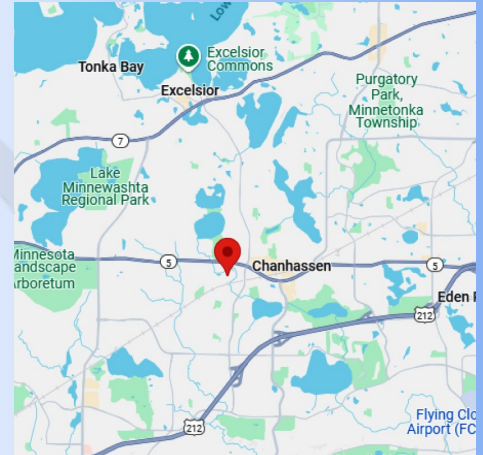


FOR LEASE

CHANHASSEN LAKES II
1256 Park Road
Chanhassen, MN 55317



SUMMERHILL
Commercial Real Estate, LLC



LEASE DETAILS:

1256 Park Road:

0 PSF Office

2,171 PSF Warehouse

2,171 PSF Total

Rental Rates/Est. Tax & CAM:

\$11.00 PSF Office

\$6.00 PSF Warehouse

\$4.80 PSF (\$2.35 PSF CAM, \$2.45 PSF RE Taxes)



FEATURES:

- Small warehouse space available 8/1/25.
- 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:

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952-475-5121

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Summerhill Commercial Real Estate

6495 City West Parkway
Eden Prairie, MN 55344

www.summerhillcommercial.com

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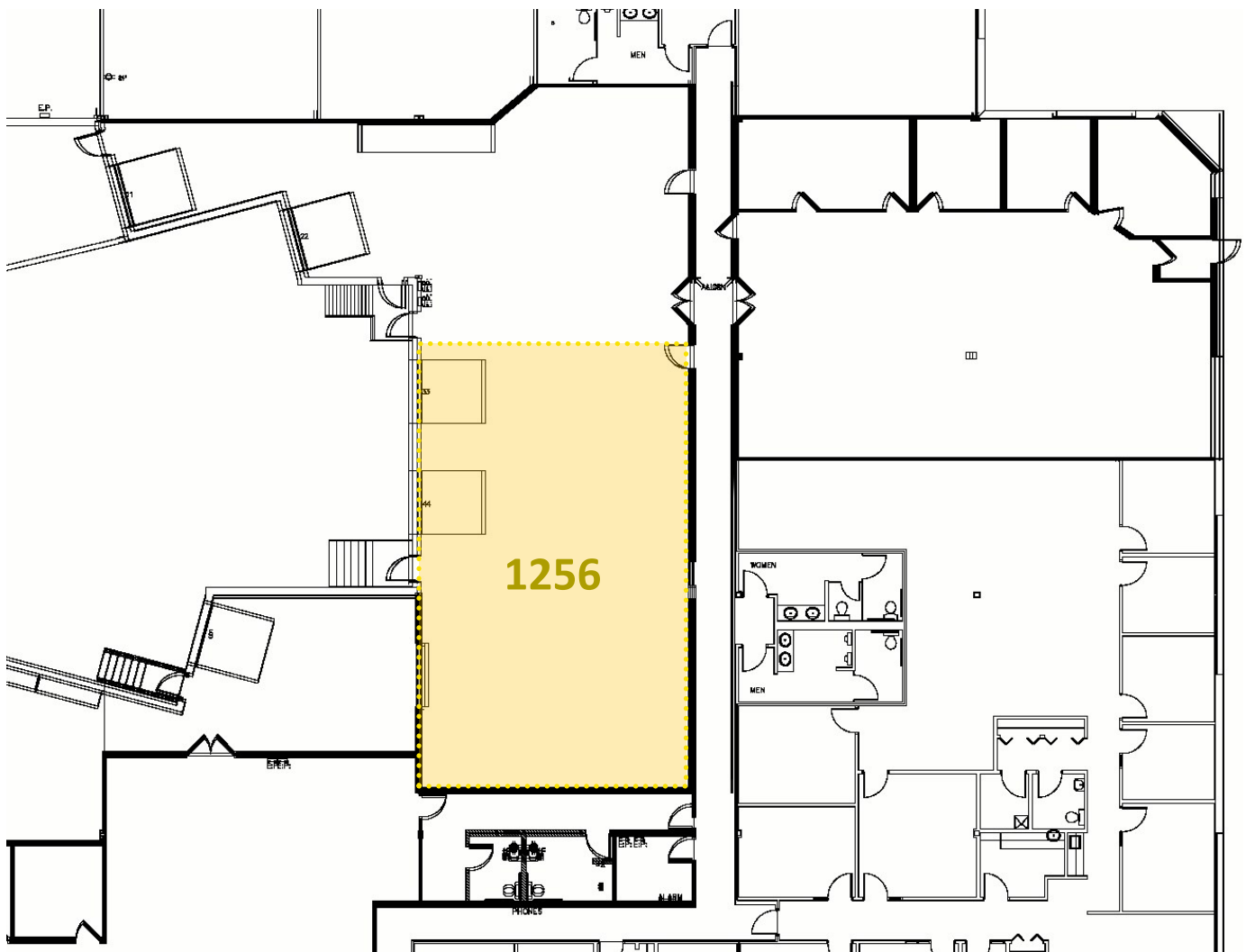


SUMMERHILL
Commercial Real Estate, LLC

1256 PARK ROAD

FLOOR PLAN: Office/Warehouse/Flex

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



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