



# 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)

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A Division of Copperwood Investments, LLC





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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



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## 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



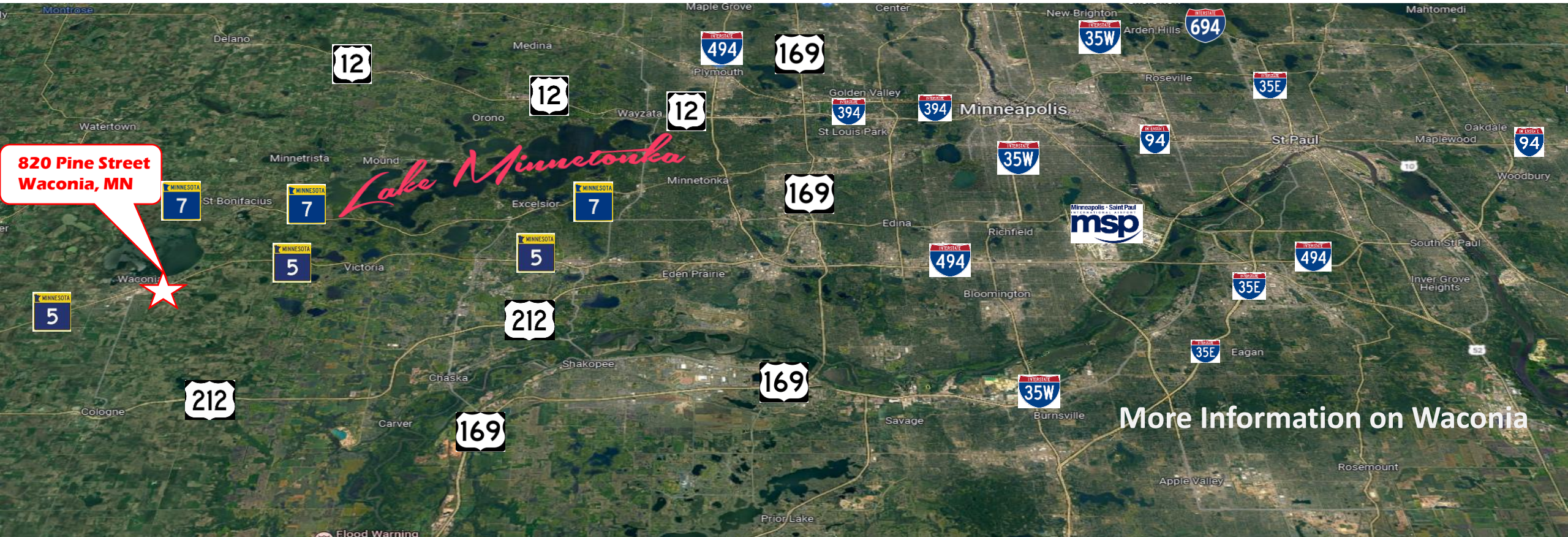




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MAP OVERVIEW

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More Information on Waconia

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