior to May 30, 2026
- Include financial support documentation with all offers (proof of funds or lender letter)
- Seller reserves the right to accept any offer prior to the due date at any time
- The first reasonable offer with financial support may be accepted — act promptly
- Seller prefers sooner rather than later and is looking for a good match with the Tenant
- Cooperating broker fees welcomed — submit fee structure with offer

FINANCING OPTIONS

Cash offers accepted

Contract for Deed (Terms)
25–30% down · Good credit required

1031 Exchange accommodated

No stated closing timeline
Closing terms subject to mutual agreement

Location & Market Chaska, MN · Carver County · Twin Cities Metro



Lake Hazeltine · Directly adjacent to Hazeltine National Golf Club — 16th hole

LOCATION HIGHLIGHTS

- ~30 miles SW of Minneapolis Affluent suburb of Twin Cities metro
- Lakeview Industrial Park Established business park — strong workforce
- MSP International Airport ~25 min drive — nationally ranked
- FCM Flying Cloud Airport ~8 miles — private jet access
- Hazeltine National Golf Club World-class venue — Ryder Cup host
- Major Employers Nearby Entegris, Integer Holdings, Benchmark Electronics, Michael Foods, Sanofi, MGK
- Carver County 3.1% unemployment · Top 10 MN innovative city

28,500

Chaska Population

\$105K

Avg HH Income

3.1%

County Unemployment

~4%

Industrial Vacancy SW Metro

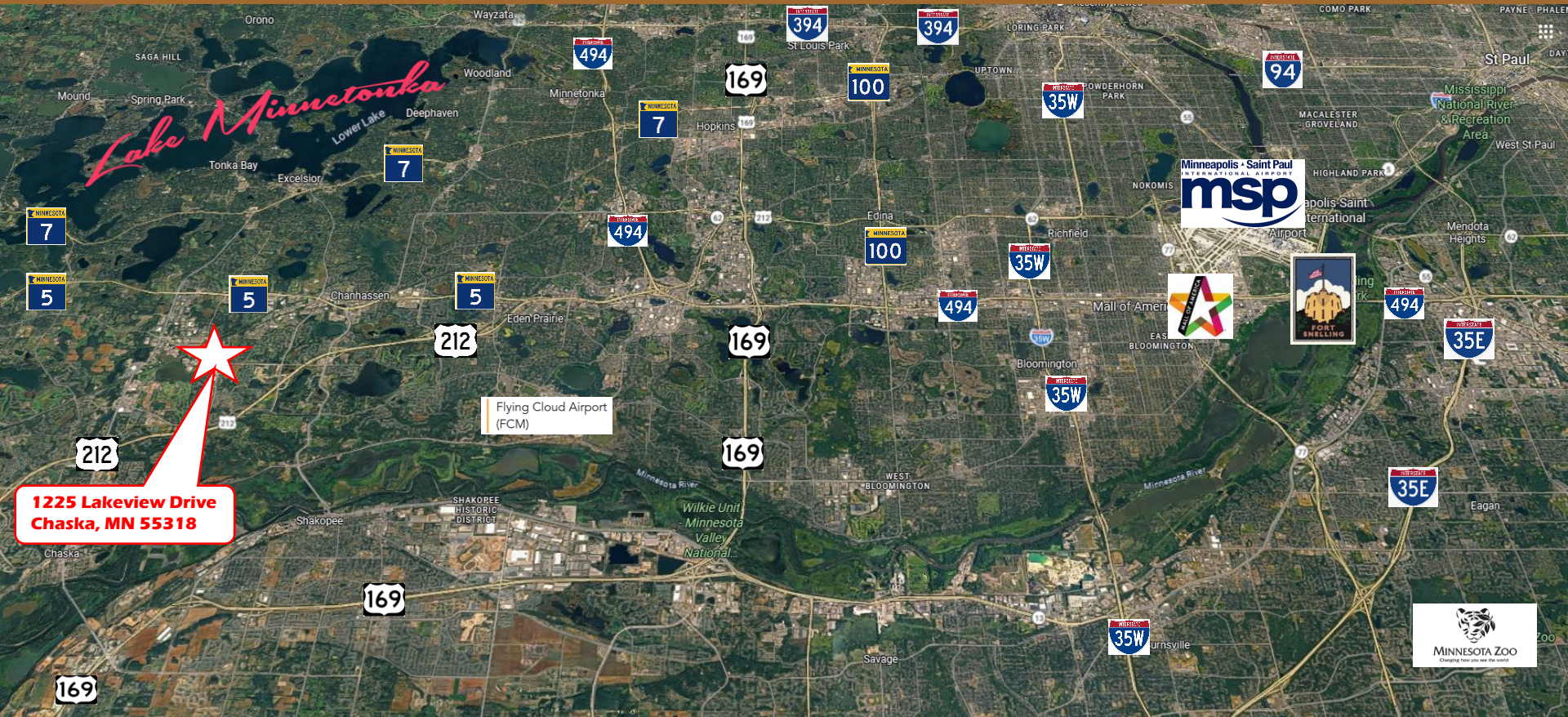
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MSP Airport Nationally Ranked

For more information on Chaska, MN [click here.](#)

MAP

1225 Lakeview Drive · Chaska, MN 55318



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Chaska, MN 55318**



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Seller prefers sooner rather than later.

EXCLUSIVE AGENT

Mark Steingas

(612) 720-1306

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EXCLUSIVE AGENT

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