

WELSH

INNOVATION FROM THE GROUND UP



PRICE REDUCTION!

# For Sale or Lease

307 East 6th Street  
Chaska, Minnesota

- For Sale or Lease
- 8,088 total square feet
- Attractive office finishes
- 12' clear height
- Two (2) drive-in doors
- Air conditioned warehouse
- Easy access to Highway 212 and Highway 41



For more information contact:

Brian Netz  
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Kevin Simons  
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ksimons@welshco.com

**NAIWELSH**





## 307 East 6th Street For Sale or Lease

|                                   |   |   |
|-----------------------------------|---|---|
| <b>Building Address:</b>          | 307 East 6th Street<br>Chaska, Minnesota  | <b>Brian Netz</b> <ul style="list-style-type: none"><li>• 952.897.7736</li><li>• <a href="mailto:bnetz@welshco.com">bnetz@welshco.com</a></li></ul>       |
| <b>Building Square Feet:</b>      | 8,088 square feet total   |   |
| <b>Currently Available:</b>       | 8,088 square feet total<br>1,400 square feet of office<br>6,688 square feet of warehouse  | <b>Kevin Simons</b> <ul style="list-style-type: none"><li>• 952.897.7871</li><li>• <a href="mailto:ksimons@welshco.com">ksimons@welshco.com</a></li></ul> |
| <b>Lot Size:</b>                  | .75 Acres   |   |
| <b>Clear Height:</b>              | 12'   | <a href="http://www.welshco.com">www.welshco.com</a>  |
| <b>Loading:</b>                   | Two (2) drive-ins   |   |
| <b>Net Rental Rates:</b>          | \$9.75 per square foot office<br>\$4.75 per square foot warehouse   | 4350 Baker Road, Suite 400<br>Minnetonka, MN 55343<br>Tel: 952.897.7700<br>Fax: 952.842.7700  |
| <b>2009 (est.) CAM &amp; Tax:</b> | \$1.98 per square foot  |   |
| <b>Sale Price:</b>                | \$790,000 (\$97.68 psf)   |   |
| <b>2009 Real Estate Taxes:</b>    | \$12,790.00   |   |
| <b>Amenities:</b>                 | <ul style="list-style-type: none"><li>• Air conditioned warehouse</li><li>• Former cabinet shop - Equipment in place</li><li>• Attractive office build-out &amp; clean warehouse environment</li><li>• 600 amps/240 volts/3-phase</li></ul> |   |