



FOR SALE

7660 Quattro Drive, Chanhassen, MN 55317



OVERVIEW

7660 Quattro Drive offers an incredible opportunity for a business to relocate their operations to a 49,500 SF stand-alone office/warehouse/mfg building with a solid corporate feel. The site is exceptionally located just west of Eden Prairie off Hwy 5 with incredibly easy access to major thoroughfares heading north, south, east and west. Currently configured with 8,000 sf of office and 41,500 SF of warehouse/mfg space, come take a look at the possibilities!

Disclosure: All information provided is from sources believed to be accurate. We recommend that all parties perform their own independent investigation and verification of any data presented, including the property's condition and proposed use.



www.copperwoodmn.com

684 Excelsior Blvd. – Suite 210 Excelsior, MN 55331

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A Division of Copperwood Investments, LLC



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SPECS

- 49,500 total sf
- 8,000 sf of office space
- 23,500 sf climate controlled Mfg/Whse
- 18,000 sf of warehouse floor area
- 4,192 sf of mezz (not included in total)
- 3.89 acres
- 18' clear height
- 3 – dock high door w/ 9' 6" x 9' door
- 1 – ½ dock height door w/ 9' 6" x 8' door
- 1 – drive-in OH door 14' x 13' door
- 100% sprinkled
- 3 phase power
- Zoning: Industrial
- Building 1989 with expansion in 1998



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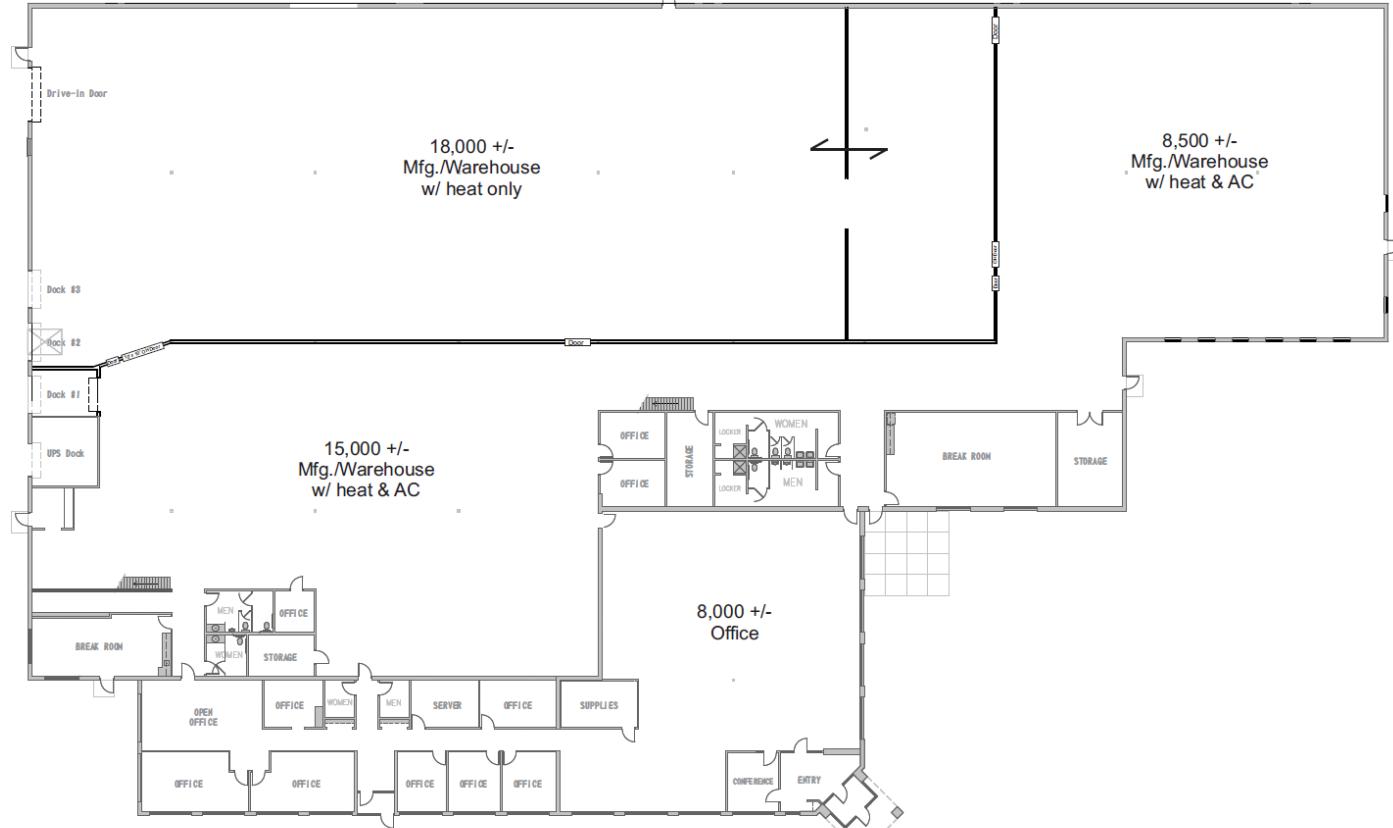


SPECS

Total Size	49,500 Sf
Main Level Office	8,000 Sf
Mfg/Whse	23,500 Sf
Whse	18,000 Sf
Mezzanine	4,192 Sf

*Note mezzanine sf not included in total sf,

Sales Price	\$5,445,000 (\$110.00/sf)
2026 RE Taxes	\$136,215.55 (\$2.75/sf)



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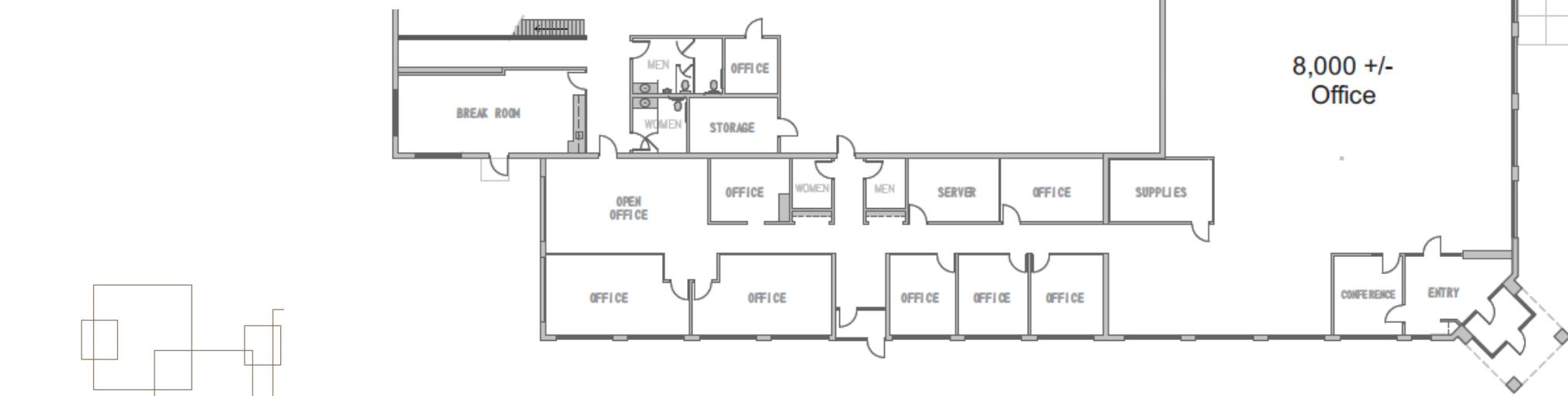
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OFFICE PLAN

- Nice mixture of private offices and open collaborative workspace
- Great entry and greeting area
- Multiple conference and meeting rooms
- Multiple lounge and break areas
- Multiple restroom banks



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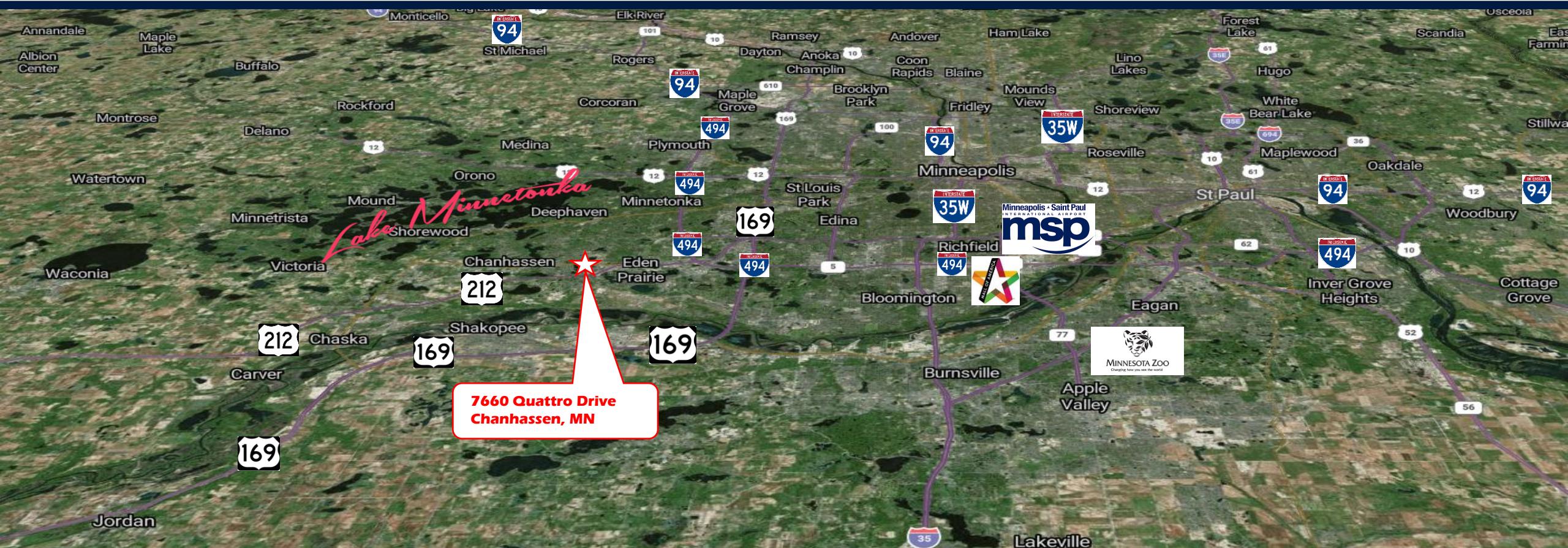


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