



FOR LEASE

950
LAKE
DRIVE
EAST

Chanhassen, MN 55317





PROPERTY HIGHLIGHTS

- Owned by Nicola Wealth
- Heavy power available
- Easy access to Hwy 5, Hwy 212, and Hwy 41
- Climate controlled warehouse and production area
- Many area amenities nearby

LAKE DRIVE : FEATURES

ADDRESS	950 Lake Dr. E, Chanhassen
BUILDING TOTAL SF	192,171 SF Total
CLEAR HEIGHT	24' - 26'
YEAR BUILT	1988/2001
LEASE RATES	Negotiable
2025 ESTIMATED TAX & CAM	\$1.29 PSF Tax \$1.78 PSF CAM \$3.07 PSF Total
POWER	3,500A/480V 3P Heavy
COLUMN	30' x 40'

VACANCIES

SUITE	950
AVAILABILITY	36,332 SF Office 3,589 SF 2nd Level Office 152,250 SF Warehouse 192,171 SF Total
LOADING	11 Docks 1 Drive-In 1 Ramped Drive-In
PARKING	261 Stalls

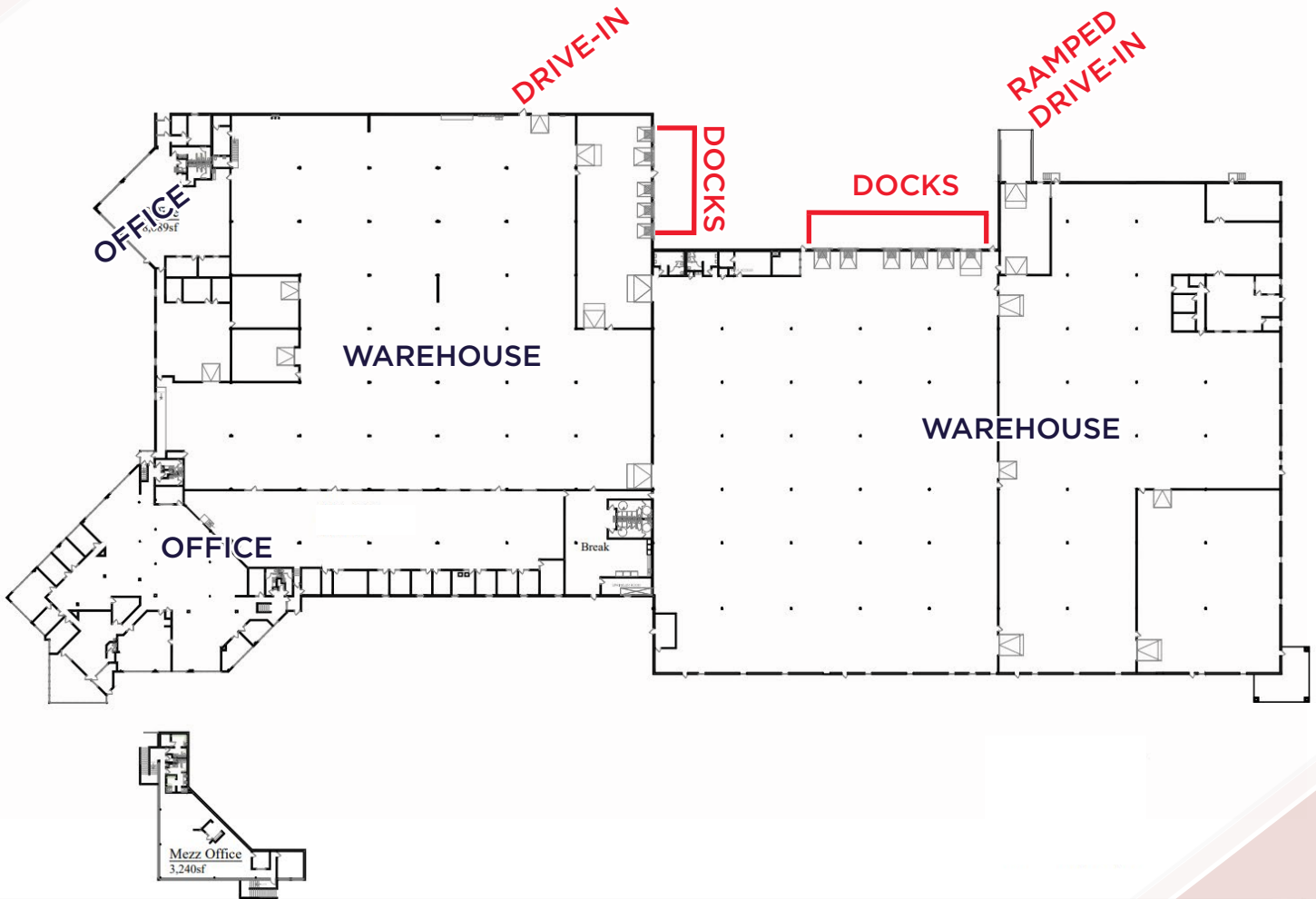
SUITE 950

36,332 SF OFFICE

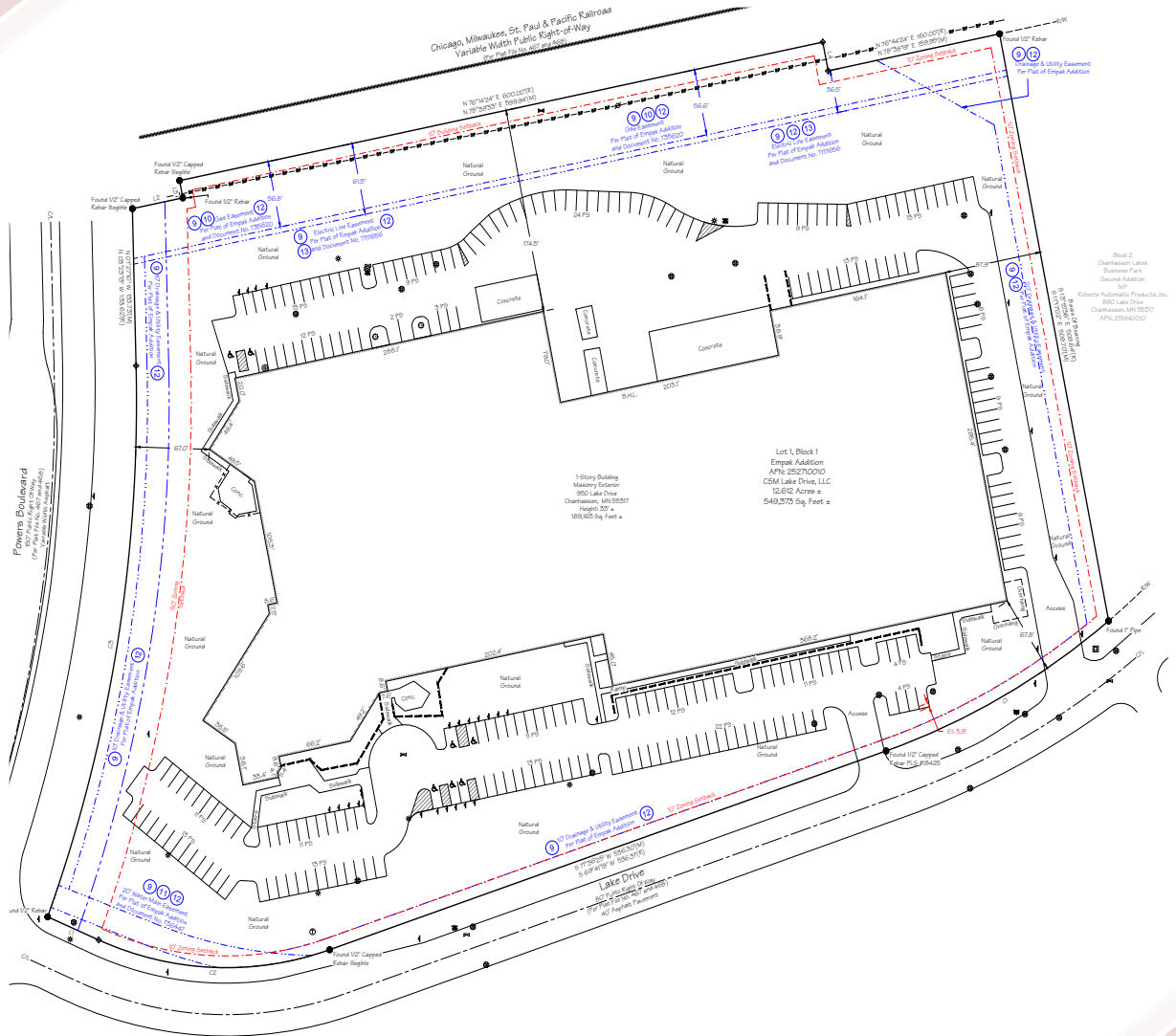
152,250 SF WAREHOUSE

3,589 SF 2ND LEVEL OFFICE

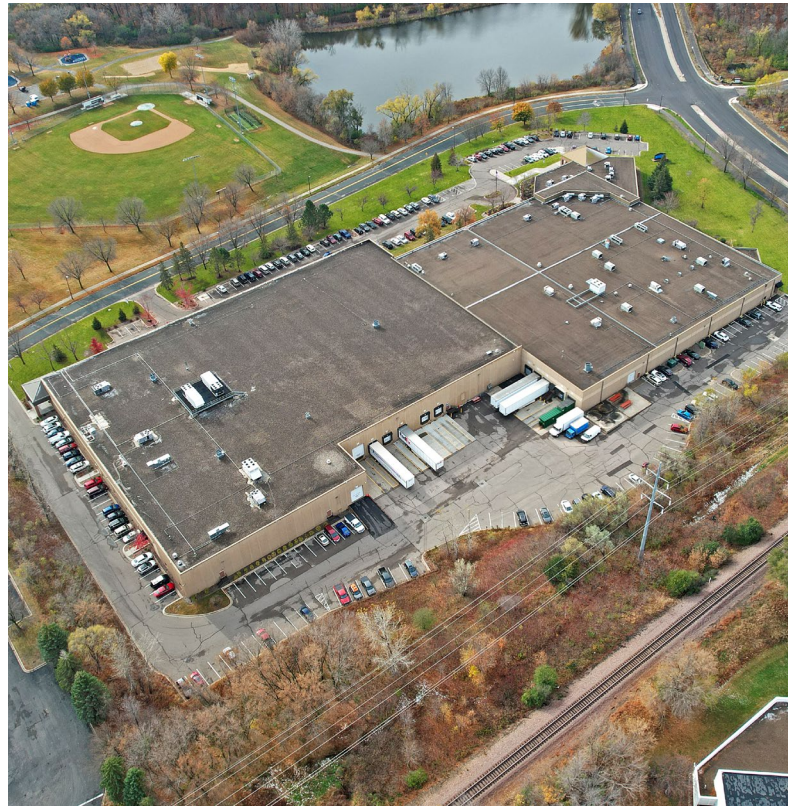
192,171 SF TOTAL



SITE PLAN



PHOTOS





FOR MORE INFORMATION, PLEASE CONTACT:

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