



# FOR LEASE

820 Pine Street, Waconia, MN 55387



## OVERVIEW

820 Pine Street in Waconia is a 10,800 square foot stand-alone industrial building offering office, manufacturing and warehouse storage in the Pine Industrial Park of Hwy 5. Just blocks from the lake, numerous shops, eateries, and other businesses this building is truly fits the bill for many businesses in the city of Waconia. Waconia boasts a pro business government and a very active chamber.



[www.copperwoodmn.com](http://www.copperwoodmn.com)

684 Excelsior Blvd. – Suite 210 Excelsior, MN 55331



Justin Stueve

o. 952.392.1310 | c. 612.360.8104

justin@copperwoodmn.com



A Division of Copperwood Investments, LLC



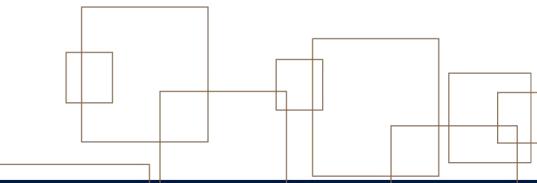
# FOR LEASE

820 Pine Street, Waconia, MN 55387

PROPERTY PHOTOS

## SPECS

- 10,800 sf industrial building
- Stand alone building
- 0.96 Acre Site
- Outside storage allowed
- 100 kw solar array on roof
- Located downtown in the Pine Industrial Park
- Strong local ownership
- Responsive and full-service local management
- Great building signage available



[www.copperwoodmn.com](http://www.copperwoodmn.com)

684 Excelsior Blvd. – Suite 210 Excelsior, MN 55331

Justin Stueve

o. 952.392.1310 | c. 612.360.8104  
[justin@copperwoodmn.com](mailto:justin@copperwoodmn.com)



A Division of Copperwood Investments, LLC



# FOR LEASE

820 Pine Street, Waconia, MN 55387

SPACE PLAN



## Specs

- 10,800 total sf
- 3,000 sf office/production
- 3,000 sf manufacturing/storage
- 4,800 sf storage
- 1,200 sf exterior storage shed (not included in square footage)
- 10'x10' exterior dock door
- 10' x 10' drive in loading door
- 12'-13' ceiling height (10' to bottom of main beams)
- Signage available
- Net rent: \$9.00 psf
- 2025 operating expense: \$4.19



[www.copperwoodmn.com](http://www.copperwoodmn.com)

684 Excelsior Blvd. – Suite 210 Excelsior, MN 55331

Justin Stueve

o. 952.392.1310 | c. 612.360.8104  
justin@copperwoodmn.com



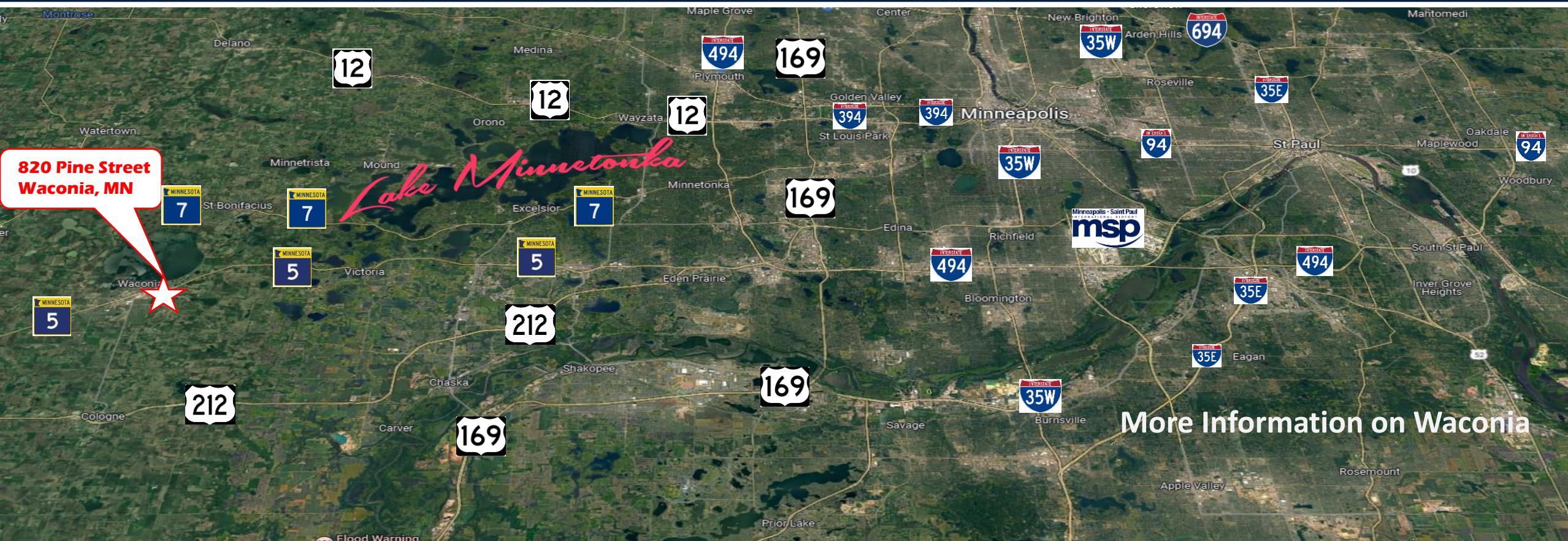
A Division of Copperwood Investments, LLC



# FOR LEASE

820 Pine Street, Waconia, MN 55387

MAP OVERVIEW



[www.copperwoodmn.com](http://www.copperwoodmn.com)

684 Excelsior Blvd. – Suite 210 Excelsior, MN 55331

Justin Stueve

o. 952.392.1310 | c. 612.360.8104  
[justin@copperwoodmn.com](mailto:justin@copperwoodmn.com)



A Division of Copperwood Investments, LLC



# FOR LEASE

820 Pine Street, Waconia, MN 55387

MAP OVERVIEW



[www.copperwoodmn.com](http://www.copperwoodmn.com)

684 Excelsior Blvd. – Suite 210 Excelsior, MN 55331

Justin Stueve

o. 952.392.1310 | c. 612.360.8104  
[justin@copperwoodmn.com](mailto:justin@copperwoodmn.com)



A Division of Copperwood Investments, LLC