



Accelerating success.



For Lease

125,650 SF – 130,550 SF

Industrial/Warehouse

1000 Park Road
Chanhassen, MN

NOTE: EXTERIOR SIGNAGE PACKAGE SUBJECT TO APPROVAL BY CITY OF CHANHASSAN, MAY BE LIMITED TO SINGLE ELEVATION



Interior & exterior improvements



Flexible landlord



Multiple loading doors

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Site Plan



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Site Aerial



Opportunity

The building at 1000 Park Road, Chanhassen has flexibility for significant exterior and interior improvements based on a tenant's requirements. We can accommodate a wide range of uses with additional parking spaces, truck and trailer parking, or tech space.

Building Highlights

Building SF	125,650 SF – 130,550 SF
Breakdown	7,800 SF Upper Level Office 117,850 SF Tech/Warehouse
Clear Height	Tech: 19' clear dropped ceiling, fully air-conditioned Warehouse: 26' clear
Site Size	14.68 acres
Loading	9 dock doors 1 drive-in
Column Spacing	45' x 50'
Power	Two (2) 3,000 AMP 480 volt electric services
Parking	125 existing stalls Ability to expand to 185 stalls
Available	Immediately
2024 CAM/Tax	TBD
Net Lease Rates	Negotiable

A 50 NEW PARKING STALLS
(100 STALLS TOTAL)

B NEW ENTRY EXPERIENCE

C NEW EMPLOYEE ENTRY
EXPERIENCE TO MATCH
OFFICE ENTRY

D ENHANCED SIGNAGE
OPPORTUNITY TOWARD
PARK ROAD

E MONUMENT SIGN
OPPORTUNITY TOWARD
POWERS BOULEVARD

Property Photos



Loading: 9 docks, 1 drive in



19' clear dropped ceiling
Fully air-conditioned



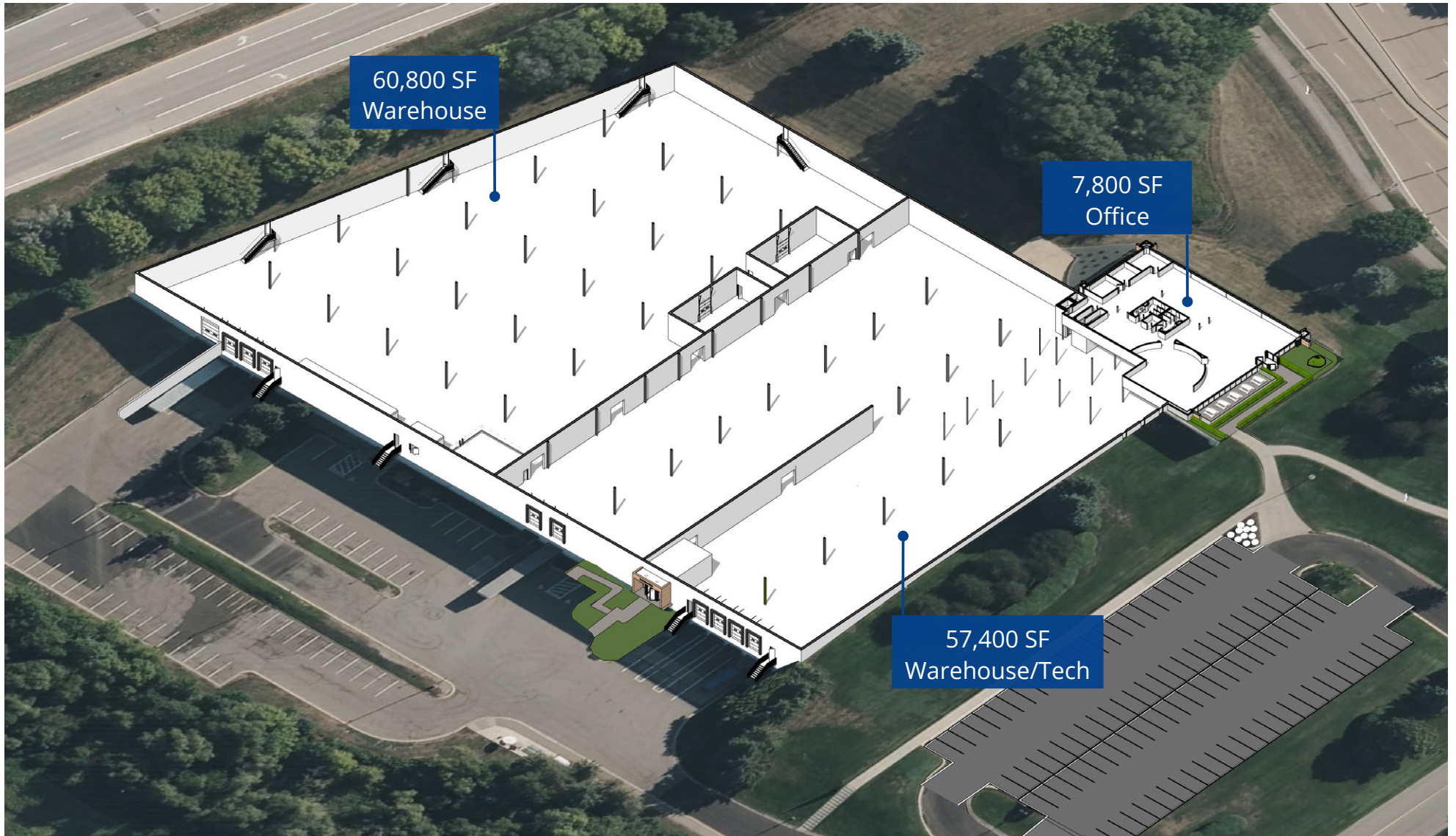
26' clear

Amenities Aerial



Floor Plan

126,000 SF



Floor Plan

130,550 SF



Area Map

4

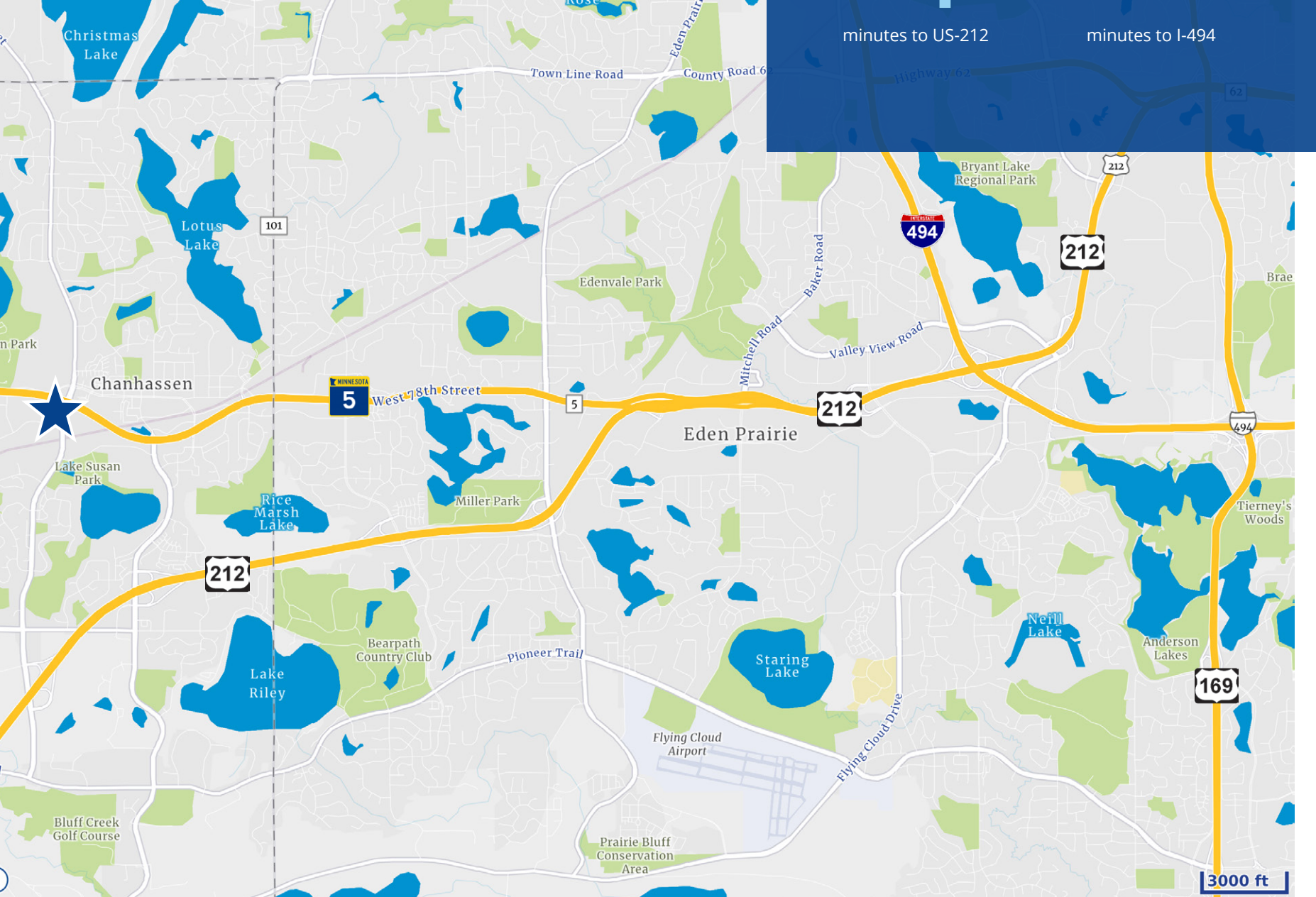
minutes to US-212

10

minutes to I-494

12

minutes to US 169





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