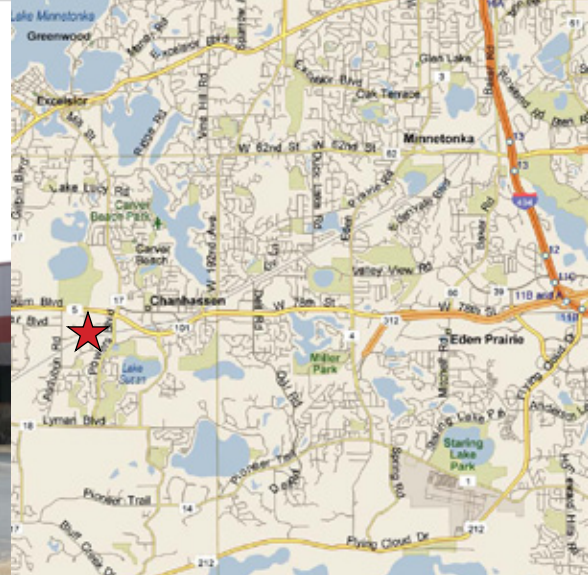


FOR LEASE > FLEX SPACE

# Chanhassen Lakes I

1351-1365 PARK ROAD, CHANHASSEN, MN 55317



## Flex Space in Chanhassen

48,573 square foot flex building for lease in Chanhassen. Location offers great access to Highway 5 and just minutes from I-494.

## Building Amenities

- > 48,573 square foot flex building
- > Low rental rates and operating expenses
- > Dock and drive-in loading
- > 14' clear height
- > Ample parking
- > Easy access to Highway 5

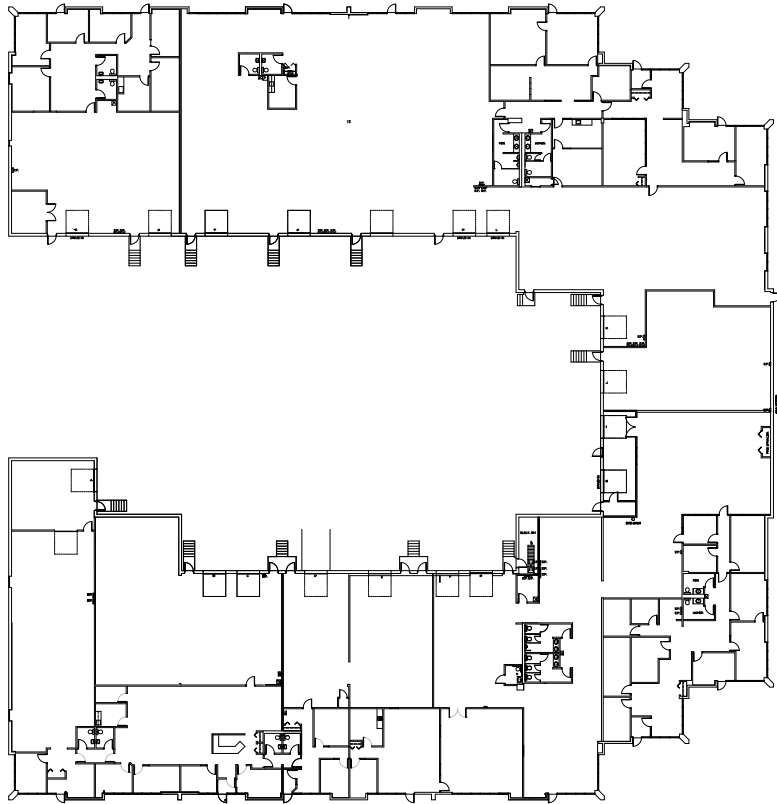
## Contact Us

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952 897 7736  
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# Chanhassen Lakes I > Site Plan

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## PROPERTY FACT SHEET



# Chanhassen Lakes I

1351-1365 PARK ROAD, CHANHASSEN, MN 55317

### PROPERTY ADDRESS:

1351-1365 Park Road  
Chanhassen, MN 55317

### CURRENTLY AVAILABLE: SUITE 1362:

6,849 square feet total  
0 square feet office  
6,849 square feet warehouse  
• One (1) dock  
• One (1) drive-in

### YEAR BUILT:

1983

### CLEAR HEIGHT:

14'

### ZONING:

Light Industrial (M-1)

### PARKING:

231 total spaces

### BUILDING SQUARE FEET:

48,573 square feet total

### NET RENTAL RATES:

\$7.75 per square foot office  
\$3.75 per square foot warehouse

### 2012 EST. CAM & REAL ESTATE TAX:

\$1.21 per square foot CAM  
\$1.38 per square foot real estate taxes  
\$2.59 per square foot total

### AMENITIES:

- Fully sprinklered
- Nice image flex building

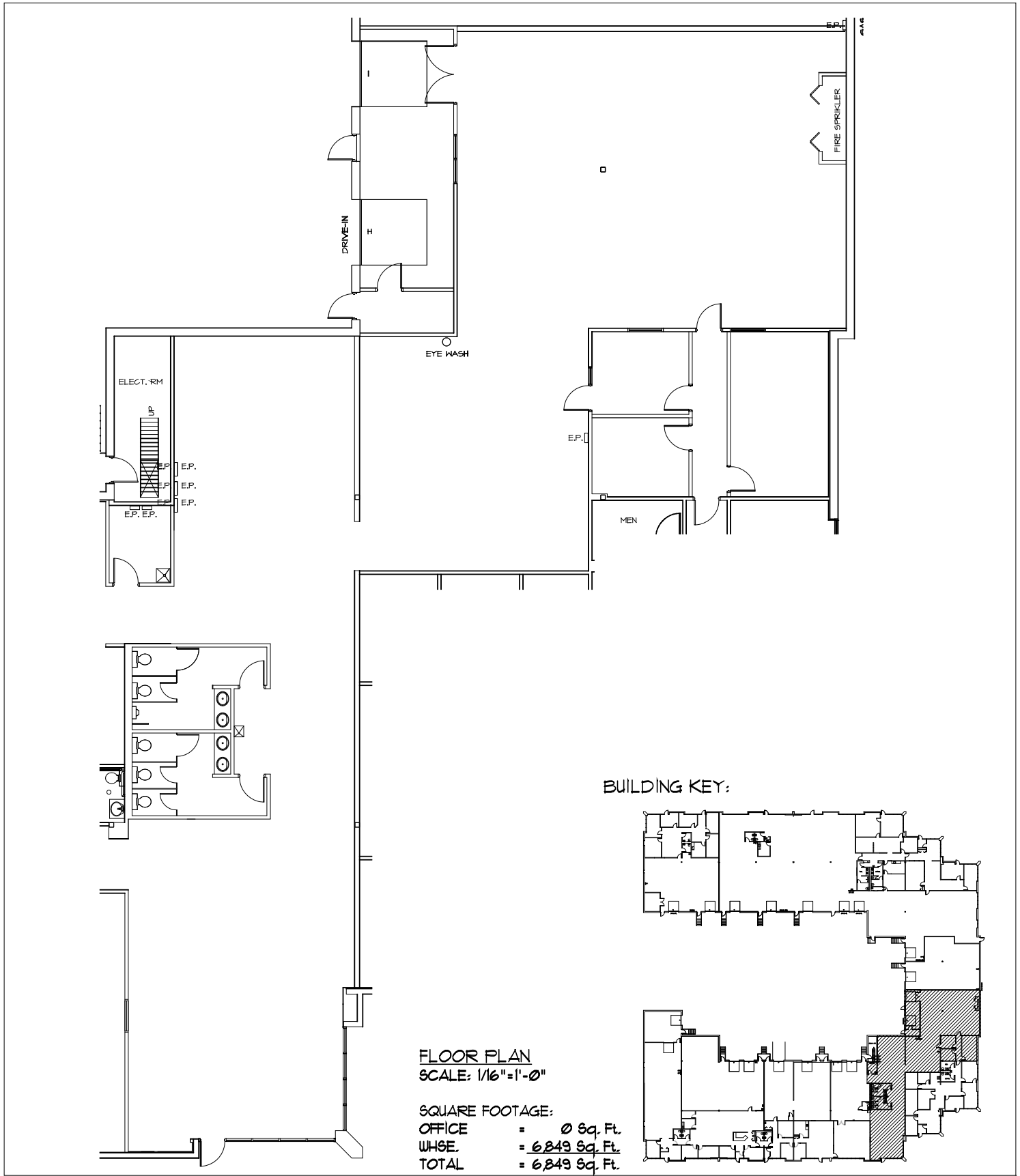


## For Leasing Information, Contact:

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CHANNHASSEN LAKES I

1362 PARK ROAD  
CHANNHASSEN, MN

SCALE: 1/16" = 1'-0" DRAWN BY:  
JOB: DATE:  
REVISION: DATE:

\_\_\_\_\_  
\_\_\_\_\_

**A-1**