



FOR LEASE

**950**  
**LAKE**  
**DRIVE**  
**EAST**

Chanhassen, MN 55317





# PROPERTY HIGHLIGHTS

- Owned by Nicola Wealth
- Heavy power available
- Easy access to Hwy 5, Hwy 212, and Hwy 41
- Climate controlled warehouse and production area
- Many area amenities nearby

## LAKE DRIVE : FEATURES

<b>ADDRESS</b>	950 Lake Dr. E, Chanhassen
<b>BUILDING TOTAL SF</b>	192,171 SF Total
<b>CLEAR HEIGHT</b>	24' - 26'
<b>YEAR BUILT</b>	1988/2001
<b>LEASE RATES</b>	Negotiable
<b>2025 ESTIMATED TAX &amp; CAM</b>	\$1.29 PSF Tax \$1.78 PSF CAM \$3.07 PSF Total
<b>POWER</b>	3,500A/480V 3P Heavy
<b>COLUMN</b>	30' x 40'

## VACANCIES

<b>SUITE</b>	950
<b>AVAILABILITY</b>	36,332 SF Office 3,589 SF 2nd Level Office 152,250 SF Warehouse 192,171 SF Total

# SUITE 950

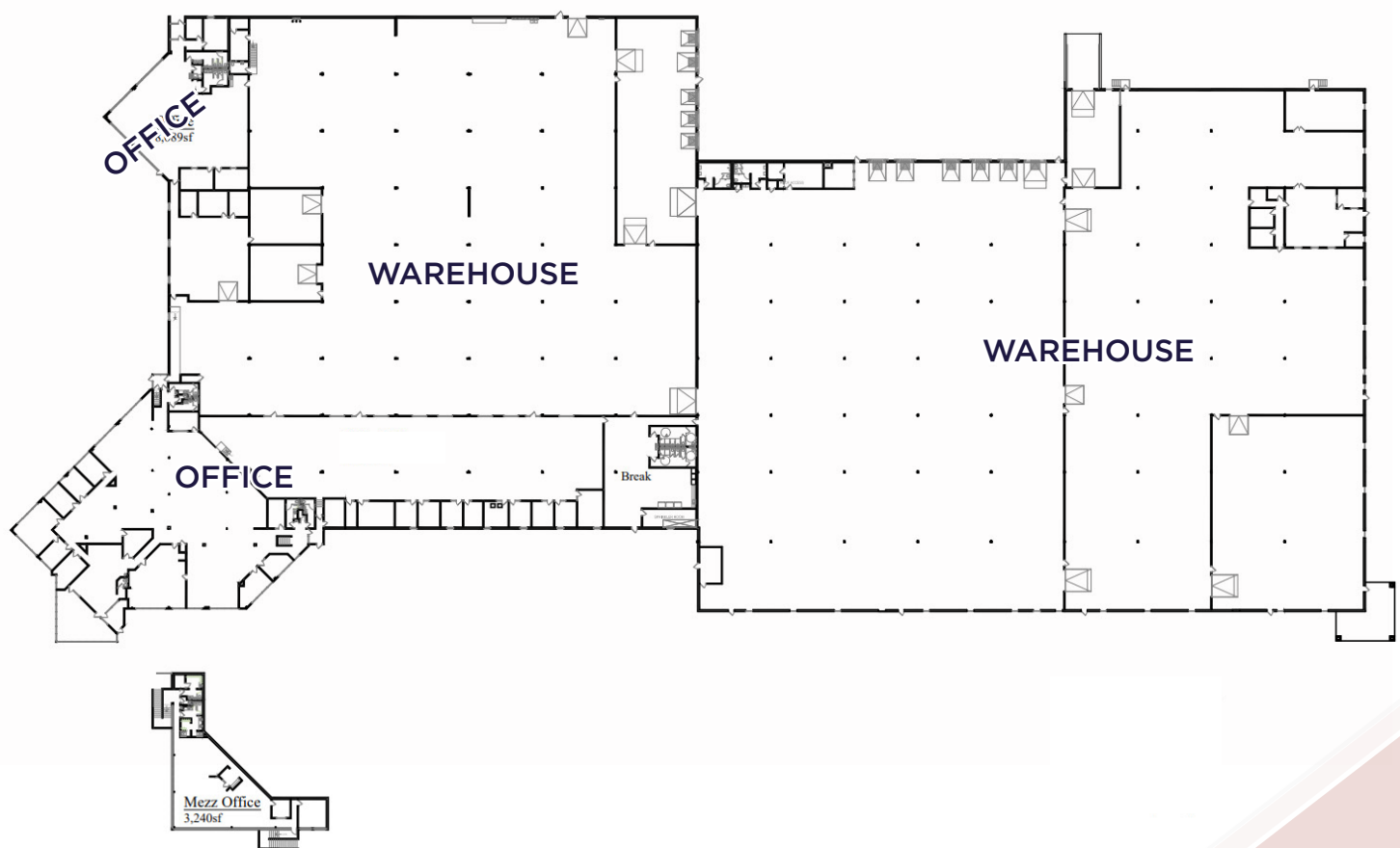
36,332 SF OFFICE

152,250 SF WAREHOUSE

3,589 SF 2ND LEVEL OFFICE

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**192,171 SF TOTAL**





# PHOTOS





**FOR MORE INFORMATION, PLEASE CONTACT:**

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