



FOR LEASE

313 Lake Hazeltine Drive, Chaska, MN 55318



OVERVIEW

Incredible opportunity to relocate your business to this first class, stand-alone industrial/flex building located in the Crosby Business Park in Chaska. This property boasts an updated office buildout, functional warehouse, and the owner is contracting for a new roof and new mechanicals in the spring of 2025!



www.copperwoodmn.com

684 Excelsior Blvd. – Suite 210 Excelsior, MN 55331

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A Division of Copperwood Investments, LLC



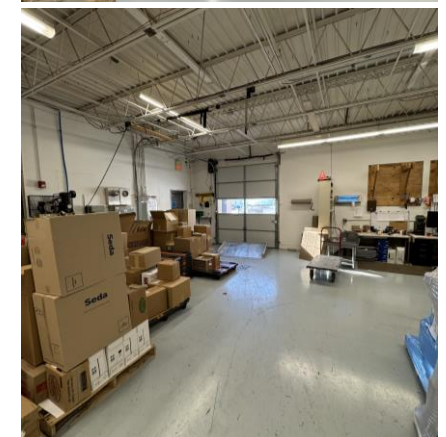
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Rent: \$9.04 NNN per sf / CAM and Tax: \$4.21 per sf

SPECS

- 9,433 total square feet
- 2,800 office square feet
- 6,633 warehouse square feet
- Built in 1985
- Brick and block construction
- 0.5 acre lot
- One dock high loading door
- 12' ceiling height in warehouse
- 36 x 33 column spacing
- 20 car off-street parking
- 100% wet fire protection system
- 1200 amps/208 volt – 3 phase power
- LED lighting
- Zoning: Industrial



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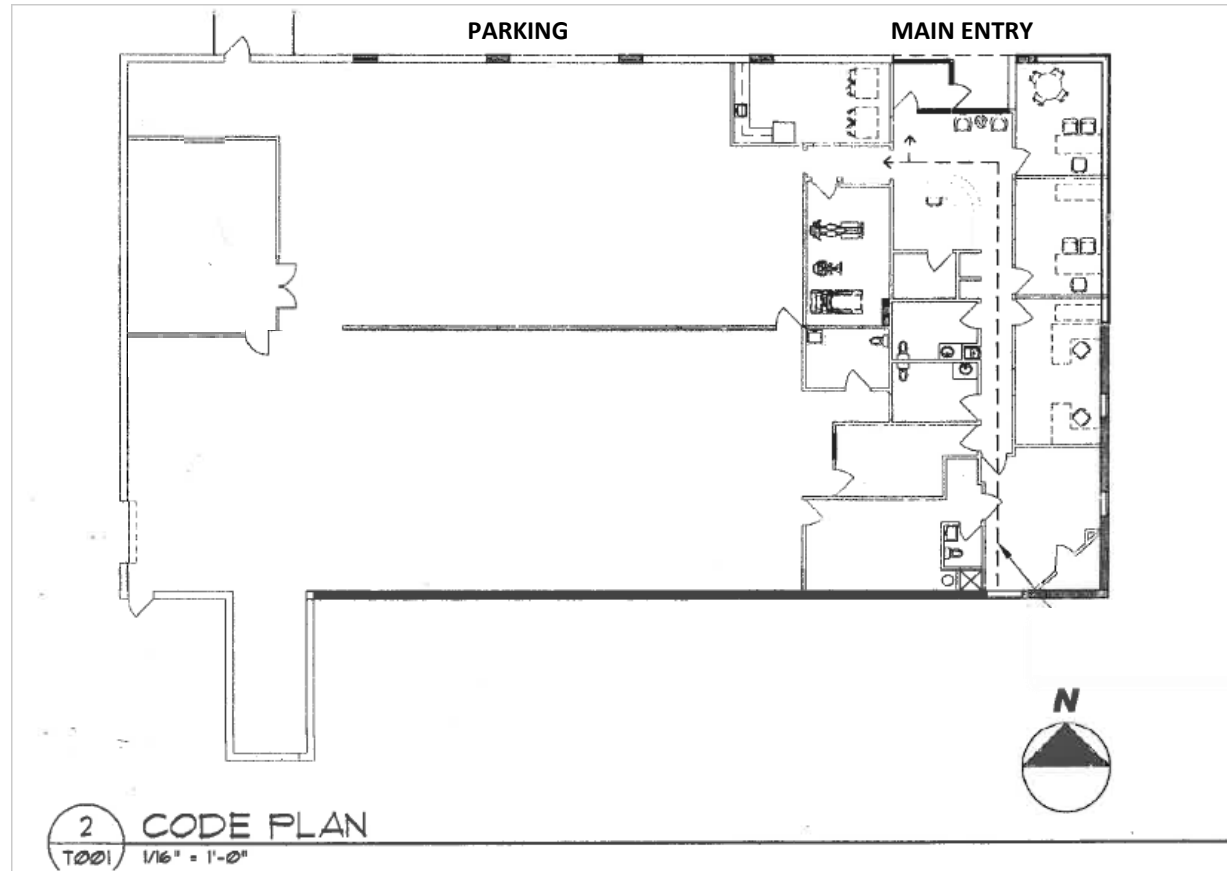


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Space Plan



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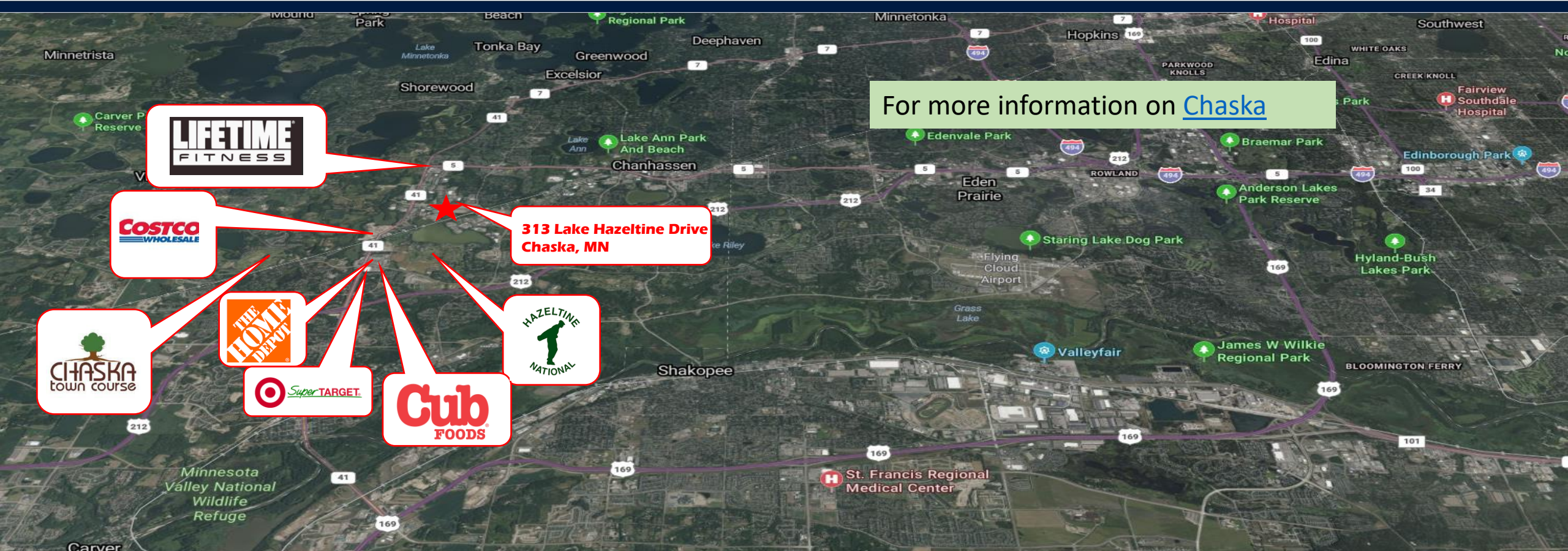
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