

Island View Building



For Lease

Great building in Chaska Industrial Park. 100% air conditioned. Base Rates are \$3.75/\$6.75. Available FF&E includes a phone system, warehouse racking, office cubicles. Plug and Play.

Location

130 Columbia Ct W

Chaska, MN 55318

Park/Complex Name: Chaska Industrial Park

Market: Southwest Submarket:

Cross Streets: SW of Columbia Ct and Peavey Road

Listing Summary

| | | | |
|--------------|-----------|------------------|------------|
| Available SF | 34,122 SF | Rate | \$3.75 NNN |
| Min Div | 34,122 SF | Taxes/SF | \$1.35 |
| Max Contig | 34,122 SF | Operating Exp/SF | \$0.60 |
| Sublease | No | Dock Doors | 2 |
| | | Drive-In Doors | 1 |
| | | Clear Height | 16.90 ft |

Property Description

| | | | | | | | |
|---------------|-----------|----------------|---------------|----------------|-----------|-------|-----|
| Building Size | 45,689 SF | Owner Occupied | Lot Size | 2.45 Ac. | Sprinkler | Yes | |
| Office SF | 6,508 SF | Tenancy | Single-Tenant | Yard | No | HVAC | Yes |
| Status | Existing | Clear Height | 16.90 ft | Rail | No | Amps | 800 |
| Year Built | 1991 | Dock Doors | 2 | Column Spacing | | Volts | 240 |
| Parking Ratio | | Drive-In Doors | 1 | Crane | | Phase | 3 |

Available Suites

| Unit | SF Avail | Min Div | Max Contig | Rate | Available | Office SF | Docks | Drive-Ins | Clr Ht |
|------|----------|---------|------------|------------|-----------|-----------|-------|-----------|--------|
| | 34,122 | 34,122 | 34,122 | \$3.75 NNN | Now | 4,500 | 2 | 1 | 16.90 |

Comments: Great building in Chaska Industrial Park. Fantastic economics with a Real Estate Tax & CAM of \$1.95. 100% HVAC throughout the building. Racking system and office cubicles available. Plug and Play.

Copperwood Investments

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