

FOR SALE
16,704 SF TOTAL



8345 COMMERCE DRIVE
CHANHASSEN, MN

PROPERTY INFORMATION

JAKE KELLY
Senior Associate
+1 952 465 3303
jake.kelly@cushwake.com

HUDSON BROTHEN
Executive Director
+1 952 893 8261
hudson.brothen@cushwake.com

KRIS SMELTZER
Executive Managing Director
+1 952 837 8575
kris.smeltzer@cushwake.com

- CLOSE PROXIMITY TO LOCAL AMENITIES
- EASY ACCESS TO HWY 5 & HWY 212
- FLEXIBLE LOADING OPTIONS

Address 8345 Commerce Drive
Chanhassen, MN

Sale Price \$2,255,040 (\$135.00 PSF)

Building Size 2,560 SF Office
14,144 SF Warehouse
16,704 SF Total

Acres 2.37 Acres

Loading One 4' high dock
One 2' high dock
One drive-in

Clear Height 18'3"

Year Built 1997

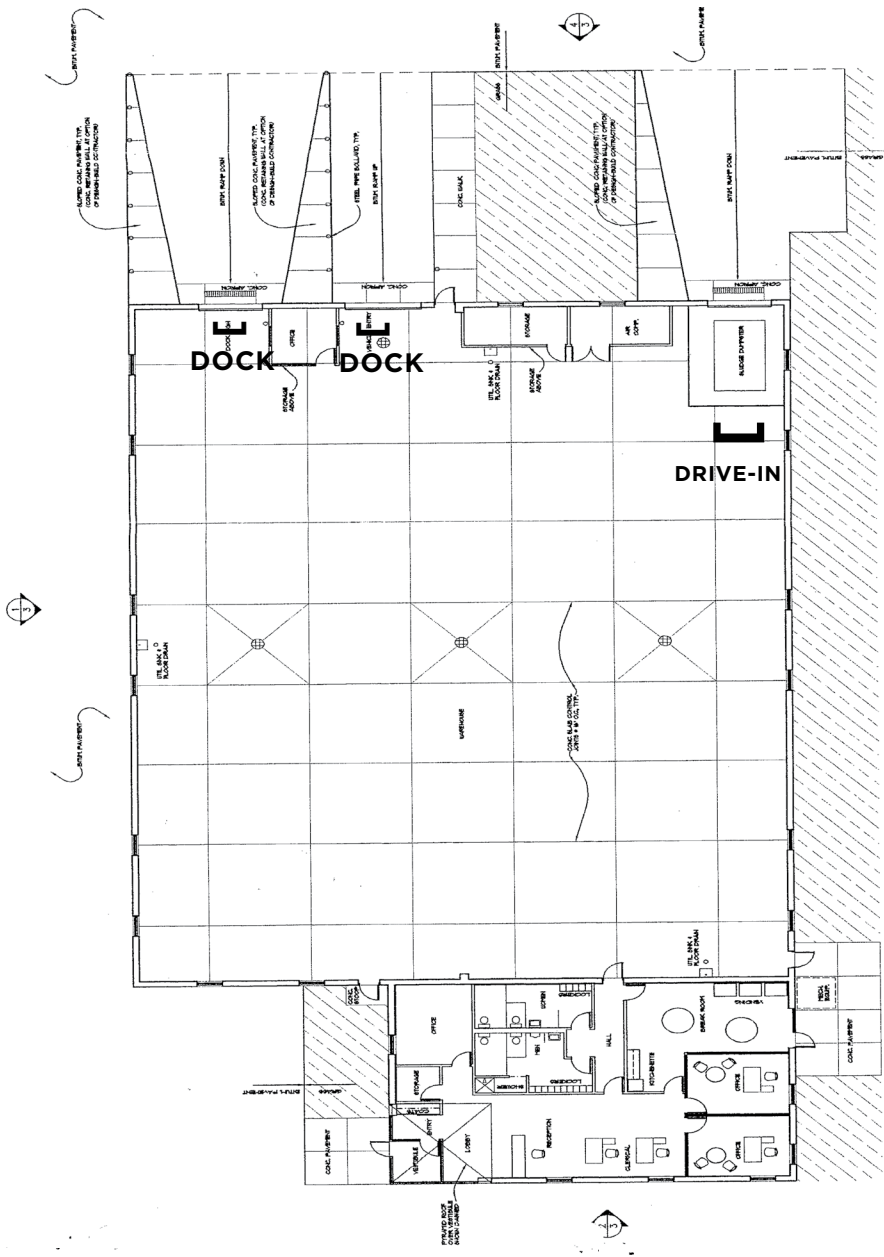
Roof Original

Zoning PUD - Planned Unit
Development District

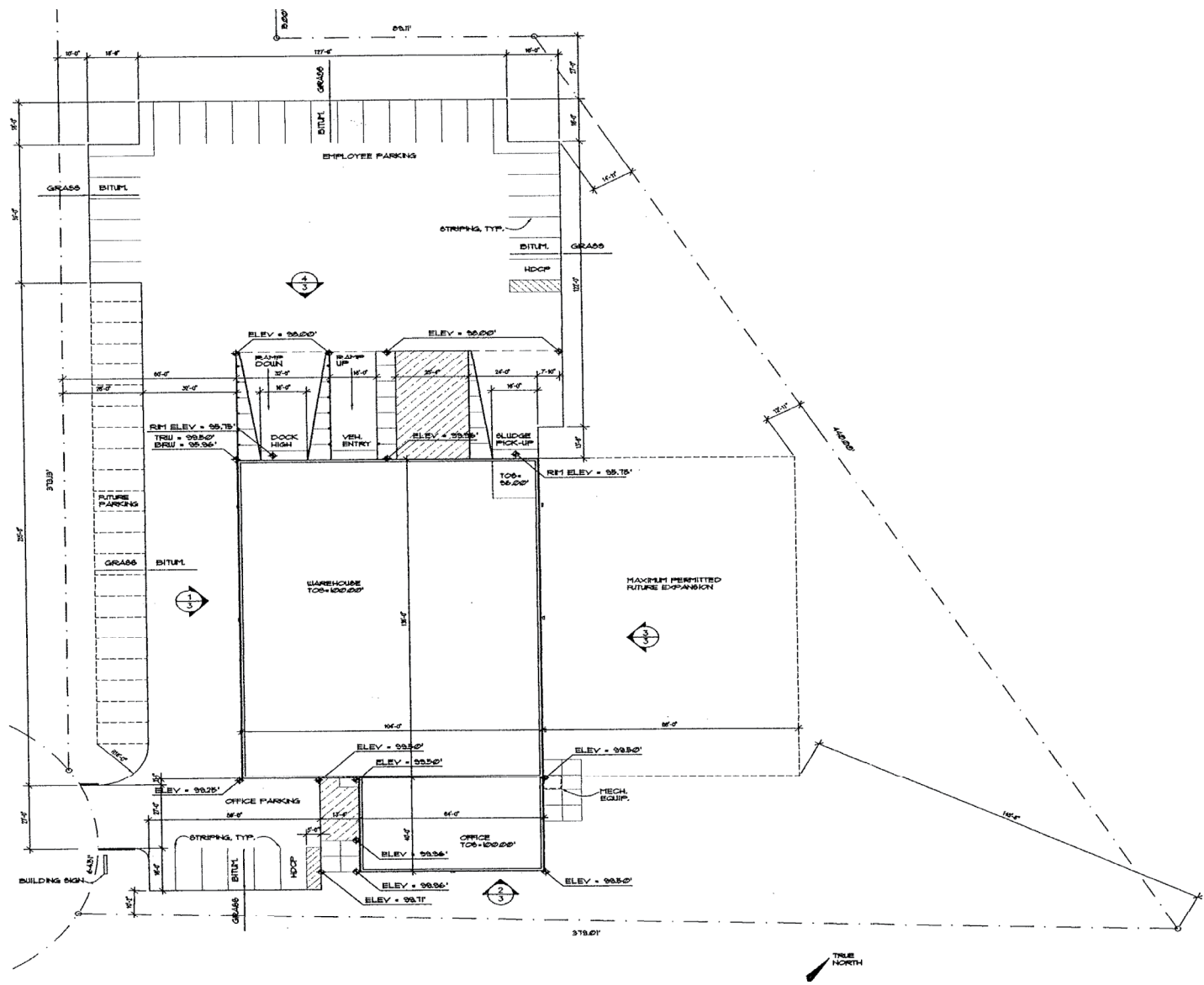
2025 Property Taxes \$40,622 (\$2.43 PSF)



FLOOR PLAN

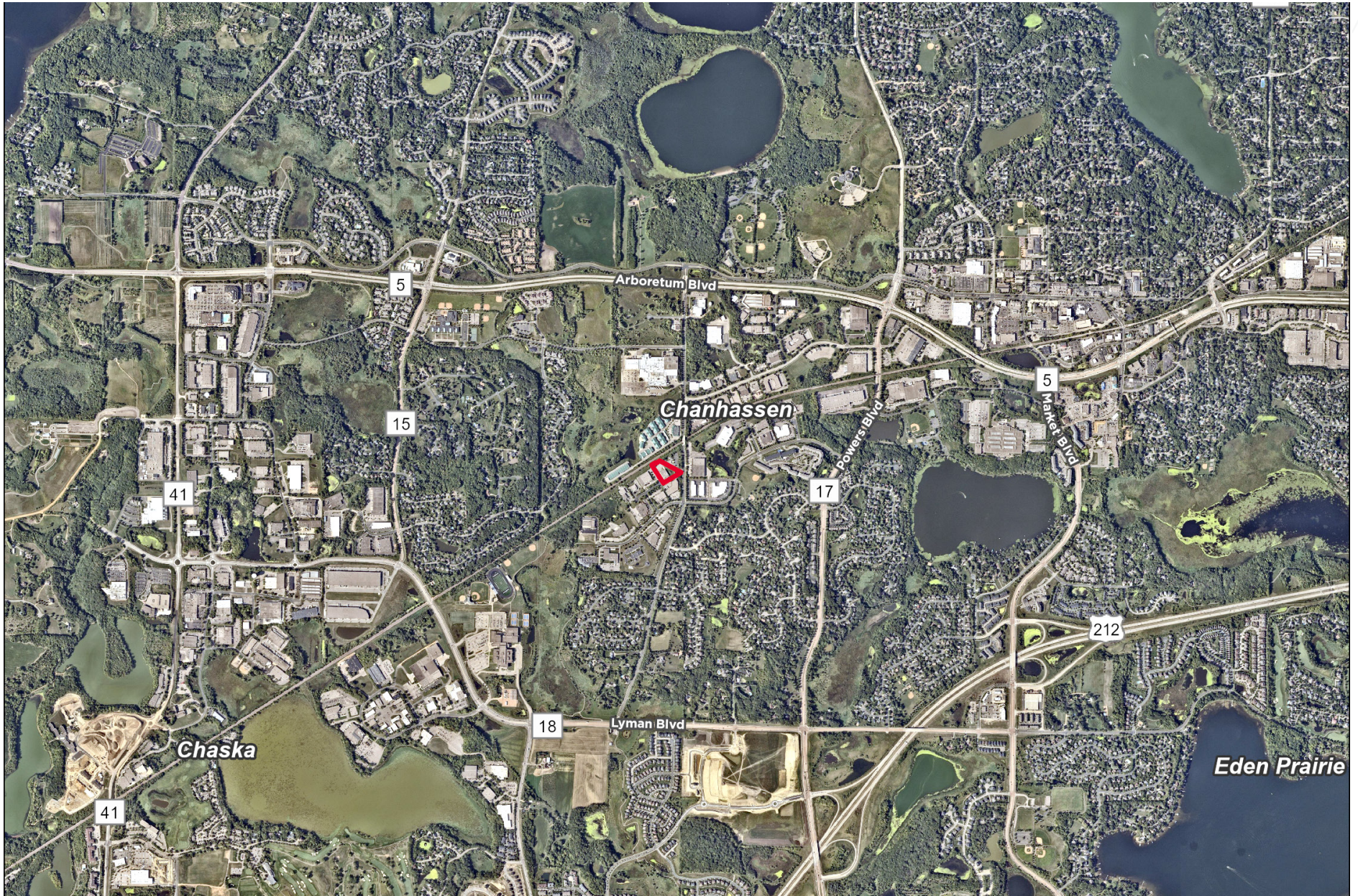


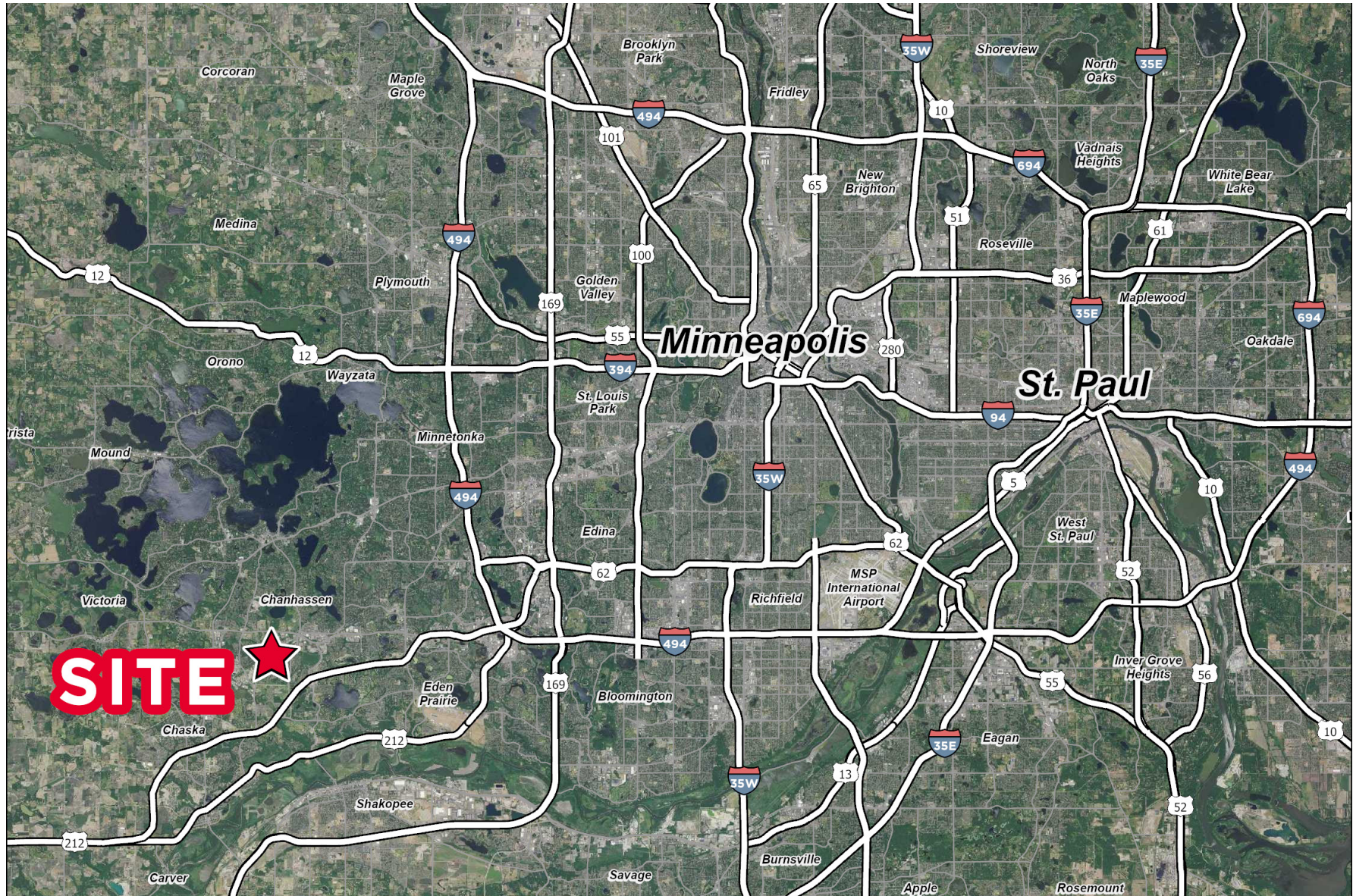
SITE PLAN



PROPERTY PHOTOS







**JAKE KELLY**

Senior Associate
+1 952 465 3303
jake.kelly@cushwake.com

HUDSON BROTHEN

Executive Director
+1 952 893 8261
hudson.brothen@cushwake.com

KRIS SMELTZER

Executive Managing Director
+1 952 837 8575
kris.smeltzer@cushwake.com

3500 American Blvd W, Suite 200
Minneapolis, MN 55431
952 831 1000
industrialmn.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

