

300 LAKE HAZELTINE DR / CHASKA / MN



300 Lake Hazeltine Dr

61,036 SF Rare Food Processing Facility - For Sale

CBRE



Property Overview

300 Lake Hazeltine Dr is a 61,036 SF free standing food processing facility located in Chaska, MN. The building is easily convertible to allow for a variety of food processing users. The building sits close to Highway 5 and Highway 212 via Powers Blvd. The facility has been well maintained and is only recently been closed down. For sale only.



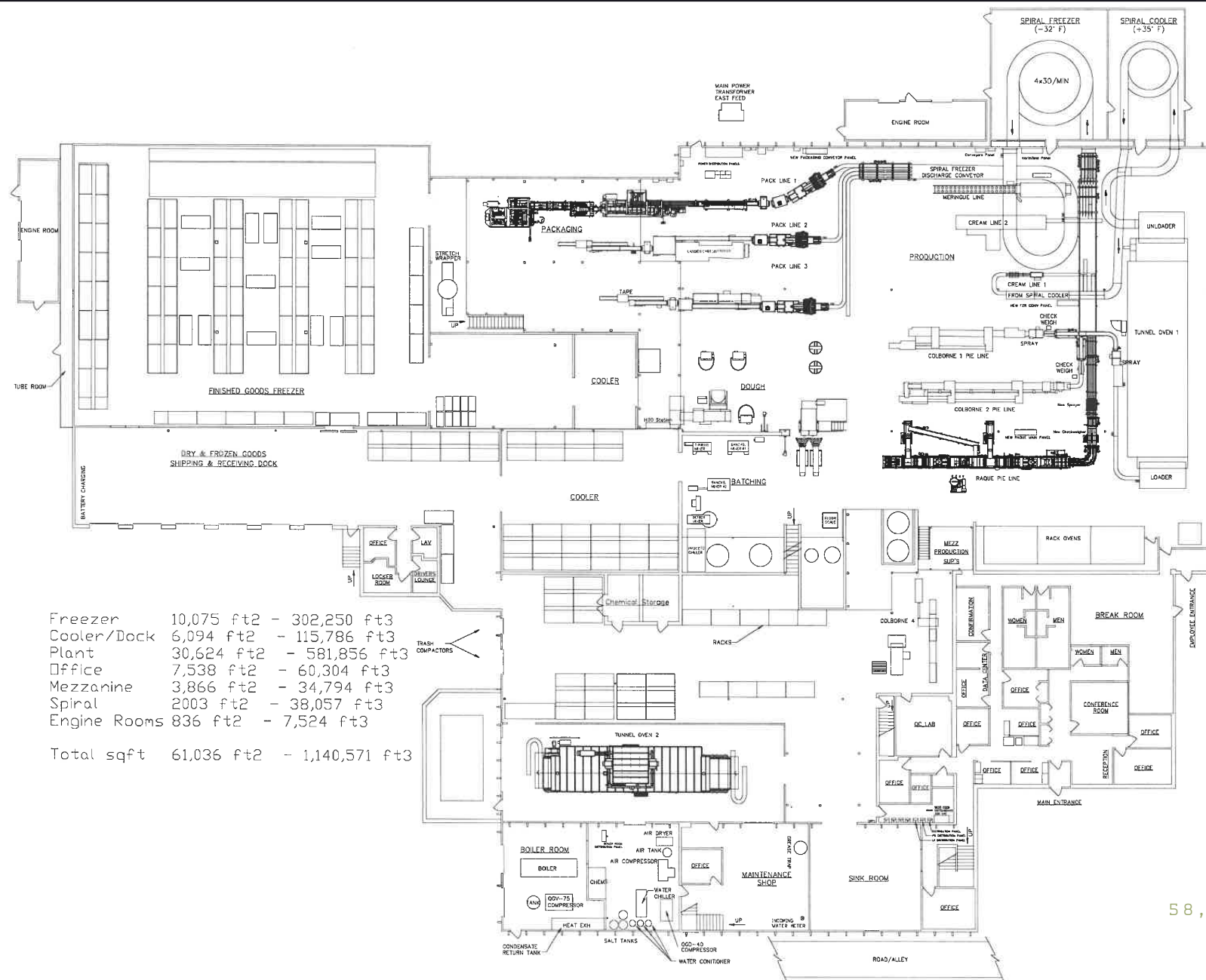
61,036 SF food processing facility easily convertible to allow for a variety of food processing users.

Building Specifications

Spec Type	Spec Details
Building Size	61,036 SF
Office/Warehouse Size	Office: 3,720 SF Warehouse: 51,124 SF
Land Parcel	4.99 Acres
Year Built	1987
Clear Height	16' - 34'
Parking	119 Surface Stalls (2.2/1,000 ratio)
Loading	3 Dock Doors / 1 Drive In Door
Refrigeration	Ammonia system
Power Capacity	480v/ 3-phase/ 2000 Amps
In Floor Heating	Gycol system heated via boiler
Spiral Freezer	Single spiral freezer with capabilities of -40 degrees
Warehouse	1,100 pallet positions in freezer
Asking Price	\$5,900,000 (\$96.67 PSF)



Floor Plan



Freezer	10,075 ft2	-	302,250 ft3
Cooler/Dock	6,094 ft2	-	115,786 ft3
Plant	30,624 ft2	-	581,856 ft3
Office	7,538 ft2	-	60,304 ft3
Mezzanine	3,866 ft2	-	34,794 ft3
Spiral	2,003 ft2	-	38,057 ft3
Engine Rooms	836 ft2	-	7,524 ft3
Total sqft	61,036 ft2	-	1,140,571 ft3

58,844 SF

Photos



Zoning Code

15.12.150 I - Industrial District

Uses Permitted.

Manufacturing, fabricating, assembly, processing (except live animals), packaging or compounding of materials, goods and products;

Warehousing or wholesaling, all commodities except live animals;

Scientific research, investigation, testing or experimentation;

Offices and administrative facilities;

Adult Oriented Businesses subject to regulations in CMCO 5.40.

Uses by Special Permit.

Wind generators and other tower mounted energy devices;

Solar energy devices not an integral part of the principal structure;

Radio transmitters, microwave and telecommunications towers;

Open storage areas which require screen fences greater than eight (8) feet in height;

A State licensed day care facility;

Dwelling necessary for security and safety reasons in relation to a principal use;

Storage, processing and packaging of flammable liquids and gases in excess of 500 gallon quantities, and of any toxic or otherwise hazardous materials;

Hazardous and solid waste treatment facility;

Incineration of waste materials provided such incineration is incidental to a permitted principal use;

Wholesale automobile restoration, reconditioning and storage subject to the following:

Services performed shall be of a wholesale nature only, and same shall not be available to the general public.

Outdoor storage of vehicles for display and vehicles awaiting restoration or reconditioning shall not be permitted.

Outdoor storage of parts, materials or equipment used in or resulting from the conduct of the business shall not be permitted.

Minor heliport subject to provisions of CZO 15.28.220.

Permitted Accessory Uses. Customary accessory uses incidental to the foregoing principal uses including, but not limited to, the following:

Signs as regulated in CZO 15.32;

Off-street parking and loading facilities;

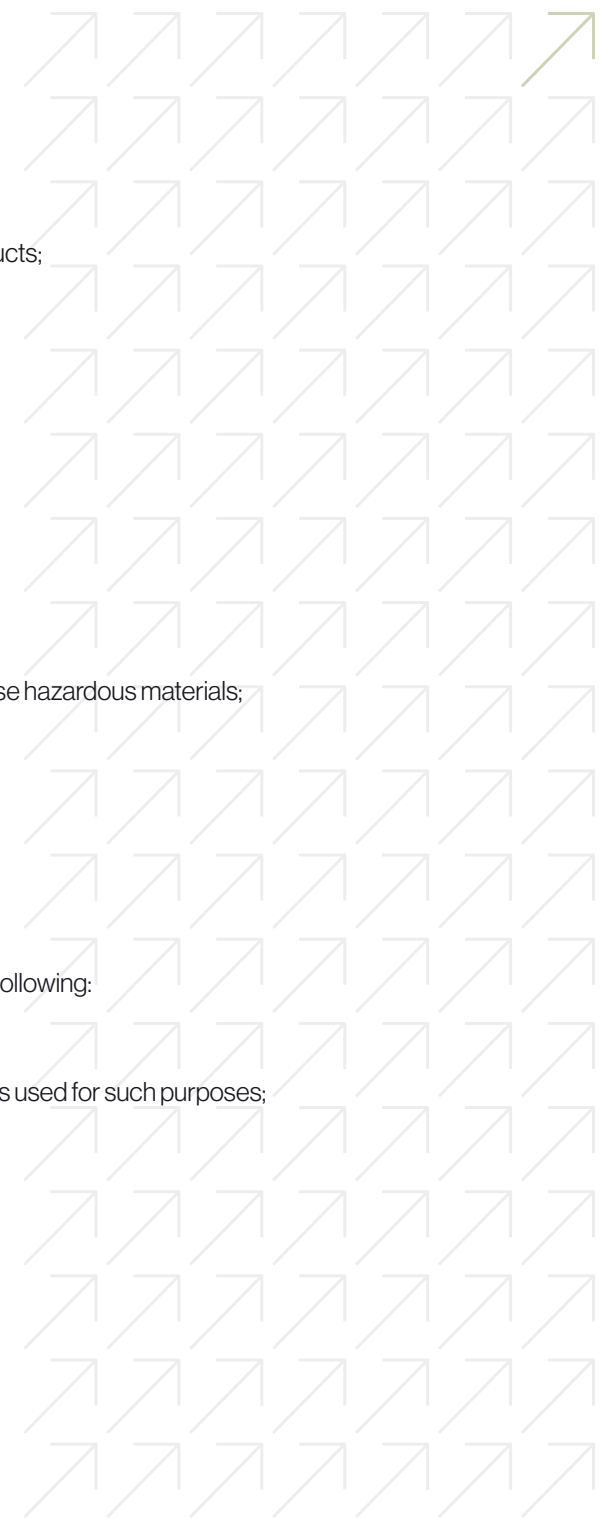
Retail sales or servicing of products manufactured or warehoused provided no more than ten (10) percent of the gross floor area is used for such purposes;

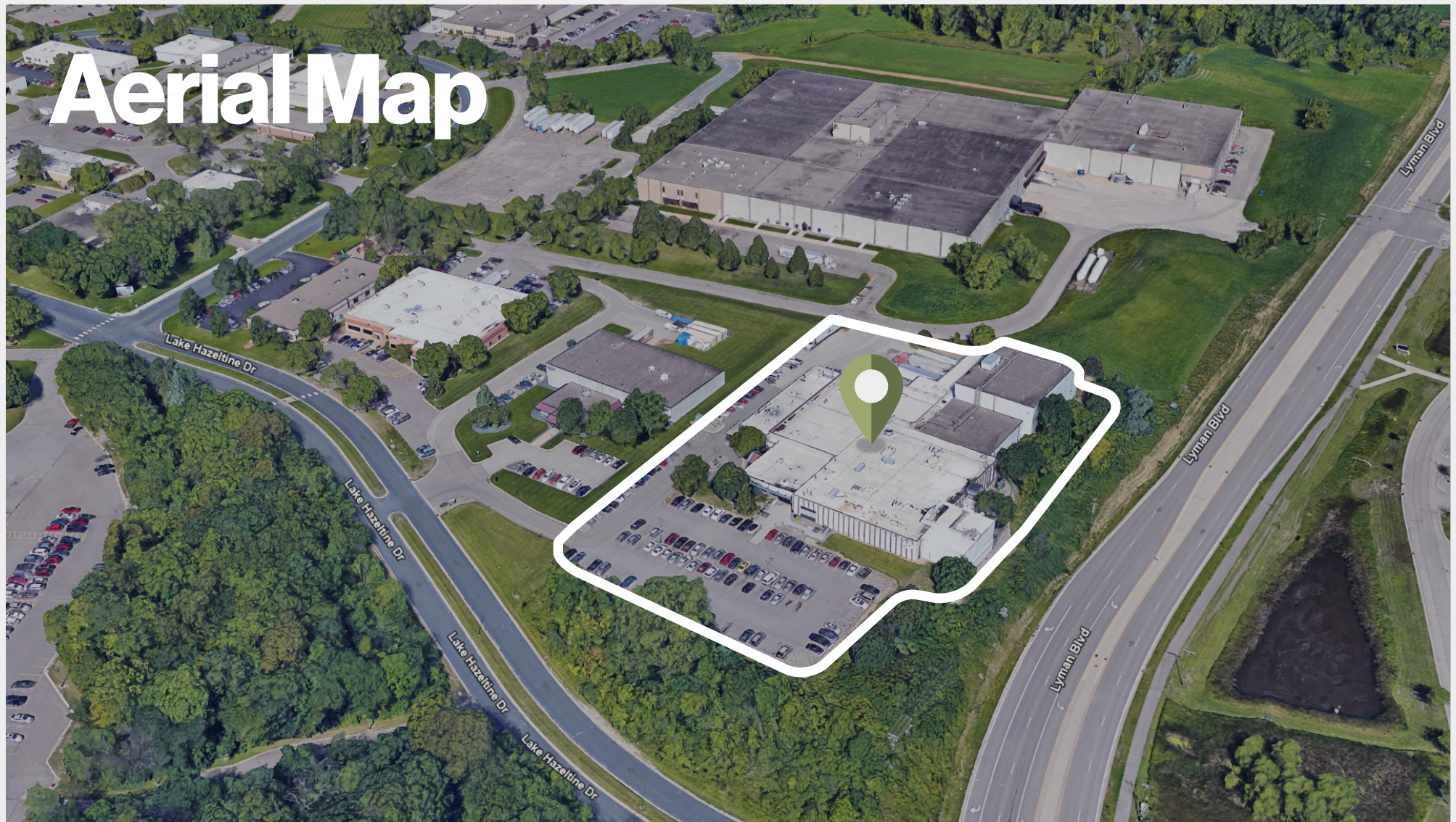
Offices and storage associated with the principal use;

Solar energy devices as an integral part of the principal building;

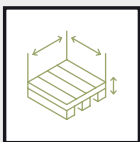
Satellite dish antenna subject to the provisions of CZO 15.28.170 paragraph B;

Vocational schools or other adult educational facilities. (Ord. No. 655, Sec. 1, 7/19/99)



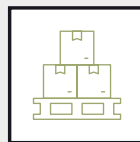


HIGHLIGHTS



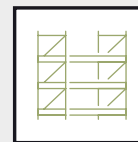
Highlight

Great access to
Hwy 5 & Hwy 212
via Lyman Blvd
& Powers Drive



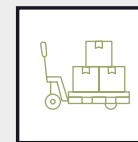
Highlight

Extremely
limited supply
for existing food
manufacturing
building in the
upper Midwest



Highlight

Nice visibility
along Lyman
Blvd



Highlight

Asking price
is well below
replacement
costs

Amenity Map





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61,036 SF Rare Food Processing Facility - For Sale

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