

WELSH

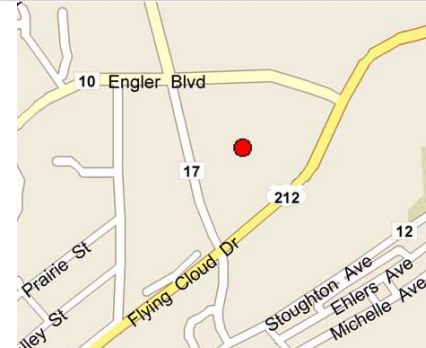


INNOVATION FROM THE GROUND UP

# For Sale

Chaska Gateway Proposed Development  
Highway 212 and Audubon Road  
Chaska, Minnesota

- Industrial buildings/condos
- Shell Condition
- Quick access to both new & old 212
- Excellent visibility
- 20,000 & 30,000 square foot buildings available
- Divisible to 5,000 square feet

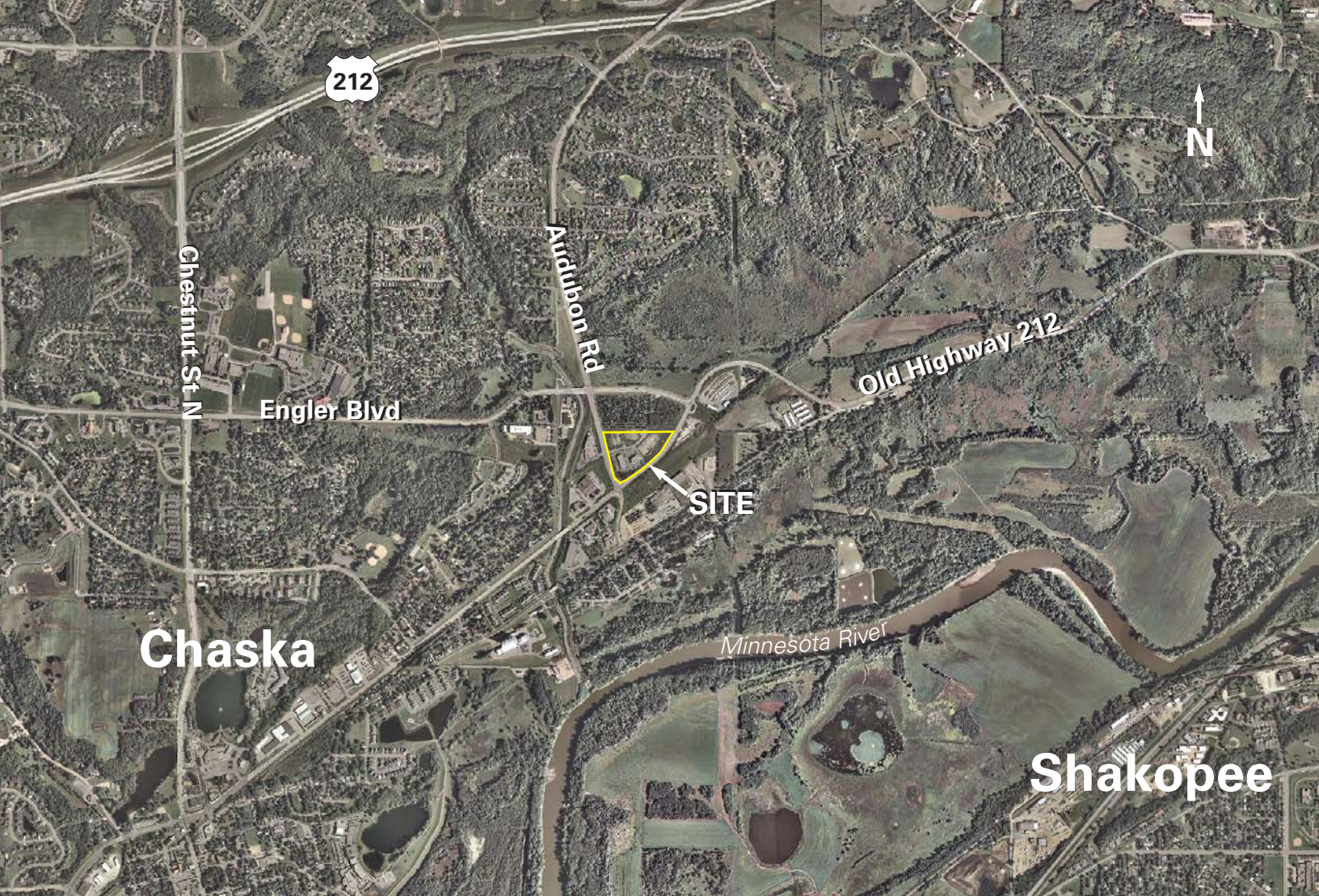


For more information contact:

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952.897.7736  
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**Chaska**

**Shakopee**

For more information contact:

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## Chaska Gateway For Sale

**Buildings Address:**

Highway 212 & Audubon Road  
Chaska, Minnesota

**Building Sizes:**

Building A - 20,000 square feet  
Building B - 30,000 square feet

**Lot Sizes:**

3.2 acres Building A  
1.8 acres Building B

**Zoning:**

Open zoning

**Ceiling Height:**

18'

**Sale Price:**

\$110 psf (shell condition)

**Comments:**

- Quick access to new Hwy 212 & old Hwy 212
- Great visibility
- Heavy traffic
- High growth area
- New construction
- Customize your space
- Dock & drive-in capabilities

**Brian Netz**

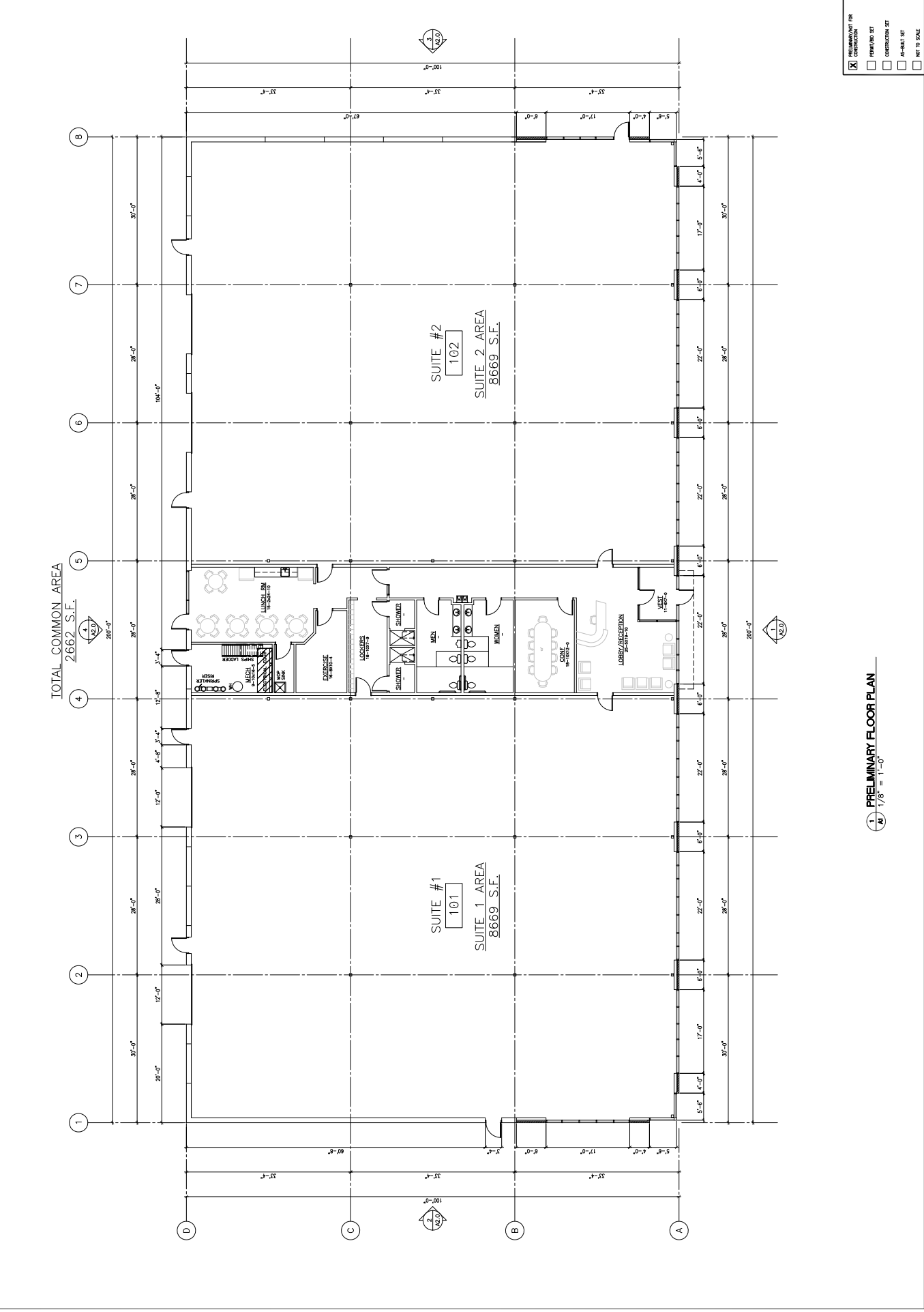
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- PRELIMINARY/FOR CONSTRUCTION
- FINISH/FIN SET
- CONSTRUCTION SET
- AS-BUILT SET
- NOT TO SCALE





REVISIONS

1	ADD	
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DATE	
DESCRIPTION	

PROPOSED NEW DEVELOPMENT:  
 CHASKA GATEWAY - LOT 5  
 CHASKA, MN

CERTIFICATION  
 I, \_\_\_\_\_, certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am a duly licensed professional engineer in the State of Minnesota.

FLOOR PLAN  
 BUILDING 5

DATE  
 7/05/05

PROJECT NO.  
 08045

M S P  
 COMMERCIAL

