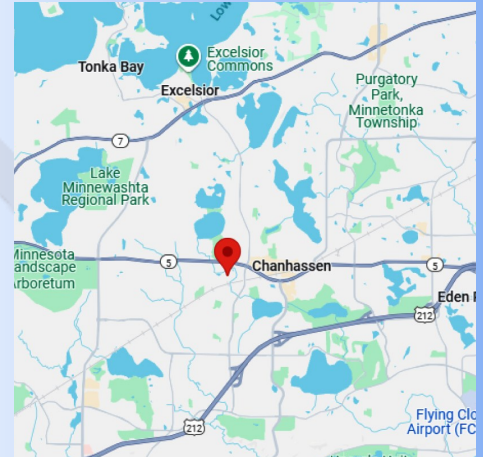


FOR LEASE

CHANHASSEN LAKES I
1357 Park Road
Chanhassen, MN 55317



SUMMERHILL
Commercial Real Estate, LLC



LEASE DETAILS:

1357 Park Road:	<u>6,566 SF Warehouse</u> 6,566 SF Total
Rental Rates/Est. Tax & CAM (2026)*:	\$12.00 PSF Office (potential for BTS office) \$7.00 PSF Warehouse \$3.99 PSF (\$2.17 PSF CAM, \$1.82 PSF RE Taxes)

FEATURES:

- All warehouse space available 6/1/26 or sooner.
- Space has (3) 8' x 10' dock high dock doors and (1) 8' x 10' drive in door.
- 14.5' clear building.
- Building signage opportunity above private entrance.
- Space has abundant glass and shared restrooms.
- Potential to white box the space.
- Additional 200, 300, or 400 amps of 120/208 volt 3-phase power readily available to be added in addition to the existing 100 amp service.
- 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.
- * CAM includes HVAC maintenance, repair, and replacement.



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

CONTACT:

Patrick Lensing, CPM

plensing@summerhillcommercial.com
952-475-5121

Summerhill Commercial Real Estate

6495 City West Parkway
Eden Prairie, MN 55344

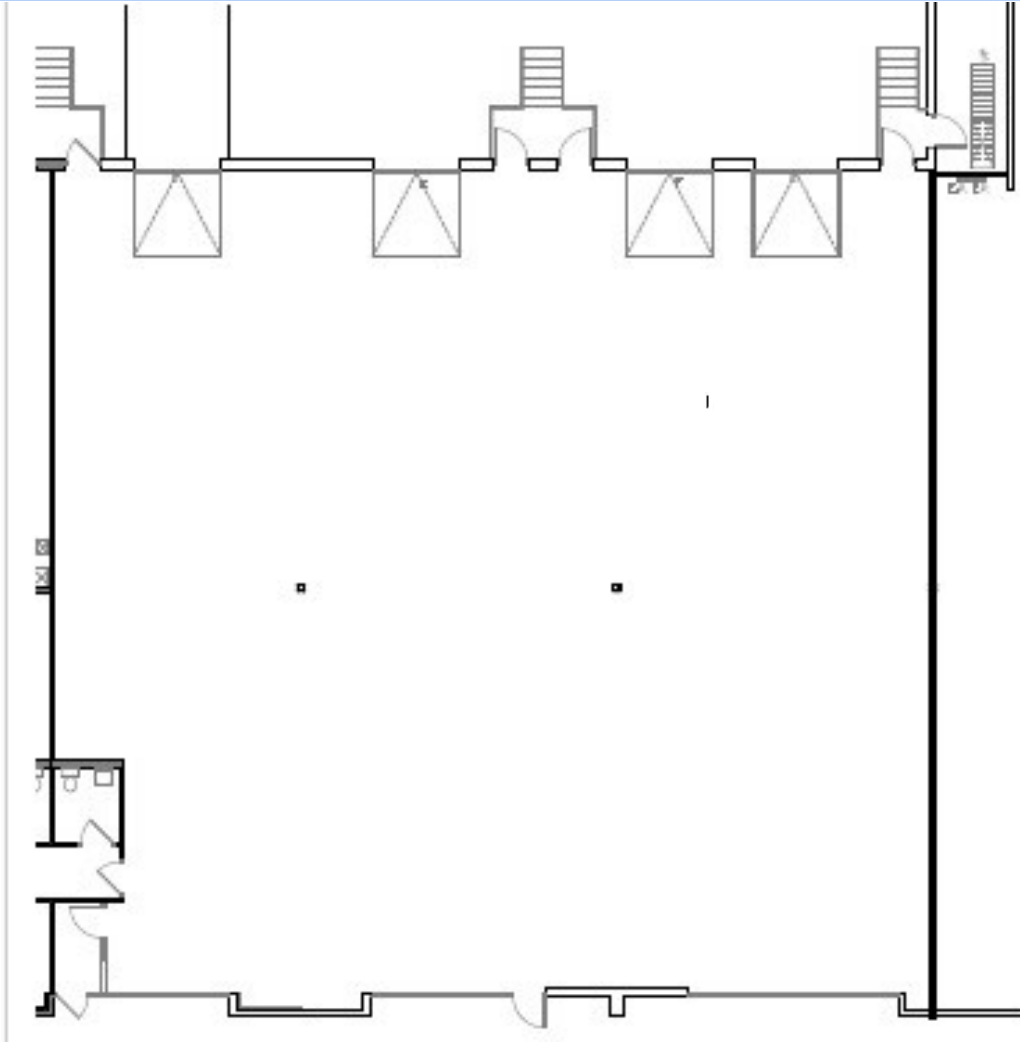
www.summerhillcommercial.com

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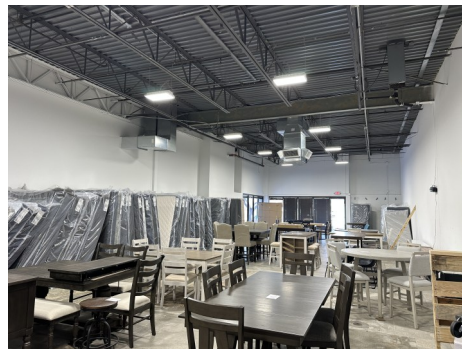
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Potential to white box space.



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