



Accelerating success



For Sale/Lease

4100 Peavey Rd  
Chaska, MN

- Excellent Owner/User opportunity

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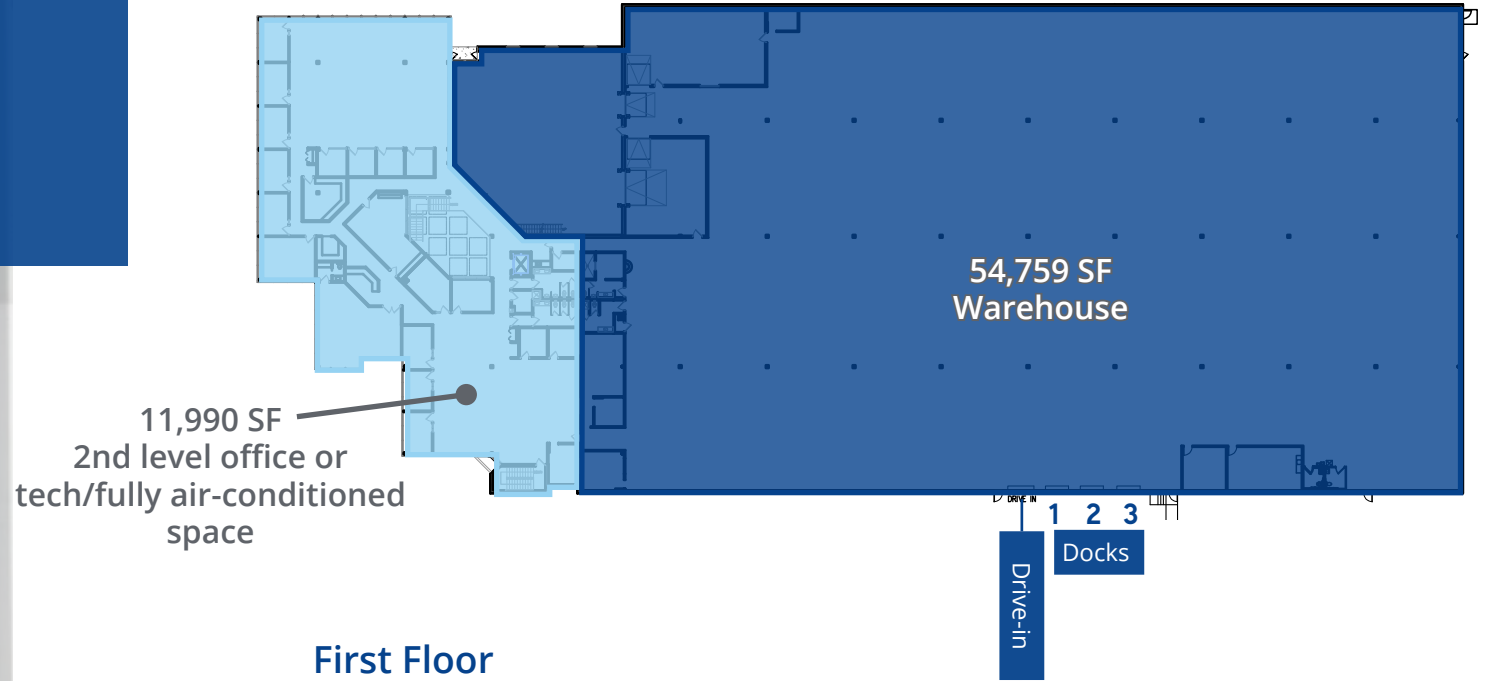
# Property Overview

Address	4100 Peavey Rd, Chaska, MN
Building SF	78,665 SF (including 4,068 SF of underground parking garage)
Site Size	5.59 acres
Available	7,848 SF 1st Floor Office 4,068 SF Garage (including 12 underground parking stalls) 11,990 SF 2nd Floor Office or Tech/Fully Air-Conditioned Space <u>54,759 SF Warehouse</u> <b>78,665 SF Total</b>
Loading	3 dock doors 1 drive-in
Parking	Significant employee parking 12 underground parking garage stalls
Zoning	PID: Planned Industrial Development
Year Built	1988
Lease Rates	Negotiable
CAM/Tax (2025)	\$1.67 PSF CAM \$1.41 PSF Tax <u>\$0.36 PSF Insurance</u> <b>\$3.44 PSF Total</b>
Clear Height	17'
Power	200 amp, 277/480 volt

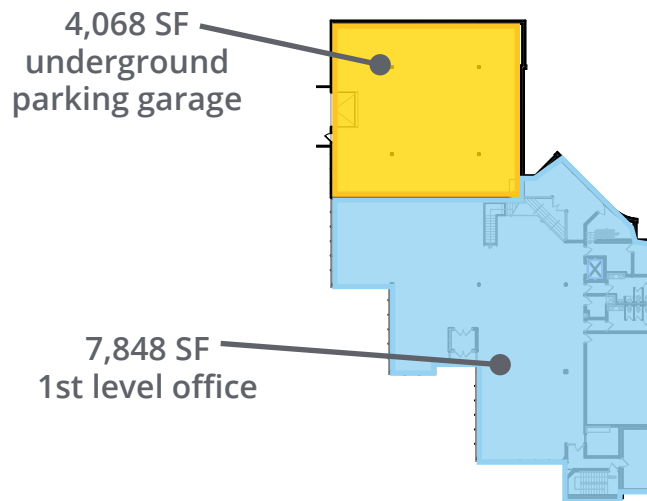
Sale Price: \$6,650,000  
(\$85.22 PSF)

# Available Floor Plans

## Second Floor



## First Floor



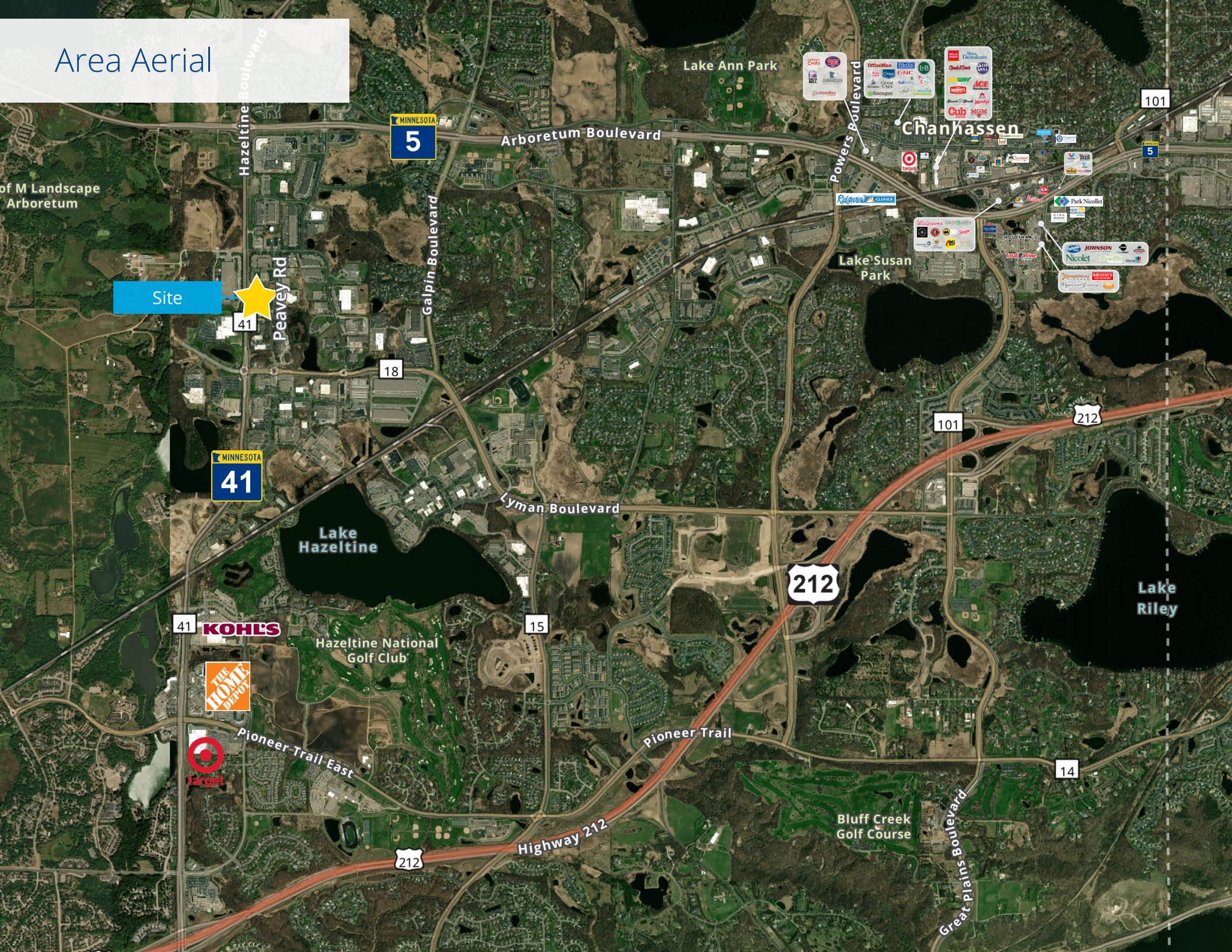
### Currently Available:

- 7,848 SF 1st Floor Office
- 4,068 SF Garage (12 underground parking stalls)
- 11,990 SF 2nd Floor Office or Tech/Fully A/C space
- 54,759 SF Warehouse

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- 78,665 SF Total

# Area Aerial



Site



41

Peavey Rd

MINNESOTA  
41

41

KOHL'S



Pioneer Trail East

Lake Hazelantine

Hazeltine National Golf Club

18

Galpin Boulevard

MINNESOTA  
5

Arboretum Boulevard

Lyman Boulevard

15

Pioneer Trail

Highway 212

212

212

Powers Boulevard

Lake Susan Park

Great Plains Boulevard

Bluff Creek Golf Course

Lake Ann Park

Chanhassen

Lake Riley

101

14

101

212

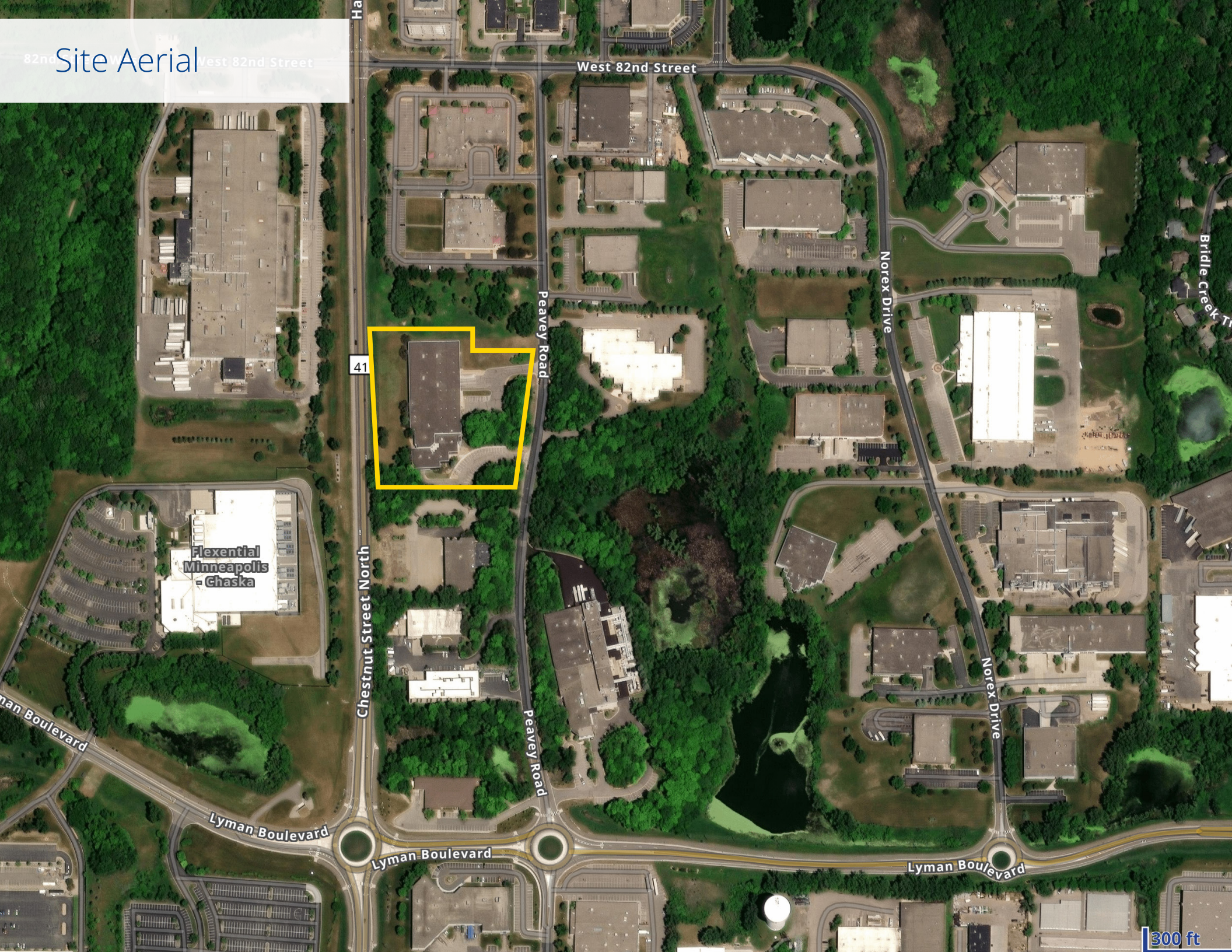
14

18

5



# Site Aerial



300 ft



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