

POWERS COMMERCE CENTER



HIGHWAY 212 & POWERS BLVD
CHANHASSEN, MN



145,900 SF
NEW DEVELOPMENT FOR LEASE

PROPERTY OVERVIEW

Powers Commerce Center is a brand new industrial development by Opus. Only minutes away from the I-494 loop, this building can accommodate users in the 50,000 sf to 145,900 sf range.

The site is one of the last few development sites in Chanhassen. With visibility to Highway 212 & easy access via Powers Blvd, Powers Commerce Center is a perfect mix of a state of the art building in a great location!

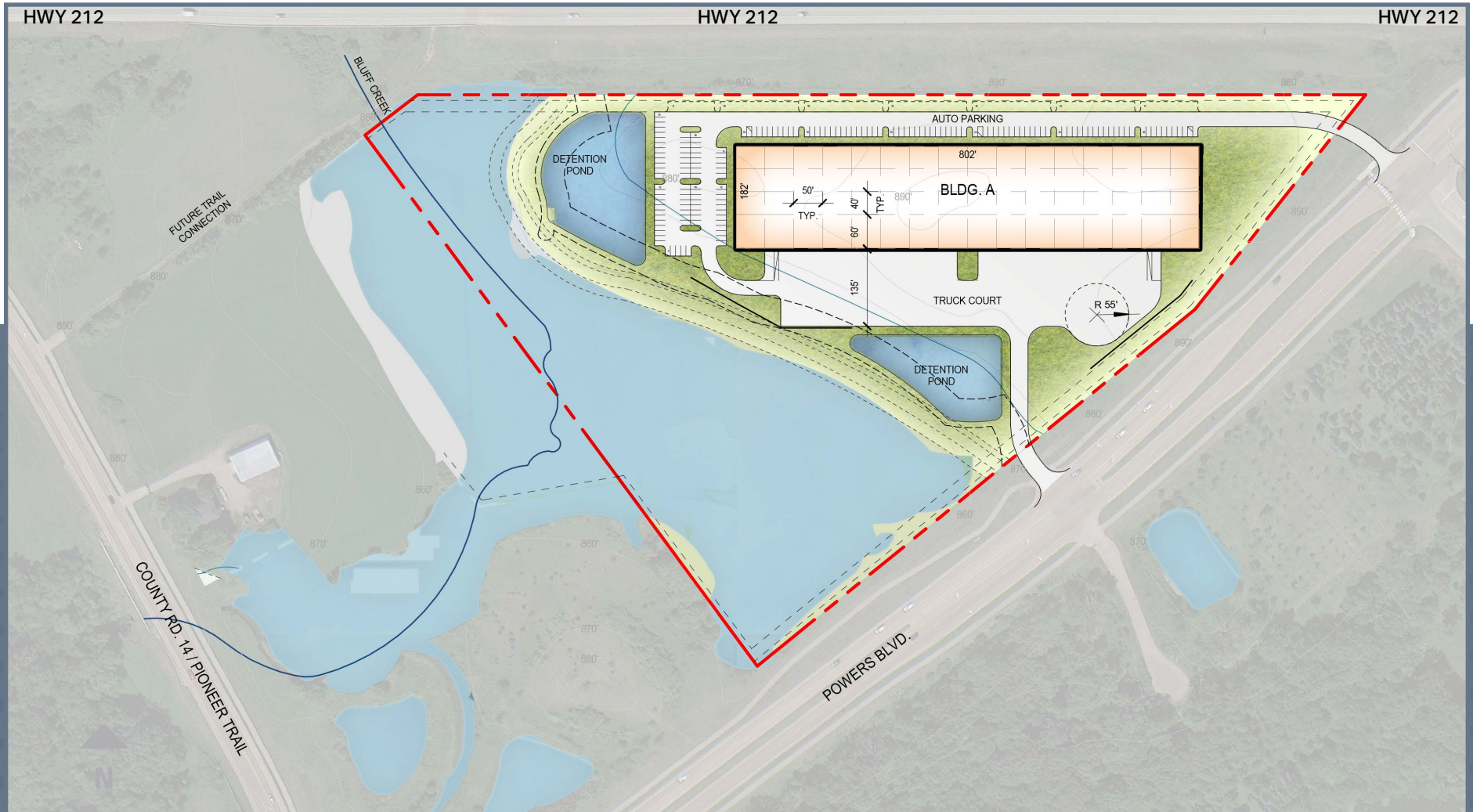


BUILDING SPECIFICATIONS

Spec Type	Spec Details
Building SF	145,900 SF (Divisible to 50,000 SF)
Clear Height	28'
Acreage	12.5 Acres
Dock Doors	38
Drive-Ins	2
Parking	161 Stalls (1.11/1,000), (additional parking stalls can be added)
Office SF	BTS Office
Bay Size	9,118 SF Per Bay
Column Spacing	50' x 40'
Truck Court	135'

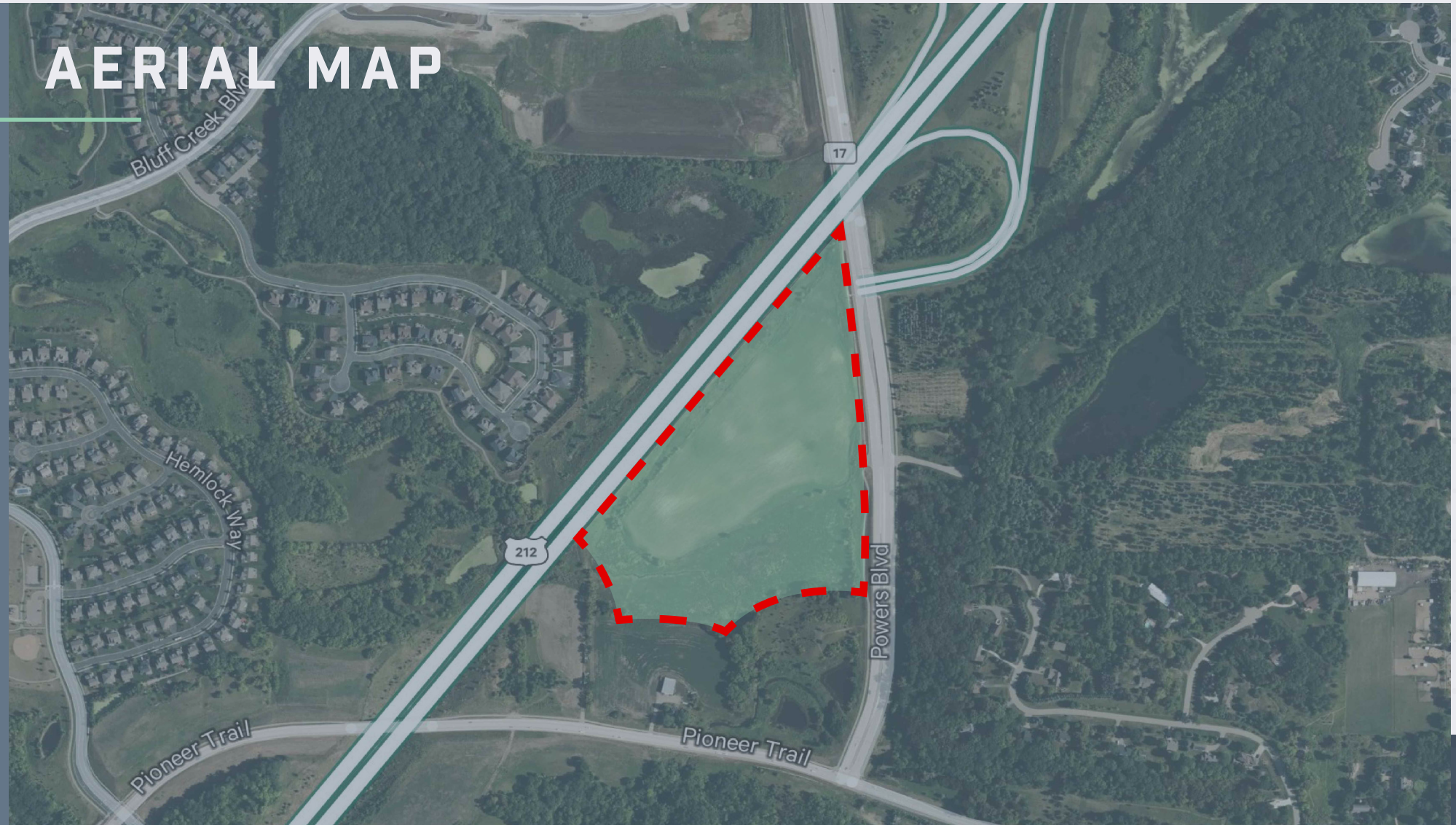


SITE PLAN



145,900 SF

AERIAL MAP



HIGHLIGHTS



Visibility

Along Highway 212 with monument exposure along Powers Blvd



Accessible

Easy access to Highway 212 via Powers Blvd



6 Min Drive

Drive to I-494 Loop



22 Minute Drive

to MSP/St. Paul International Airport

AMENITY MAP





HIGHWAY 212 & POWERS BLVD
CHANHASSEN, MN

POWERS COMMERCE CENTER

145,900 SF
SPACE FOR LEASE

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