



SUMMERHILL
Commercial Real Estate, LLC

FOR LEASE
1300 Park Road
Chanhassen, MN 55317



Unit SF: 3,000 sf (740/2,260 sf office/whse)

Base Rental Rate: \$7.75/\$3.75 psf office/whse

Tax and CAM (2012): \$2.60 psf

- 15.5' clear height in warehouse.
- One (1) – 12' x 12' drive-in door with automatic opener.
- Easy to demo 126 sf of office leaving 615 sf of office and 2,385 sf whse.
- Bonus 940 sf of storage mezzanine space w/stair access from the whse.
- Floor drain with flammable waste trap in warehouse.
- End cap space with ample parking on south and north sides of the bldg.
- Located ¼ mile from Hwy 5 next to downtown Chanhassen amenities.
- Hard to find office whse space in Chanhassen with low percentage of office. Office is south facing.
- Ability to have signage on Park Road.
- City of Chanhassen trail system access.
- 6 minutes to I-494 via Hwy 5 (4 miles), 8 minutes to I-494 via 212 (6 miles).



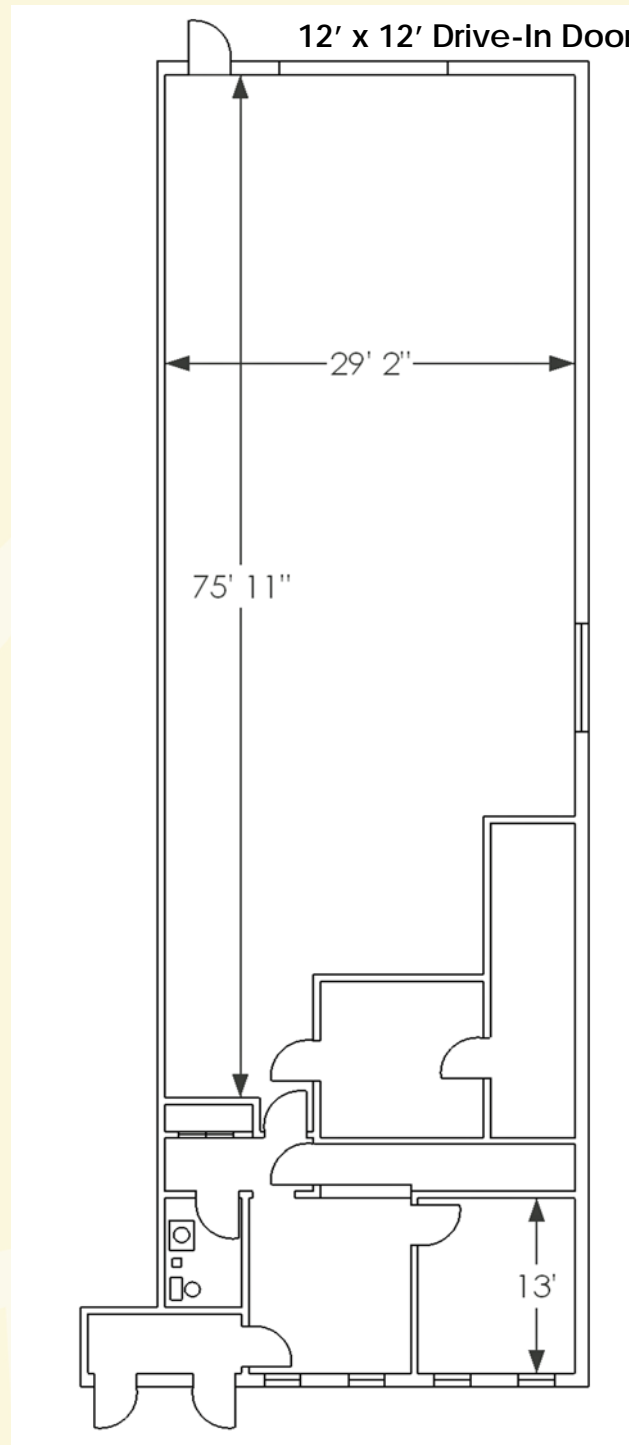
For more information call:
Peter Kordonowy, CCIM
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or visit our website at:
www.summerhillcommercial.com



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