



FOR LEASE

323 Lake Hazeltine Drive, Chaska, MN 55384

10,800 SF FREESTANDING INDUSTRIAL / FLEX BUILDING

GREAT DEAL • GREAT LOCATION • GREAT OPPORTUNITY FOR LEASE

PROPERTY OVERVIEW

323 Lake Hazeltine Drive offers 10,800 square feet of versatile industrial/flex space in a freestanding building conveniently located in Chaska.

This is a great opportunity to lease your own stand-alone building in a quiet commercial park, providing a professional and functional setting for a variety of business operations.

The property is well suited for a range of users, including light manufacturing, fabrication, warehousing, distribution, contractor/service businesses, and other industrial or flex applications.



www.copperwoodmn.com

684 Excelsior Blvd – Suite 210, Excelsior, MN 55331

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A Division of Copperwood Investments, LLC



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PROPERTY HIGHLIGHTS

- ±10,800 SF total building area Freestanding building
- ± 4,058 SF finished office area
- ± 6,742 SF warehouse / production area
- 12' clear ceiling height
- Two loading docks (1 with leveler)
- Air-conditioned office space
- Floor to ceiling windows
- Air-conditioned warehouse tech room @ 1,152sf
- Ample on-site parking
- Private ownership
- Responsive, friendly management
- Flexible industrial / flex configuration
- Newer HVAC (3 RTU's)

PTIA: \$49,572.00/yr - \$4.59psf

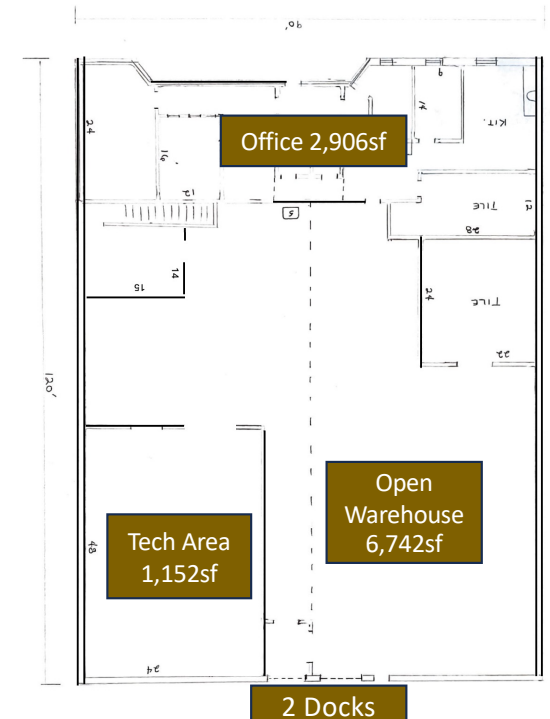
- Property Taxes: \$28,950.00/yr - \$2.68psf

- 2026 Insurance: \$10,414.90/yr - \$.96psf

- 2026 Association Dues: \$10,260.00/yr - \$.95psf

Base Rent: \$91,800.00/yr - \$8.50psf

Total Monthly Rent: \$11,781.00/mo + Utilities



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