



## For Lease

Chanhassen West III  
 2451 Galpin Court  
 Chanhassen, Minnesota

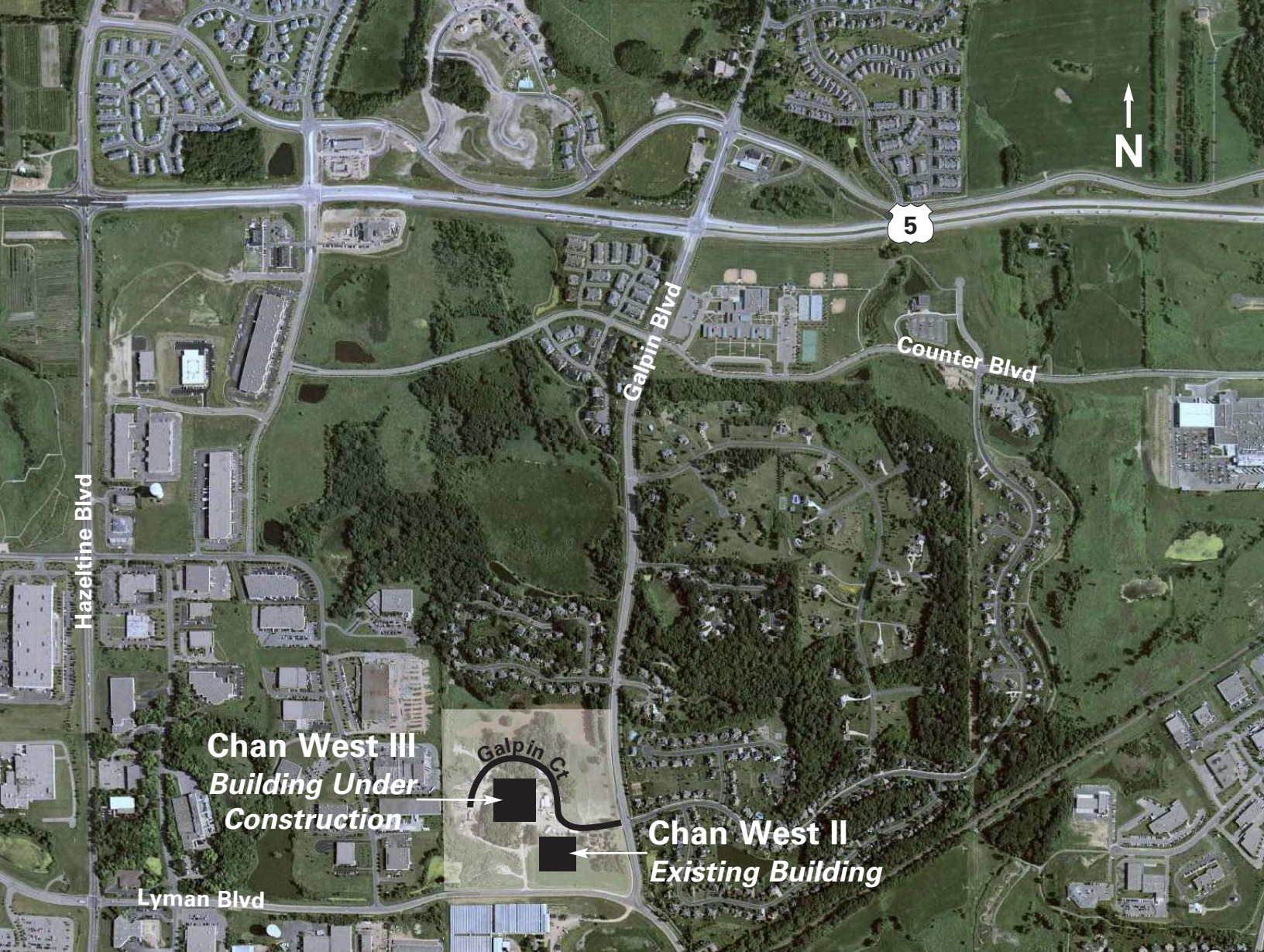
- 2010 Construction
- 30,224 total building square feet
- 16' clear height
- Office space built-to-suit
- Dock & Drive-in loading
- Ample parking
- Convenient location
- Business park setting
- One mile south of Highway 5 and minutes from the new Highway 212



For more information contact:

**Brian Netz**  
 952.897.7736  
 bnetz@welshco.com

**Kevin Simons**  
 952.897.7871  
 ksimons@welshco.com



For more information contact:

Brian Netz

952.897.7736

[bnetz@welshco.com](mailto:bnetz@welshco.com)

Kevin Simons

952.897.7871

[ksimons@welshco.com](mailto:ksimons@welshco.com)



## Chanhassen West III For Lease

**Building Address:**

2451 Galpin Court  
Chanhassen, Minnesota

**Brian Netz**

- 952.897.7736
- [bnetz@welshco.com](mailto:bnetz@welshco.com)

**Building Square Feet:**

30,224 square feet total

**Currently Available:**

30,224 square feet total  
B-T-S office space  
30,224 square feet warehouse

**Kevin Simons**

- 952.897.7871
- [ksimons@welshco.com](mailto:ksimons@welshco.com)

**Divisible to:**

6,000 square feet total  
B-T-S office space  
6,000 square feet warehouse

[www.welshco.com](http://www.welshco.com)

**Loading:**

Docks and drive-ins

**Clear Height:**

18' clear

**Rental Rates:**

\$12.00 psf for office  
\$5.00 psf for warehouse

4350 Baker Road, Suite 400

Minnetonka, MN 55343

Tel: 952.897.7700

Fax: 952.842.7700

**2010 (est.) CAM & Taxes:**

\$1.75 per square foot total

**Comments:**

- Available Fall 2010
- Available in 6,000 SF bays
- Business Park setting
- Minutes from the New Highway 212

# Chanhassen West Business Park Addition



Proposed Office/Warehouse  
Lot 3 Block 2  
Eden Trace Corporation

