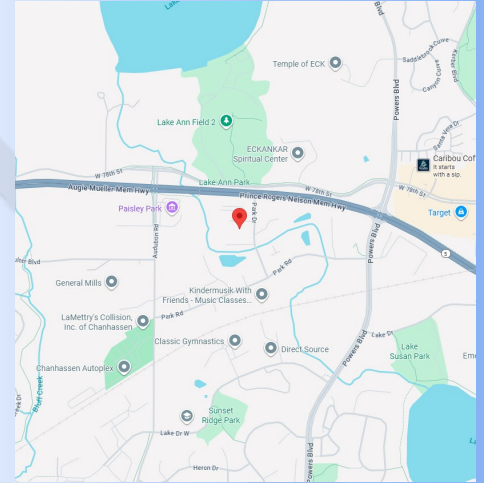


FOR SALE

7850-7860 Park Drive Building
7850-7860 Park Drive
Chanhassen, MN 55317



SUMMERHILL
Commercial Real Estate, LLC



SALE DETAILS:

Offering Price: \$1,450,000 (\$62.91 PSF)
Est. Taxes and CAM: \$42,770/\$1.86 PSF RE Tax/\$30,887/\$1.34 PSF CAM
Building Size/Age/Lot: 23,050 SF/Built 1987/2.09 acres
PID: 251920010
Zoning: IOP-Industrial Office Park District

FEATURES/FINANCIAL INFORMATION:

- Building available FOR SALE to investor or future owner occupant.
- Currently configured as a two (2) tenant building as follows:
 - Tenant A: 10,779 SF total, 3,710 SF office/7,069 SF whse/production/manufacturing.
 - Tenant B: 11,473 SF total, 1,283 SF office/10,190 SF whse/production/manufacturing.
- 798 SF vacancy currently non-recoverable through 12/31/28.
- Approximately \$115,860 in place net operating income (NOI).*
- Tenant A's lease runs through 12/31/28, Tenant B's lease through 1/31/26 with two (2) one (1) year options to renew. Option 1 through 1/31/27 (expires 10/31/25), Option 2 through 1/31/28.
- Great identity building with headquarters feel with (5) restrooms, (2) break rooms, conference room, privates, open areas, ribbon glass façade reception area, abundant parking, 100% A/C (except loading).
- Heavy power (approximately 800-1,000 amps) with great distribution, air lines, water, and more.
- 14' clear ht., (1) 10' x 10' Drive In door, (2) 8' x 10' truck high dock doors, (1) 8' x 8' truck high dock door.
- (7) roof top HVAC units dated to 2003 (1), 2011 (2), 2014 (2), 2017 (1), (1) unreadable.
- Current base rents are under market, providing for future growth in NOI.
- Buyer will need to consider a new roof, tuckpointing/blockwork and exterior paint to increase value.
- Convenient to downtown Chanhassen with many area amenities.
- Located (6) miles from I-494 via Highway 5, (8) miles via Highway 212 (2) miles away).
- Direct access to City of Chanhassen trail system.
- * Less approximately \$2,546 in unrecoverable RE Tax and CAM for 798 SF vacancy through 12/31/28.
- **All information in this brochure is deemed reliable, but not guaranteed.



CONTACT:

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6495 City West Parkway
Eden Prairie, MN 55344

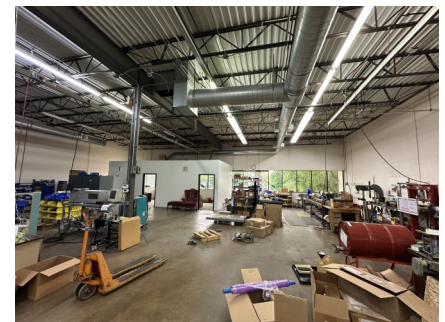
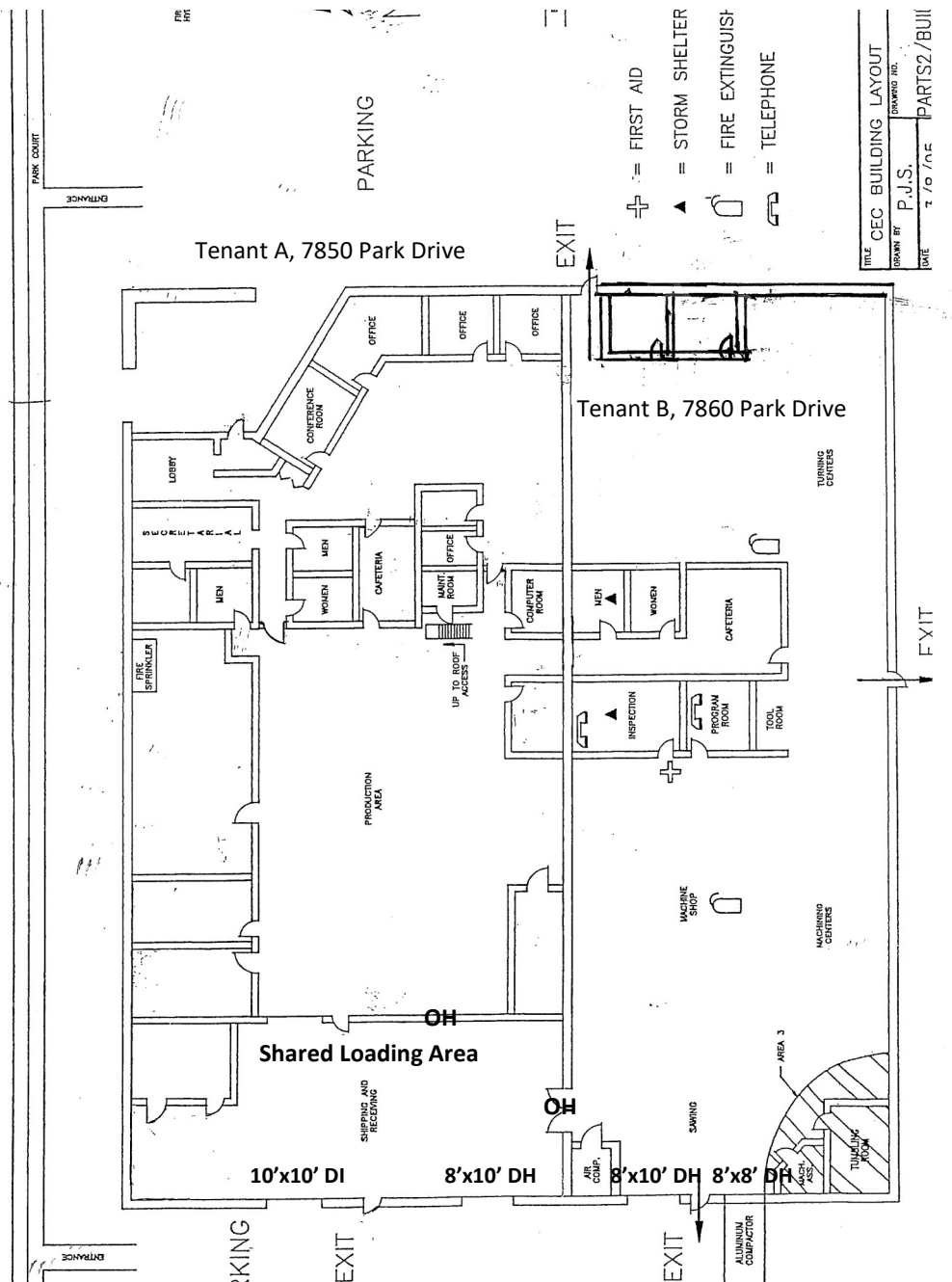
www.summerhillcommercial.com

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