

CHASKA

LAND

PID: 301460020

OLD AUDUBON ROAD & ARBOR DRIVE,
CHASKA, MN
CARVER COUNTY

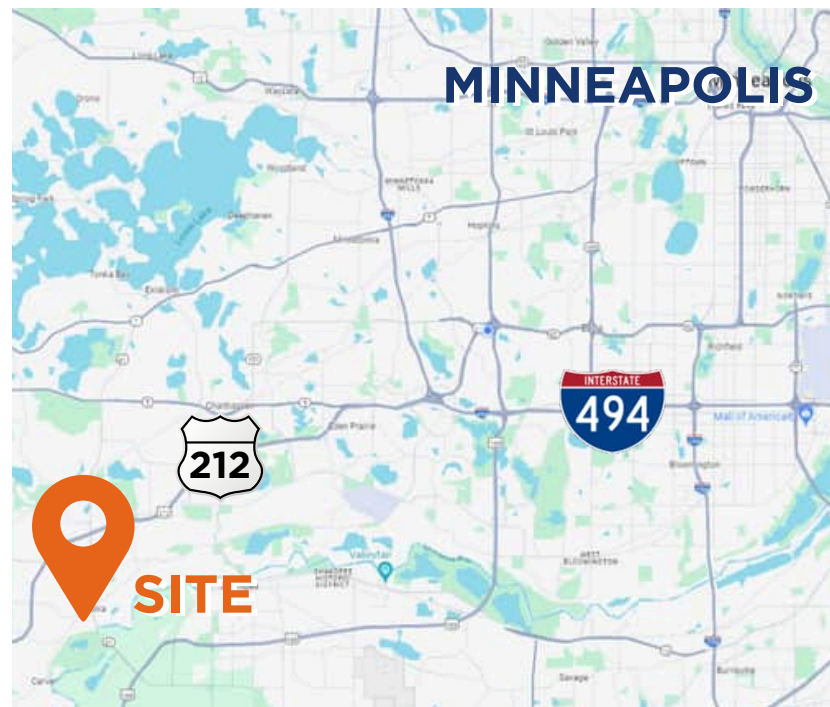


HEMPEL
REAL ESTATE



PROPERTY OVERVIEW

Acres:	5.25
Parcel ID:	<u>301460020</u>
Divisible:	Yes
Sale Price	Negotiable
Build to Suit:	Available
Zoning:	Planned Industrial Development
Outdoor Storage:	Permitted With Conditional Use Permit



Our team of professionals ensures a full-service commitment from start to finish



Cultivating partnerships and providing exceptional tenant experiences



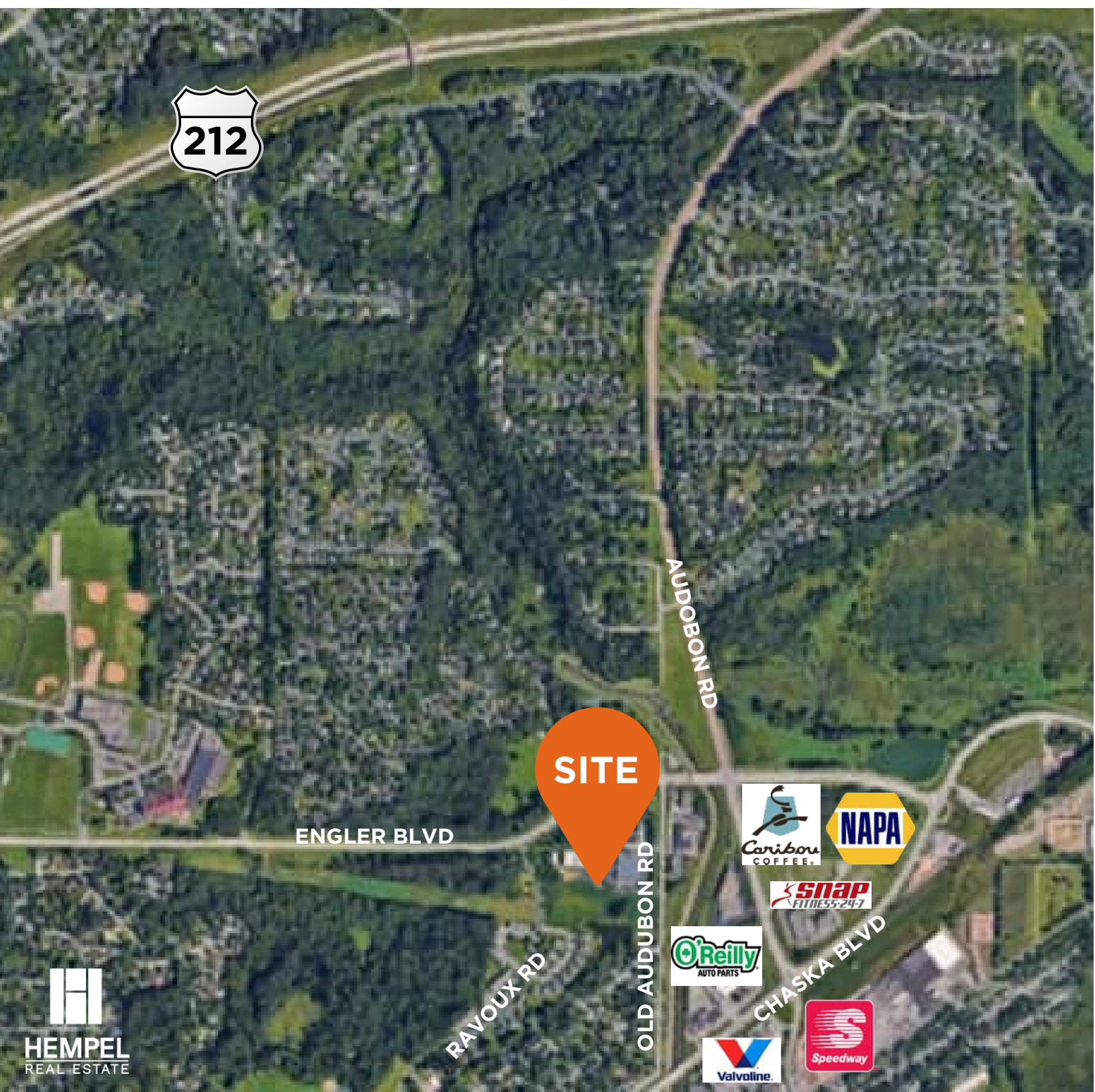
Our buildings embody our dedication to excellence in every detail

DEMOGRAPHICS

CHASKA

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	1 Mile	3 Mile	5 Mile
Population	6,539	37,626	95,969
Avg Household Income	\$104,455	\$113,353	\$126,498
Daytime Employees	1,531	21,914	46,618



CONCEPT PLAN

CHASKA LAND



SITE INFORMATION

LAND

Permitted Uses. The following uses are permitted generally in PID Districts; however, individual PID Districts may be more restrictive:

- Manufacturing, fabrication, compounding, processing, packaging, treatment and assembly of goods, products and materials;
- Wholesaling, with the exception of motor vehicles, and warehousing;
- Scientific research, investigation, testing, or experimentation;
- Office and administrative facilities;
- Retail commercial facilities providing goods and services for the day to day needs of the PID District workers and visitors;
- Customary accessory uses such as off-street parking and signs;
- Retail commercial facilities beyond those specified in paragraph B,5, provided that the Council shall find prior to any such retail use being made of any premises and prior to any substantial change therein, that the use is compatible with the Planned Industrial Development District in which located
- Minor heliport subject to provisions of CZO 15.28.220;
- Adult Oriented Businesses subject to regulations in CMCO 5.40.

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