



FOR LEASE

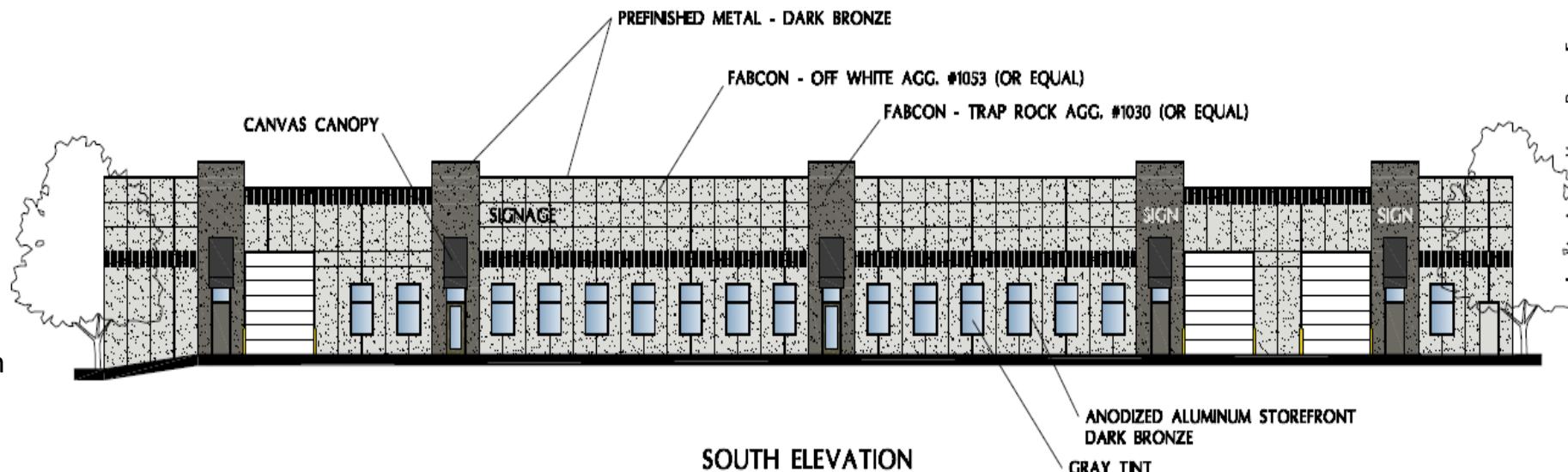
80 8th Street, Waconia, MN 55387



OVERVIEW

80 8th Street in Waconia is a brand-new industrial building offering first class industrial or flex space, built-to-suit, in the Pine Industrial Park of Hwy 5. Just blocks from the lake, numerous shops, eateries, and other businesses this building is truly unique in the city of Waconia. Waconia boasts a pro business government and a very active chamber. Design your space at this building with an upscale image!

NOW UNDER CONSTRUCTION – LATE FALL 2025 Delivery!!



SOUTH ELEVATION

www.copperwoodmn.com

684 Excelsior Blvd. – Suite 210 Excelsior, MN 55331

Justin Stueve

o. 952.392.1310 | c. 612.360.8104

justin@copperwoodmn.com



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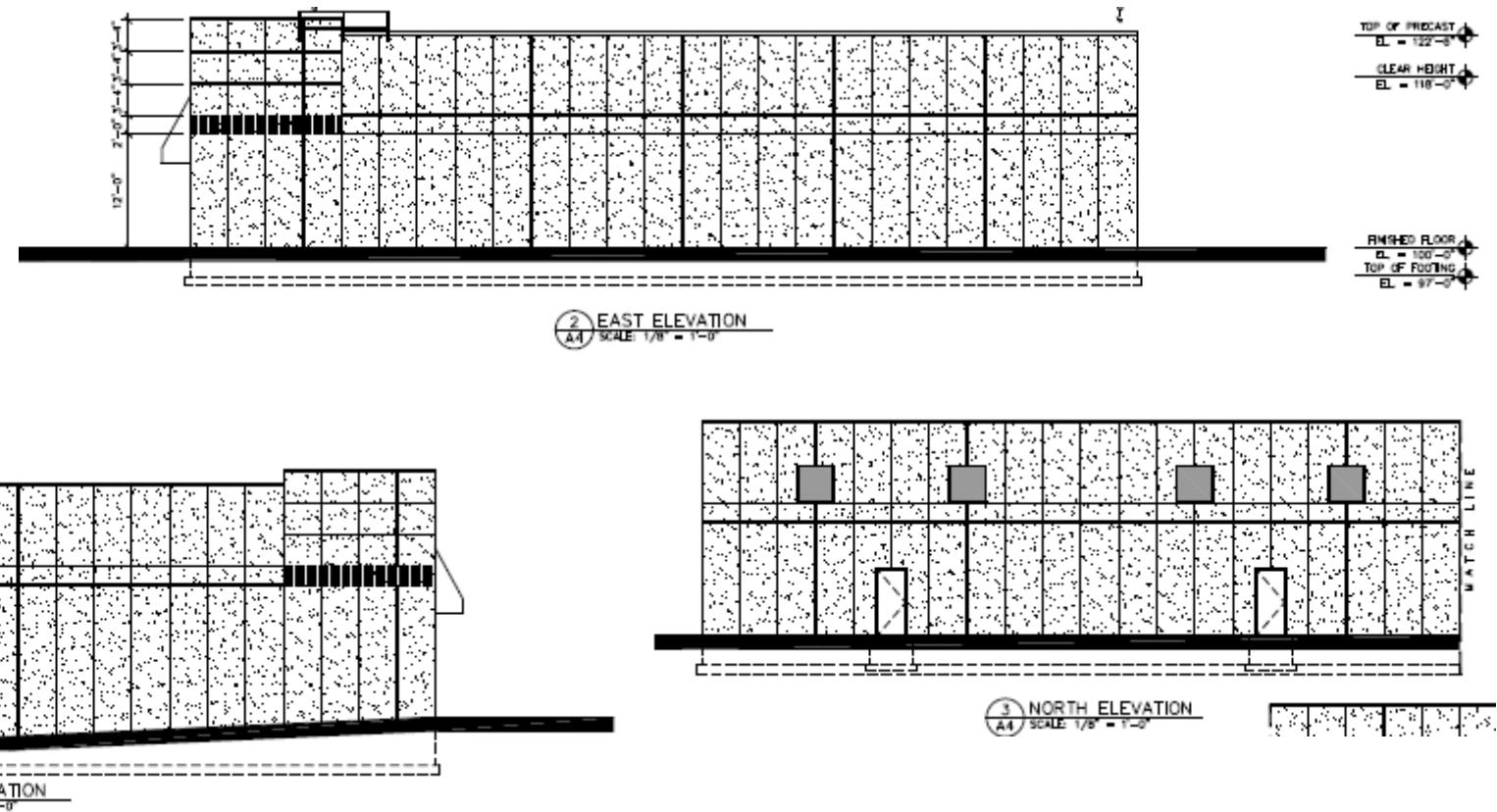
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PROPERTY PHOTOS



SPECS

- 24,640 sf industrial building
- Built in 2025 – new construction
- 2.38 Acre Site
- Located downtown in the Pine Industrial Park
- Newest industrial building in the city
- Strong local ownership
- Responsive and full-service local management
- Great building signage available



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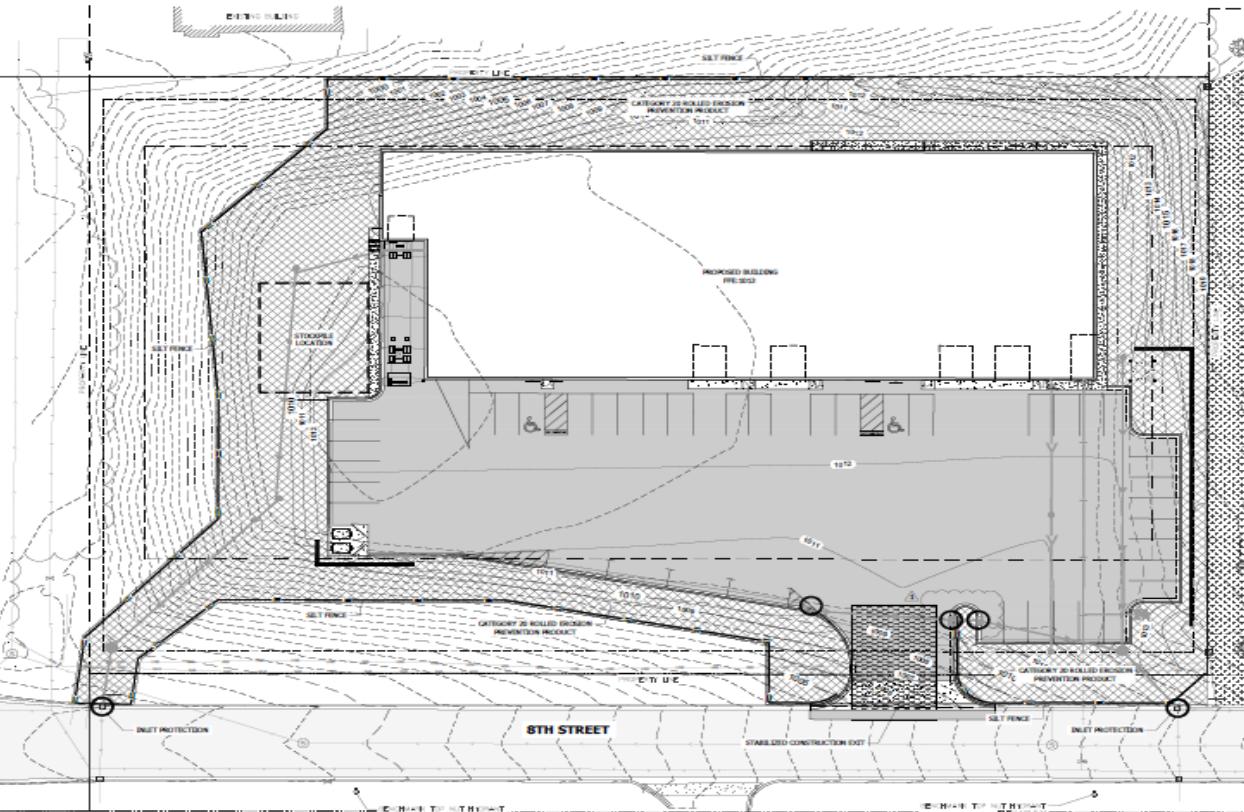
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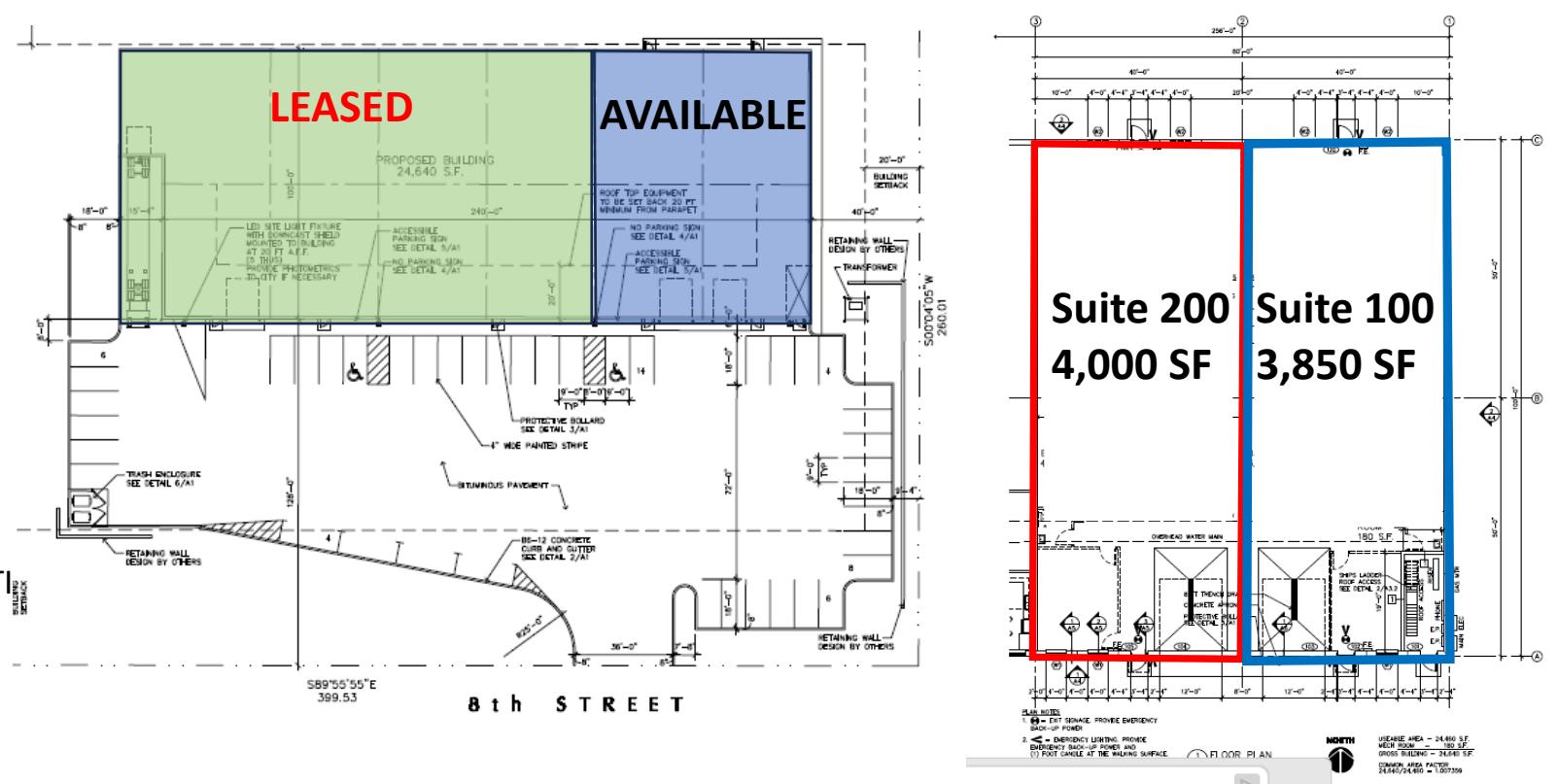
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SPACE PLAN

Space Plan

- Suite 100 – 3,850 rsf
- Suite 200 – 4,000 rsf
- Office/warehouse or flex
- Drive in loading doors
- 26' ceiling height
- Restrooms
- Nice natural light
- Signage available
- Improvements available
- Net rent: \$10.00 psf plus amortized TI
- 2025 operating expense: TBD



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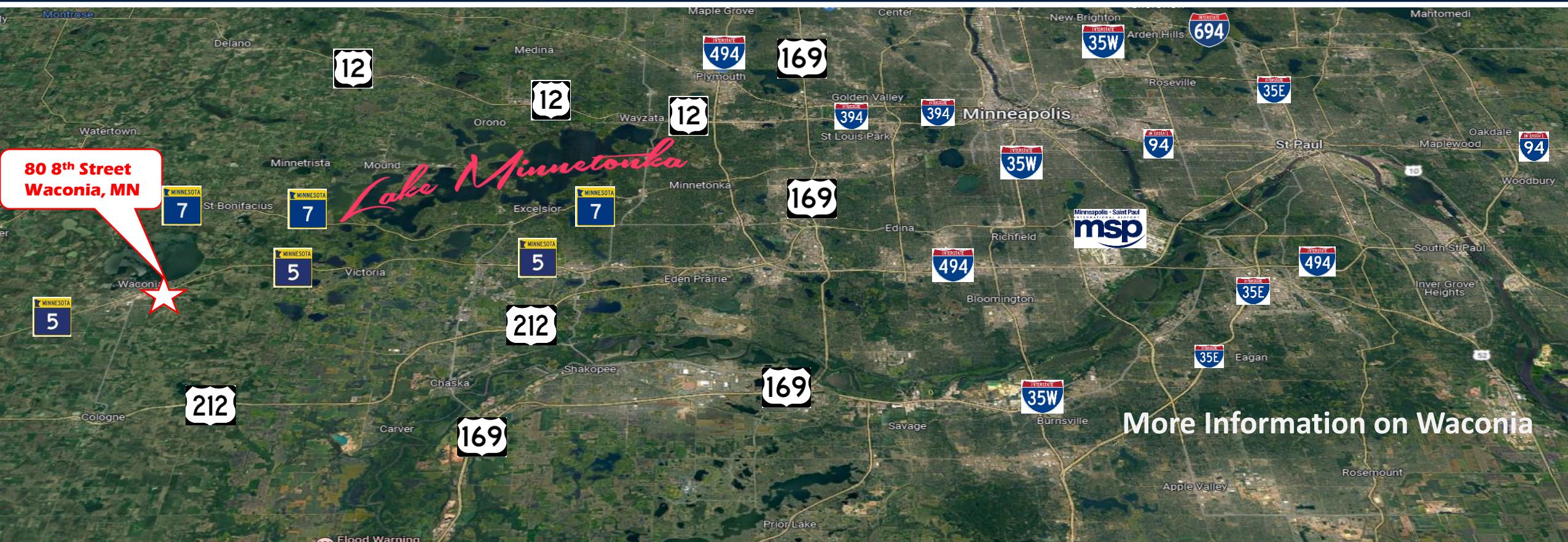
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MAP OVERVIEW



More Information on Waconia

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