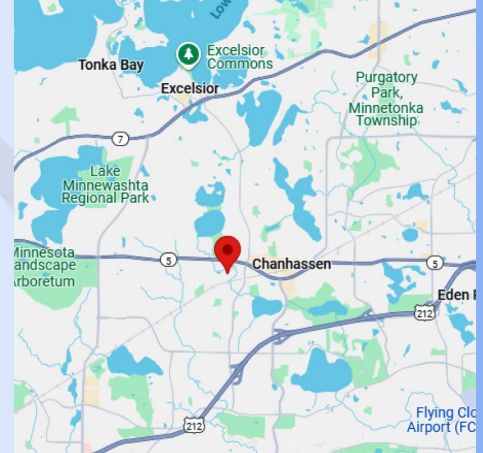


FOR LEASE

CHANHASSEN LAKES II
1256 Park Road
Chanhassen, MN 55317



SUMMERHILL
Commercial Real Estate, LLC



LEASE DETAILS:

1256 Park Road:	0 PSF Office <u>2,171 PSF Warehouse</u> 2,171 PSF Total
Base Rental Rates	\$11.00 PSF Office \$6.00 PSF Warehouse
Est. RE Tax & CAM:	\$4.80 PSF (\$2.35 /\$2.45 PSF CAM/RE Taxes)



FEATURES:

- Small warehouse space available for lease.
- Two (2) dock doors, access to shared restrooms, 13' clear.
- Located near downtown Chanhassen with many area amenities.
- Great highway access near Highway 212 and Highway 5.
- Locally owned and managed. Direct access to City of Chanhassen trail system.

**All information in this brochure is deemed reliable, but not guaranteed.*

CONTACT:

Patrick Lensing, CPM

plensing@summerhillcommercial.com
952-475-5121

Andy Richards

arichards@summerhillcommercial.com
952-345-1111

Summerhill Commercial Real Estate

6495 City West Parkway
Eden Prairie, MN 55344

www.summerhillcommercial.com

FOR LEASE

CHANHASSEN LAKES II
1256 Park Road
Chanhassen, MN 55317

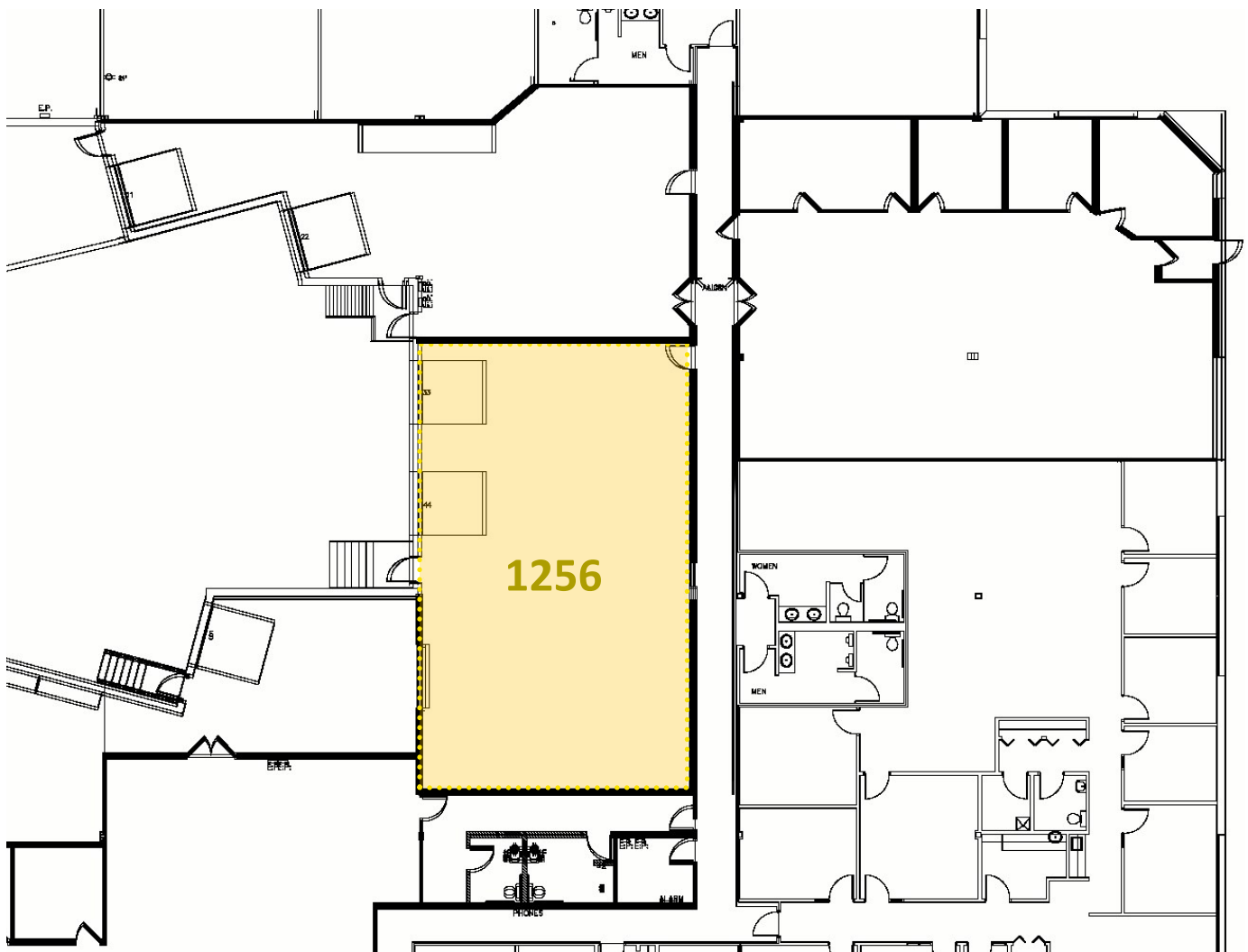


SUMMERHILL
Commercial Real Estate, LLC

1256 PARK ROAD

FLOOR PLAN: Office/Warehouse/Flex

0 SF Office
2,171 SF Warehouse
2,171 SF Total (Divisible)



CONTACT:

Patrick Lensing, CPM
plensing@summerhillcommercial.com
952-475-5121

Andy Richards
arichards@summerhillcommercial.com
952-345-1111

Summerhill Commercial Real Estate
6495 City West Parkway
Eden Prairie, MN 55344
www.summerhillcommercial.com