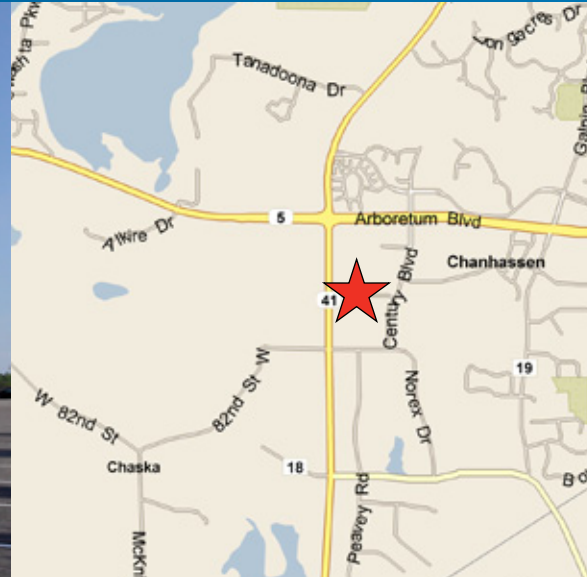


FOR SALE OR LEASE > INDUSTRIAL SPACE



Arboretum Business Park III

2885-2945 WATER TOWER PL, CHANHASSEN, MN 55317



Building Amenities

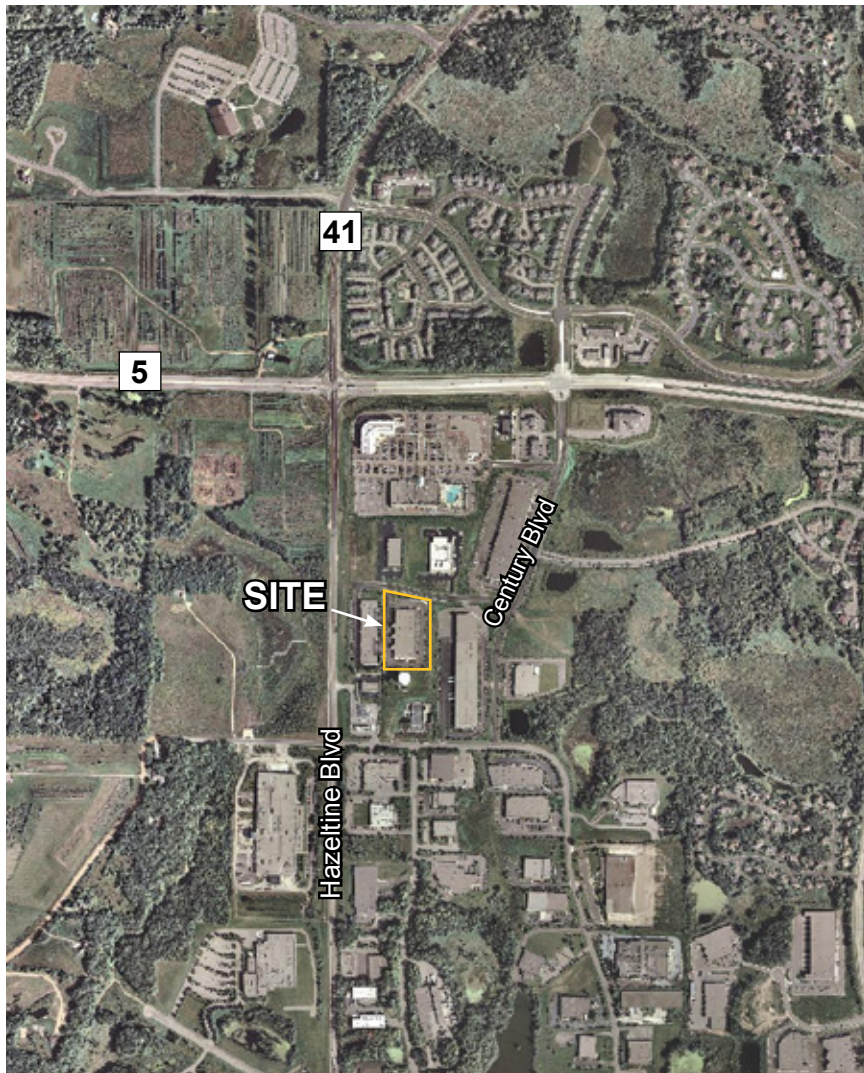
- > 59,990 square foot warehouse/distribution building
- > Built in 2001
- > 18' clear height
- > Six docks, two grade level drive-ins
- > 2.70/1000 parking ratio
- > 40' x 40' column spacing
- > 1200 amps/480 volt/3 phase
- > 100% air conditioned; roof-top units
- > 100% wet sprinklered
- > Great access to Highway 5 and County Rd 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

Arboretum Business Park III > Aerial



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PROPERTY FACT SHEET

Arboretum Business Park III



PROPERTY ADDRESS:

2885-2945 Water Tower Place
Chanhassen, MN 55317

BUILDING SQUARE FEET:

59,990 square feet total

CURRENTLY AVAILABLE:

TOTAL BUILDING:

59,990 square feet total
10,646 square feet office
49,344 square feet warehouse

- Six (6) docks
- Two (2) grade level drive-ins

SUITE 2929:

33,586 square feet total
8,664 square feet office
24,922 square feet warehouse

- Four (4) docks
- One (1) grade level drive-in

YEAR BUILT:

2001

CLEAR HEIGHT:

18'

POWER:

1200 amps./480 volt/3 phase

PID NUMBER:

25-0750060

ZONING:

PUD (Industrial)

NET RENTAL RATES:

\$9.50 per square foot office
\$4.75 per square foot warehouse

2012 EST. CAM & REAL ESTATE TAX:

\$0.84 per square foot CAM
\$1.82 per square foot tax
\$2.66 per square foot total

SALE PRICE:

\$3,500,000 (\$58.34 psf)

AMENITIES:

- End cap suite available
- 100% air conditioned
- Easy access to Highway 5 and County Road 41
- 26,404 square feet leased for approximately four years

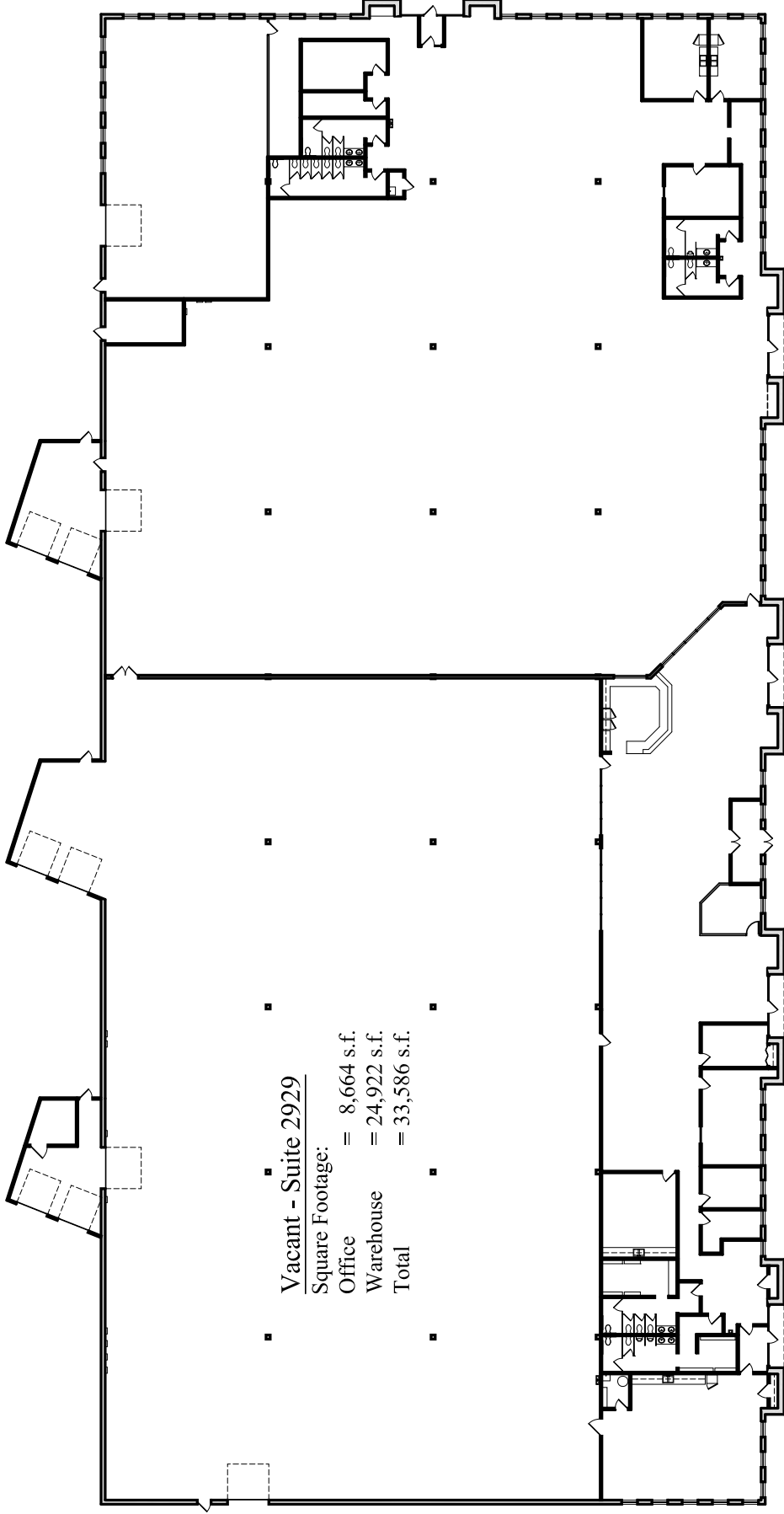


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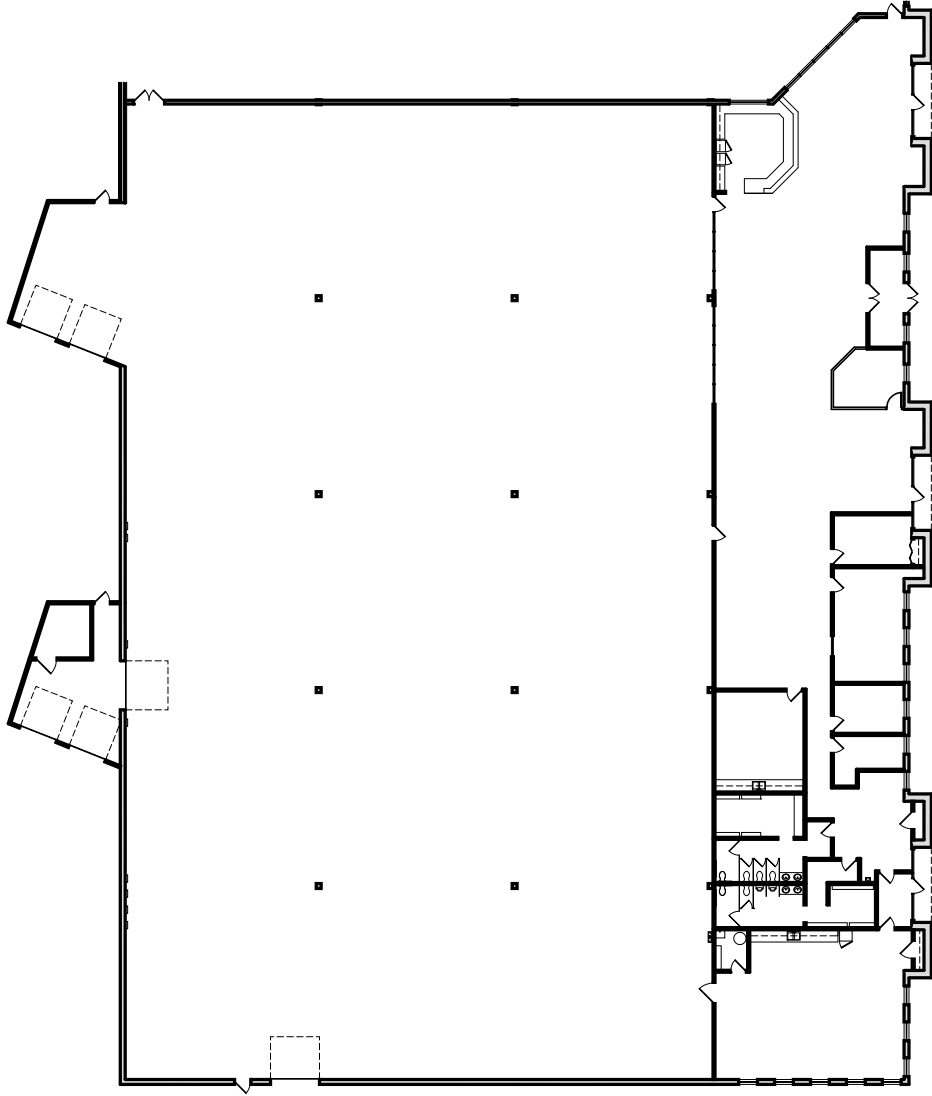
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www.colliers.com



Vacant - Suite 2929
 Square Footage:
 Office = 8,664 s.f.
 Warehouse = 24,922 s.f.
 Total = 33,586 s.f.

Full Building Floor Plan
 Scale: 1" = 40'-0"



Floor Plan

Scale: 1" = 40'-0"

Square Footage:	
Office	= 8,664 s.f.
Warehouse	= 24,922 s.f.
Total	= 33,586 s.f.

Building Key:

