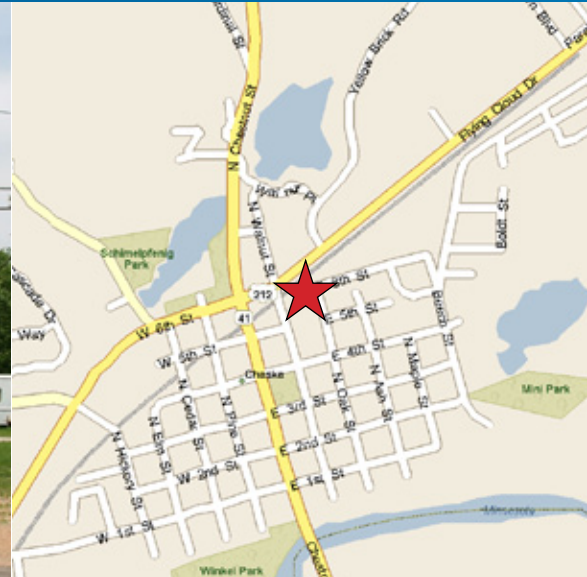


FOR SALE OR LEASE > INDUSTRIAL SPACE

307 East 6th Street

CHASKA, MN 55318



Rates Reduced!

Rare small building for sale or lease. Former cabinet shop with equipment in place. Space offers attractive office build-out and clean warehouse environment.

Building Amenities

- > 8,088 square foot office/warehouse building
- > .75 acre lot
- > 12' high doors
- > Two (2) drive-in doors
- > Attractive office finishes
- > Air conditioned warehouse
- > Easy access to Highway 212 and Highway 41

Contact Us

BRIAN NETZ
952 897 7736
MINNEAPOLIS, MN
brian.netz@colliers.com

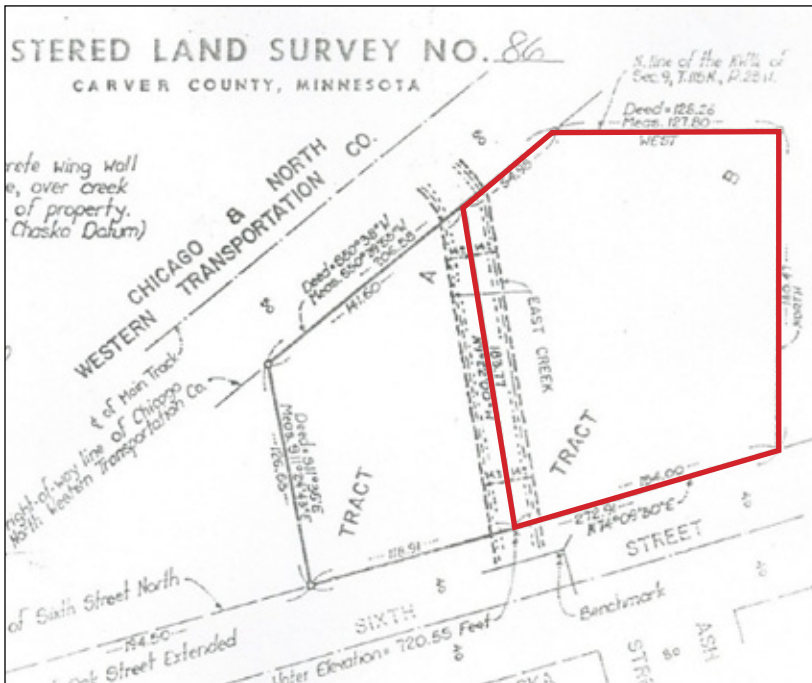
COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com

307 East 6th Street > Site Plan & Survey



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PROPERTY FACT SHEET

307 East 6th Street

CHASKA, MN 55318



PROPERTY ADDRESS:

307 East 6th Street
Chaska, MN 55318

BUILDING SQUARE FEET:

8,088 square feet total
1,400 square feet office
6,688 square feet warehouse

LOT SIZE:

.75 acres

LOADING:

Two (2) drive-in doors

YEAR BUILT:

1970

CLEAR HEIGHT:

12'

POWER:

600 amps/240 volts/3-phase

NET RENTAL RATES:

\$7.00 per square foot office
\$3.50 per square foot warehouse

2011 EST. CAM & REAL ESTATE TAX:

\$2.33 per square foot total

SALE PRICE:

\$790,000 (\$97.68 psf)

2011 REAL ESTATE TAX:

\$14,838.00

AMENITIES:

- Air conditioned warehouse
- Former cabinet shop - Equipment in place
- Attractive office build-out & clean warehouse environment



For Leasing Information, Contact:

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