

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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