



Colliers

Accelerating success

For Sale/Lease

4100 Peavey Rd  
Chaska, MN

- Excellent Owner/User opportunity with tenant income
- Potential for full building Owner/User

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## Property Overview

Address	4100 Peavey Rd, Chaska, MN
Building SF	78,029 SF (including underground parking garage)
Site Size	5.59 acres
Available for Lease	7,848 SF 1st Floor Office 11,990 SF 2nd Floor Office or Warehouse Expansion 4,068 SF Garage 26,248 SF Warehouse <u>50,064 SF Total</u>
Loading	3 dock doors 1 drive-in
Parking	Significant employee parking 12 underground parking garage stalls
Zoning	PID: Planned Industrial Development
Year Built	1988
Lease Rates	Negotiable
CAM/Tax (2024)	\$2.19 PSF CAM \$1.55 PSF Tax \$0.23 PSF Insurance <u>\$3.97 PSF Total</u>
Clear Height	17'

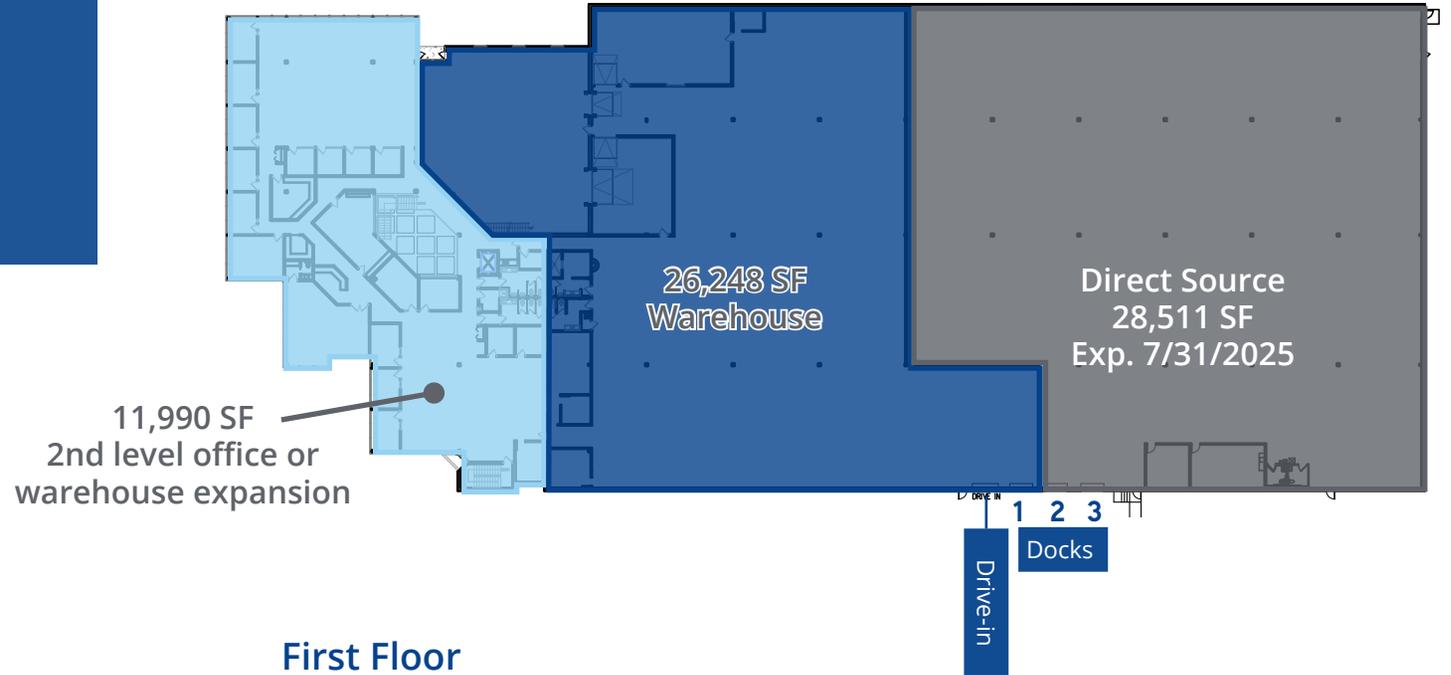
## Tenant Income

- Direct Source: 28,511 SF expiring 7/31/2025
- Current Rate – \$5.74 PSF Net

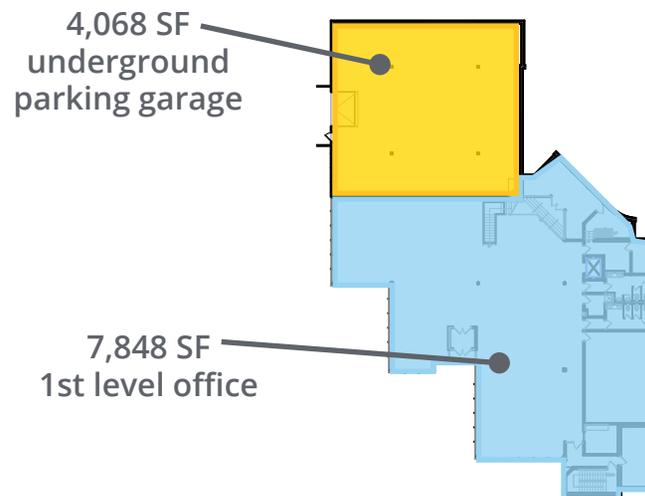
Sale Price: \$6,650,000  
(\$85.22 PSF)

# Available Floor Plans

## Second Floor

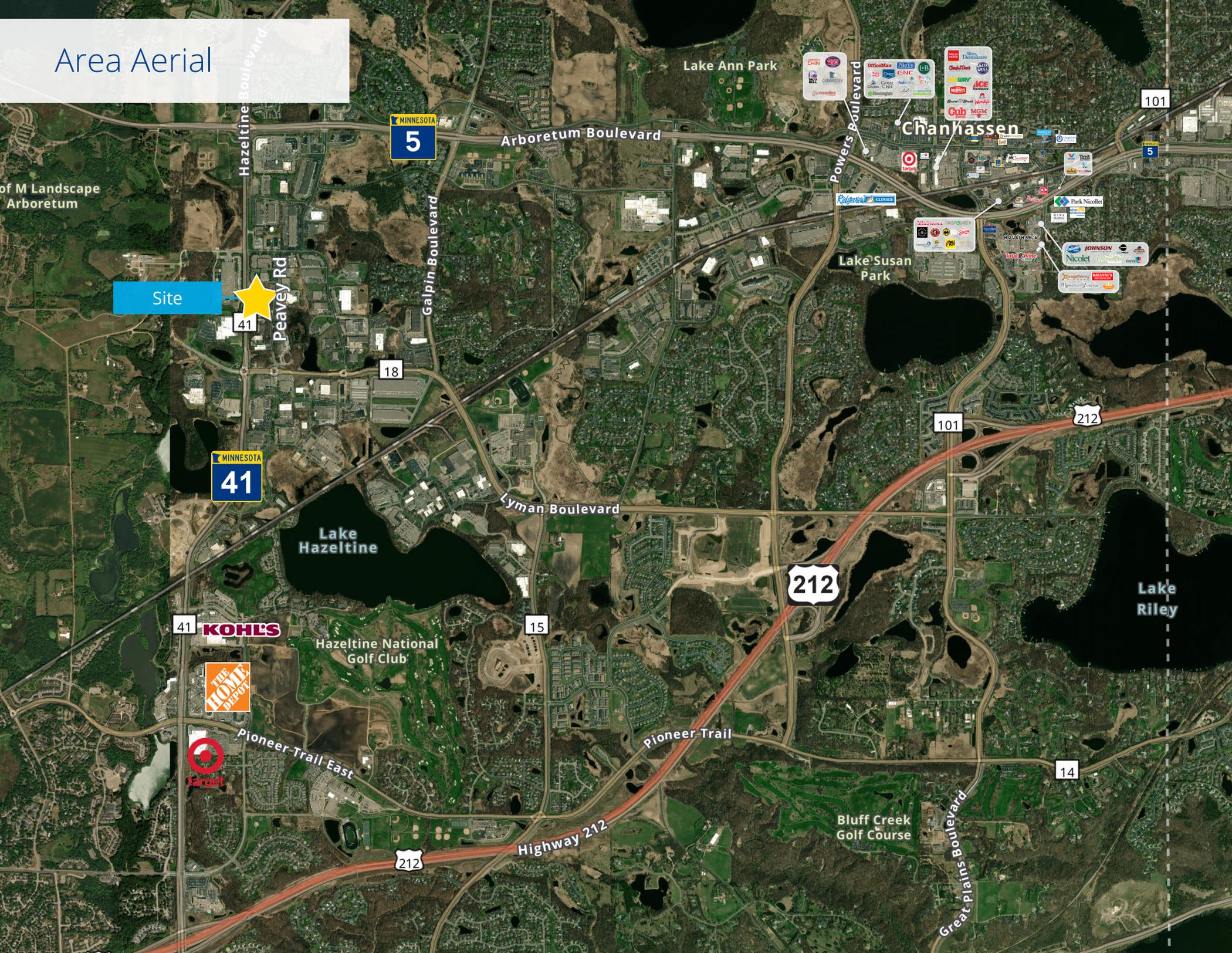


## First Floor



**Currently Available:**  
7,848 SF 1st Floor Office  
11,990 SF 2nd Floor Office or Whse Expansion  
4,068 SF Garage  
26,248 SF Warehouse  
50,064 SF Total

# Area Aerial



of M Landscape Arboretum

Site

41

Peavey Rd

MINNESOTA  
41

Lake Hazelatine

41

KOHL'S

THE HOME DEPOT

Target

Pioneer Trail East

Hazeltine National Golf Club

Highway 212

212

18

Galpin Boulevard

Lyman Boulevard

15

Pioneer Trail

212

Bluff Creek Golf Course

Great Plains Boulevard

14

Lake Ann Park

Arboretum Boulevard

MINNESOTA  
5

Powers Boulevard

Chanhassen

101

Lake Susan Park

101

212

Lake Riley

The Colliers logo consists of the word "Colliers" in a white, serif font, centered within a white rectangular border. Below the text is a horizontal bar with a rainbow gradient from red to blue.

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