



Waconia Tech Center III For Lease

**96 8TH STREET
WACONIA, MN 55387**

PROPERTY DESCRIPTION:

Located across from the Water Tower, Waconia Tech Center III offers space ideal for a man cave or commercial use. One 1,177 square-foot bay and two 1,259 square-foot bays are available for all of your toys or business needs.

PROPERTY DETAILS:

- One (1) 1,177 SF Bay available in Suite 35 at \$1,700 per month
- Two (2) 1,259 SF Bays available in Suites 32 & 33 at \$1,850 per month
- CAM/Taxes, Heat included. Tenant responsible for Electric and Internet
- Building power of 1000 Amp, 120V/208, 3 Phase Power
- Each Bay has 200 Amp, 120/208V, 3 Phase Panel and a 100 Amp, 1 Phase House Panel (Option for 220V Power Additional Cost)
- 12' high bays with drive-in
- New construction
- Water access and Floor Drains



For information, please contact:

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NEWMARK

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WACONIA TECH CENTER III | 96 8TH STREET | WACONIA, MN 55387

