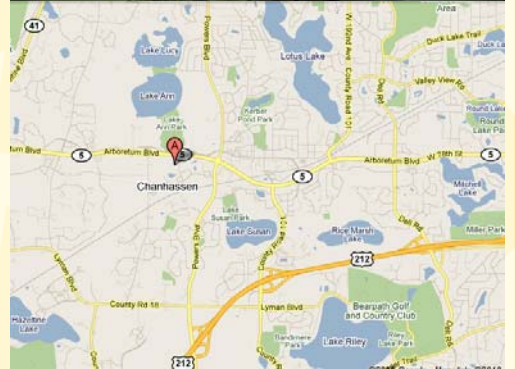




SUMMERHILL
Commercial Real Estate, LLC

FOR SALE OR LEASE
7850-7860 Park Drive Building
7850-7860 Park Drive
Chanhassen, MN 55317



7850-7860 Park Dr Bldg Size: 23,050 sf (4,555 sf office/18,495 sf whse-production).
Property Size/PID #: 2.08 acres, or 91,040 sf/PID # 25.1920010.
7850 Park Dr Suite (49%): 11,293 sf (3,710 sf office/7,583 sf whse-production).
7860 Park Dr Suite (51%): 11,757 sf (845 sf office/10,912 sf whse-production).
Offering Price: \$1,600,000.
Est. RE Tax & CAM (2011): \$2.67 psf (\$44,266, \$1.92 psf, RE Tax, \$.75 psf CAM).
Base Rental Rates: \$8.50/\$4.75 psf office/whse-production.

- Excellent purchase opportunity to investor or owner occupant. Seller will consider a sale/leaseback of 49% of the bldg qualifying buyer for SBA financing!
- 14.5' – 15.0' clear height, 100% A/C, 2- truck high docks, 1- 10' x 10' drive in door.
- 1,400 amps pwr (1,000 amp, 3-phase, 208Y/120V, 4W & 400 amp, 3-phase, 240V).
- Ample air, water, & electrical line distribution throughout whse-production.
- Quality construction building built in 1987 with the following features:
 - Foundation: cast in place, reinforced concrete spread footings supporting reinforced concrete block foundation walls.
 - Structure: load bearing concrete block walls at the building perimeter & structural steel columns & beams with metal bar joists and metal roof deck.
 - Roofing: flat, asphalt built-up roofing system w/pre-finished metal flashings.
 - Exterior: painted decorative & plain concrete block w/curved pre-finished metal wall panels. 45 parking spaces w/1 ADA space. Plaza main entrance.
 - Windows: fixed, bronze anodized aluminum window frames w/ insulated glazing (ribbon glass) & full glass bronze anodized aluminum doors & frames.
- Located 1 building off of Hwy 5 w/convenient turn in/turn out access.
- The building is 7-8 minutes from I-494 via the new Hwy 212 or Hwy 5.
- Located next to downtown Chanhassen amenities in a desirable, growing area.

For more information call:
Peter Kordonowy, CCIM
952.556.5151

or visit our website at:
www.summerhillcommercial.com



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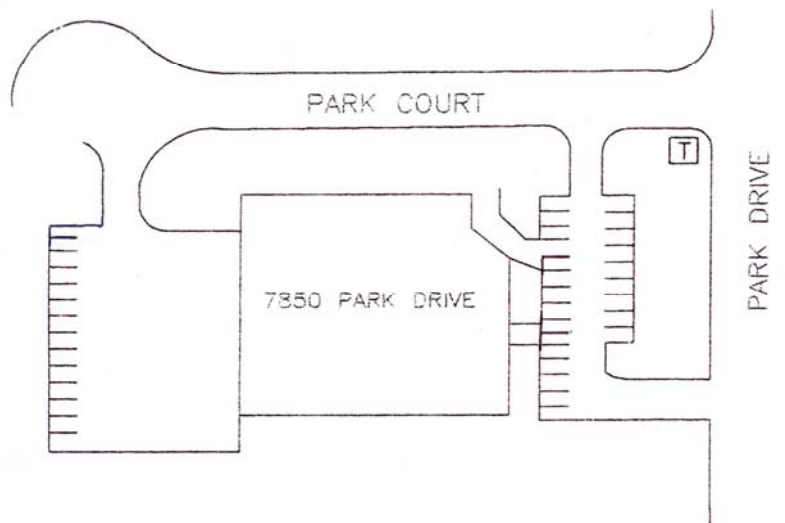
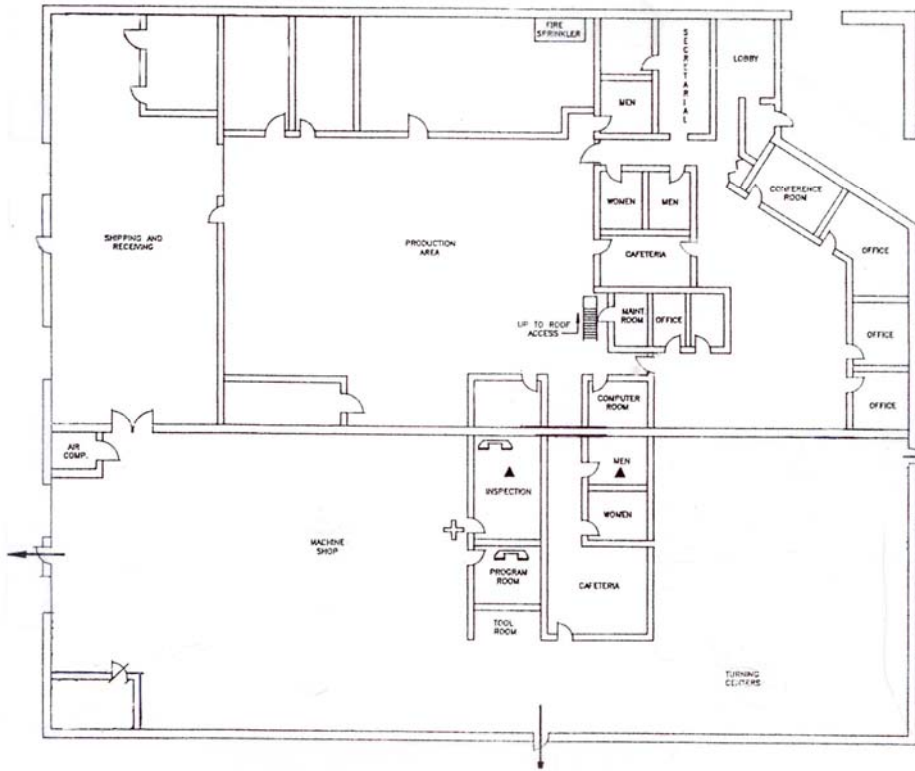
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