



For Sale or Lease

# 525 Creekridge Drive

Chaska, MN

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# FOR SALE

8.36 Acres Total  
+/- 2.75 Acres Useable  
Outdoor Storage

Unit C  
4,800 SF Shop



Private Setting &  
Well Screened From  
Roadways



Hard To Find  
+/- 2.75 Acres Of  
Outdoor Storage



Potential To Increase  
Outside Storage Area



# FOR LEASE

+/- 1.50 Acres  
Outside Storage

+/- 1.25 Acres  
Outside Storage

Unit C  
4,800 SF Shop



Private Setting &  
Well Screened From  
Roadways



Hard To Find  
+/- 2.75 Acres Of  
Outdoor Storage



Potential To Increase  
Outside Storage Area



525 Creekridge Drive, Unit C | For Sale or Lease

# Property Profile

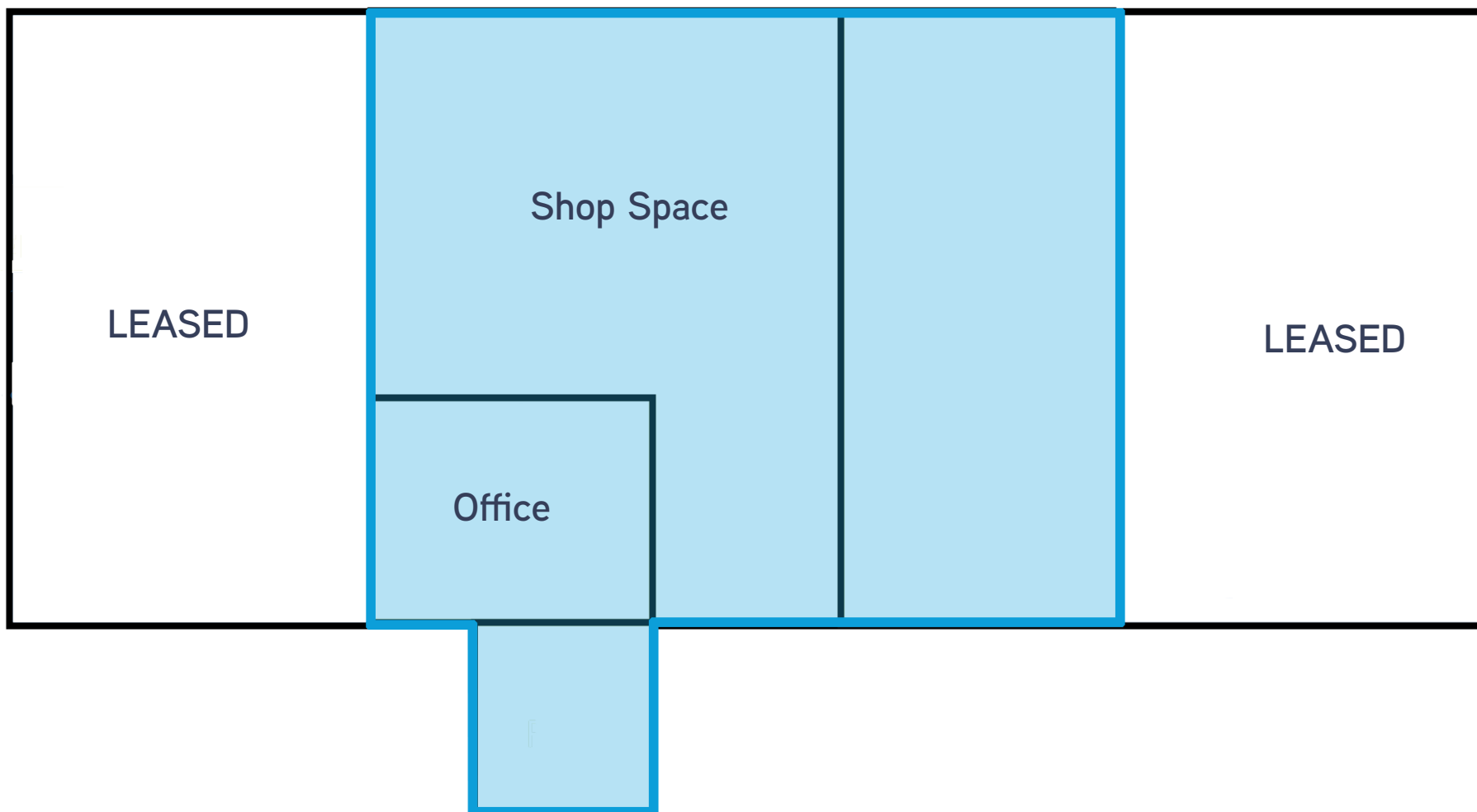
## Property Overview

Location	525 Creekridge Drive, Unit C Chaska, MN 55318
PID #	30.1250020 & 30.1250040
Space Available	4,800 SF Shop Space
Land Size	8.36 Acres
Useable Outdoor Storage	+/- 2.75 Acres
Clear Height	16'
Loading	3 Drive-In Doors
Building Depth	80' x 60'
Zoning	I2: Restricted Industrial
Lease Rate	Negotiable
Sale Price	Negotiable



525 Creekridge Drive, Unit C | For Sale or Lease

# Floor Plan





# Zoning

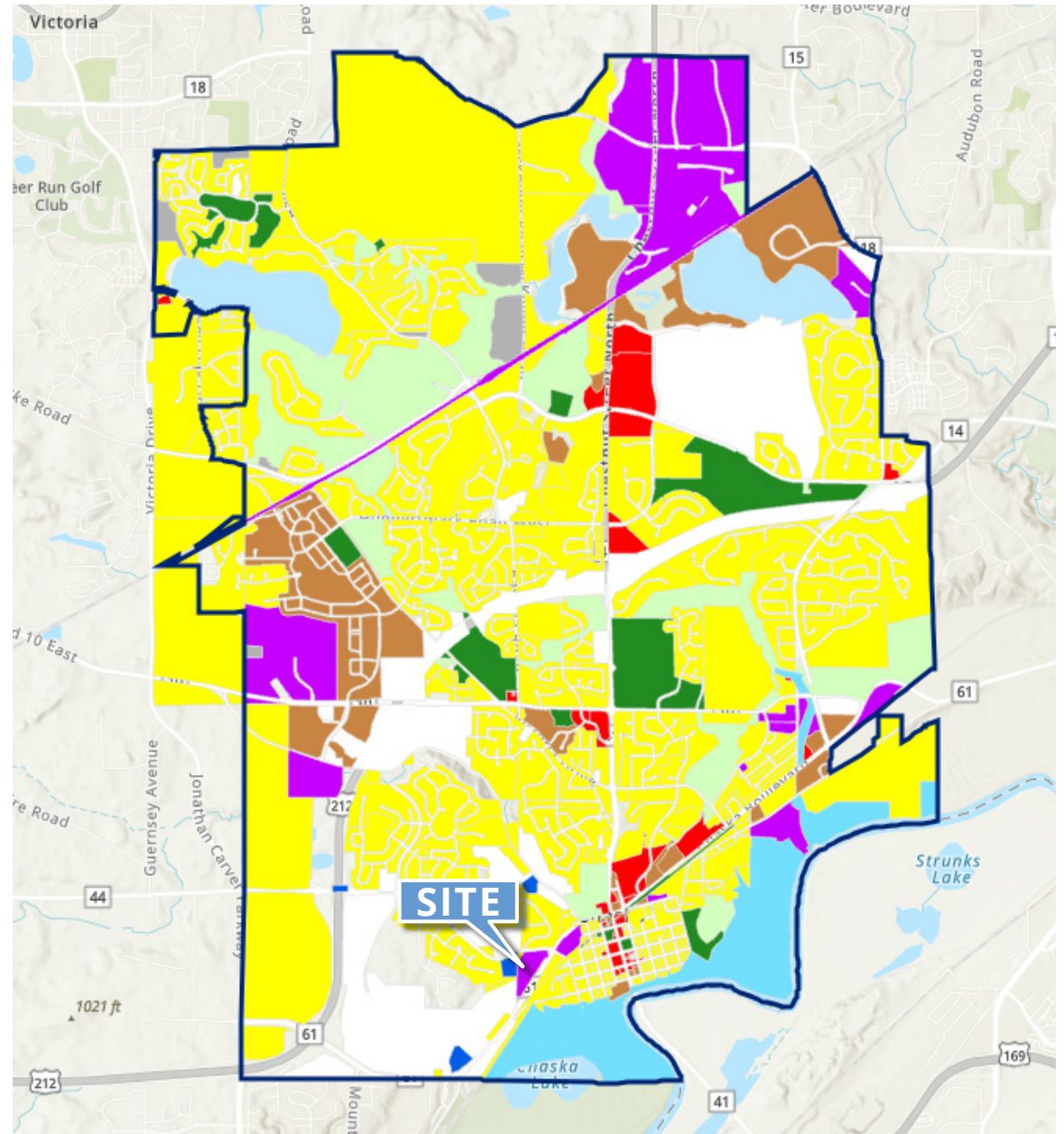
## Chaska City Boundary



## Chaska Zoning Districts

### Zoning Districts

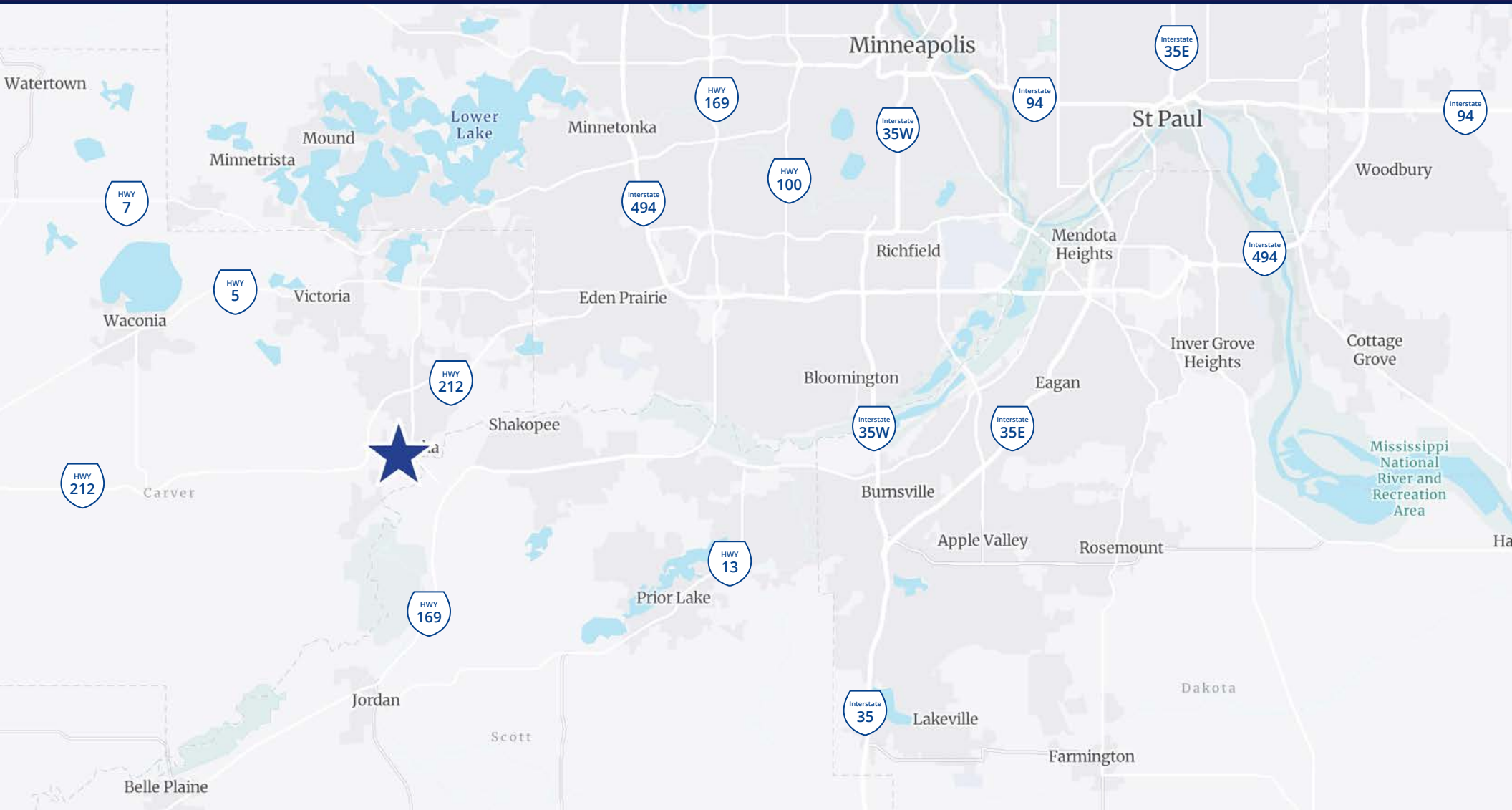
-  O - Open Development
-  R - Rural
-  F - Flood
-  P1 - Public Open Space
-  P2 - Public Buildings
-  C2 - General Commerce
-  C3 - Downtown District
-  PCD - Planned Commercial Development
-  I - Industrial
-  I2 - Restricted Industrial
-  PID - Planned Industrial Development
-  PMD - Planned Multi-Use Development
-  PRD - Planned Residential Development
-  PRD-R-LS - Planned Residence-Rural-Lakeshore
-  R1 - Low Density Residence
-  R1A/B - Low Density Single Family Residence
-  R2 - Medium Density Residence
-  R3 - Multiple Family Residence
-  RR - Rural Residential
-  R1/O - Low Density Residence & Open Development
-  RR/O - Rural Residential & Open Development



CLICK FOR INTERACTIVE  
ZONING MAP



CLICK FOR I2: RESTRICTED  
INDUSTRIAL CODE



## Demographics

(5 mile radius)



2025  
Population

69,974



2025 Average  
Household Income

\$149,005

## PROXIMITY BY CAR

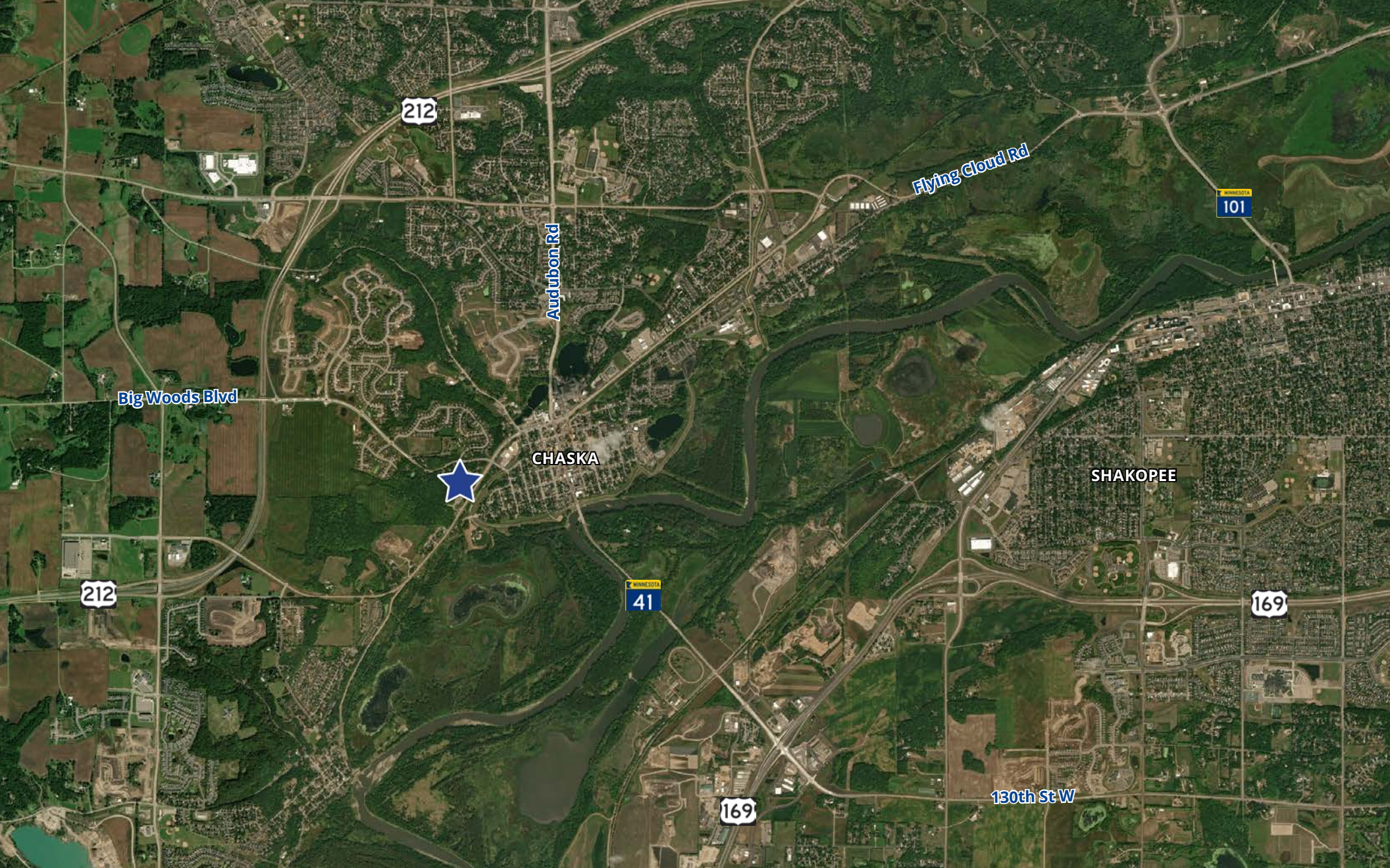


**MSP International Airport**  
33 Minutes

**Minneapolis CBD**  
36 Minutes

**St. Paul CBD**  
42 Minutes





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