

**4260 Norex Drive
Chaska, MN 55318**



Copperwood Investments

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TABLE OF CONTENTS

Introduction.....1

Pictures.....2

Property Specs.....3

Building Summary.....4

Terms and Conditions.....5

Site Plan.....6

Floor Plan.....7

Mezzanine & Warehouse Floor Plan.....8

Manufacturing Layout.....9

Exterior Elevation.....10

INTRODUCTION

This light industrial building is conveniently located near the border of Chanhassen and Chaska in the Jonathan West Industrial Park. Access is easy from Highway 5 or Highway 41. Highway 312, located two miles south of the subject property is scheduled to start construction in 2005. The entire southwest market is experiencing tremendous growth and a plentiful workforce.

Built in 1996 with precast tip-up concrete construction for energy efficiency and low maintenance. The 57,200 square foot building offers excellent site appeal and a functional layout. There is 7,361 sf of office space with mezzanine above for future growth, Provisions have been made for an elevator to be installed in the future. Production space consists of 32,064 sf of air-conditioned, humidity controlled, extensive lighting, and Electro-static discharge floor tiles. Warehouse is 17,775 sf with two loading docks, levelers and curtains. Parking lot accommodates 138 cars.

Although the building is currently leased to Pemstar Inc. through 2011, Pemstar desires to downsize and offer the building for sub-lease through Northstar Partners or the building is available for sale subject to termination or buy-out of the existing lease. This may be a great opportunity for a new user of the facility. Therefore this building is being offered for sale or lease.

Pictures



PROPERTY SPECIFICATIONS

LAND:

Property Address: 4260 Norex Drive, Chaska, MN 55318
Lot Dimensions: Approx. 326' x 490'
Legal Description: The south 326 feet of Lot 3, Block 2, Arbor Park
3rd Addition, City of Chaska, Carver County

Land Size: 173,800 SF or 3.99 acres
Zoning: Office, Light Manufacturing, Warehouse

BUILDING:

Construction: Steel / Precast concrete
Year Built: 1996
Gross Building Area: 57,200 S.F.
HVAC: Heated and cooled by RTU and warehouse unit heaters

Fire Protection: Wet sprinkler system (monitored)
Parking: 138 spaces (6 handicap)
Electrical Service: 800 Amp, 480Y Volts, Three phases
Roof: Original built up, Warranty expires May 24, 2006
(can be transferred to new owner with prior approval from roofer)

Dock Doors: 2
Clear Height: 20 feet

BUILDING SUMMARY

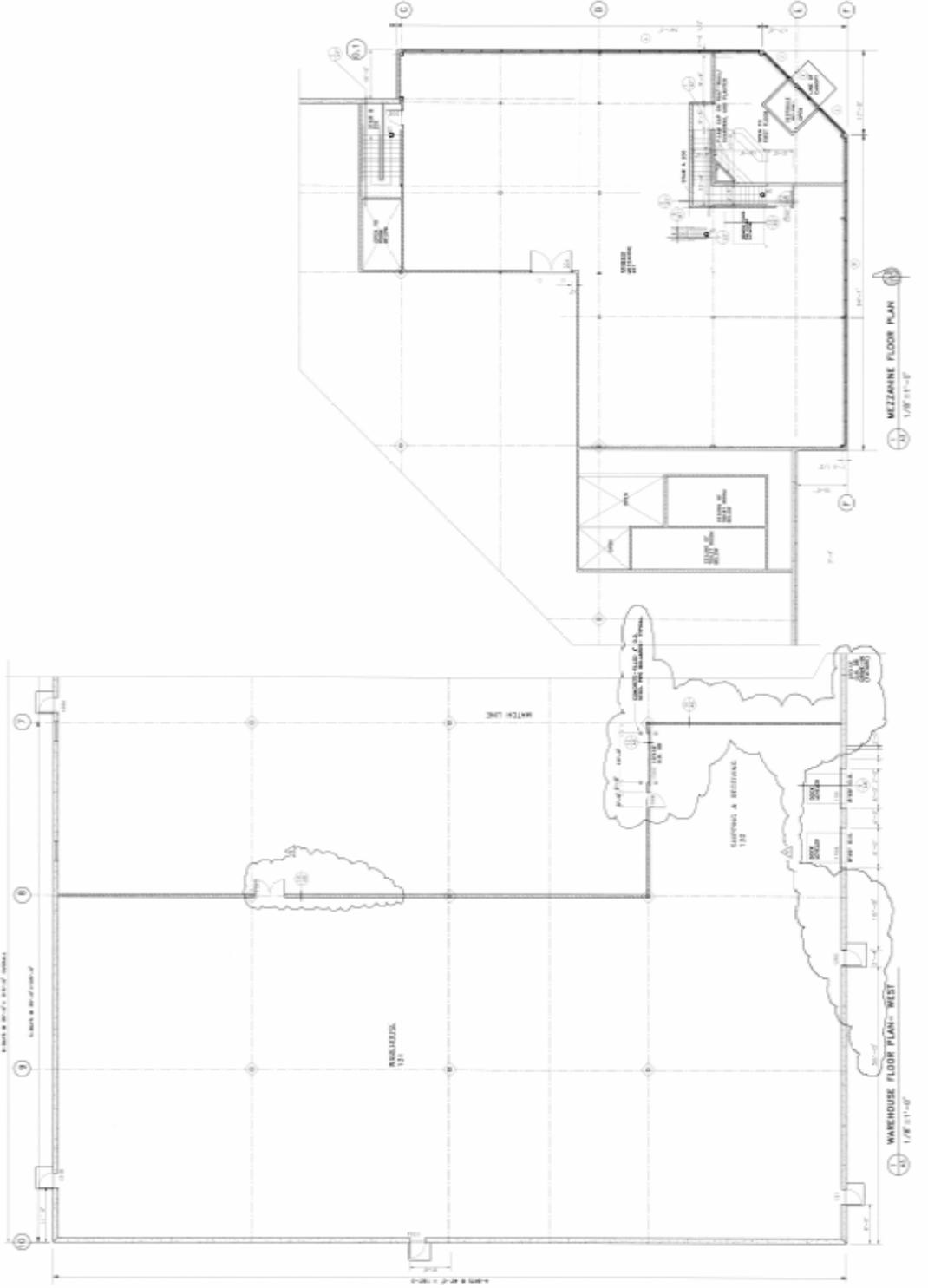
Office:	7,361 SF
Production / factory	32,064 SF
Warehouse	17,775 SF
Total	57,200 SF

TERMS AND CONDITIONS

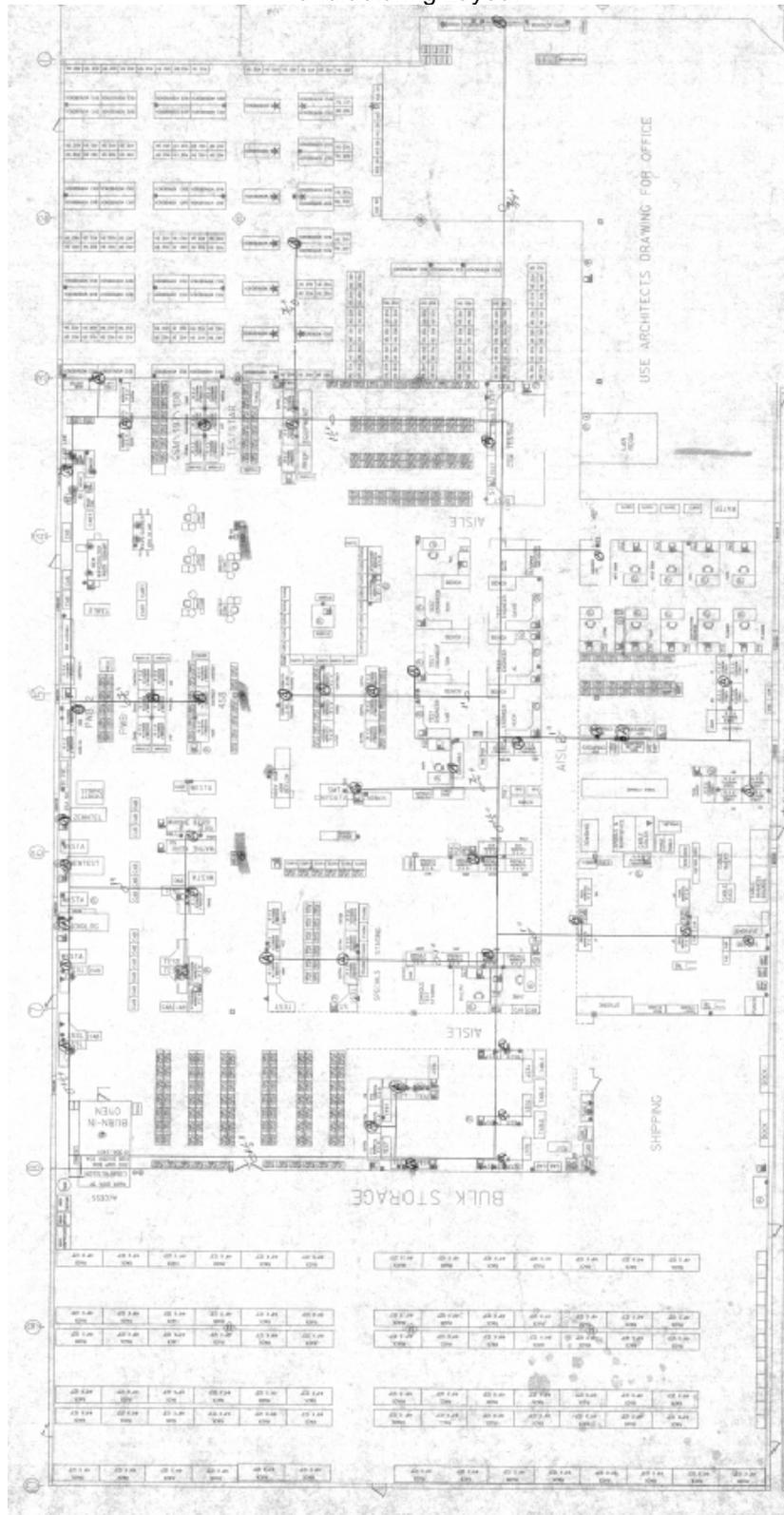
Sale Price:	\$3,100,000
Terms:	Cash
Available lease square footage:	57,200 SF
Net Lease Rates:	\$8.50 SF / \$4.50 SF
Estimated 2005 Tax/Expenses:	\$2.10 per square foot
Real Estate Taxes (2005):	\$ 74,342.00
PID Numbers (Carver):	R 30.0540050

Mezzanine & Warehouse Floor Plan

<p>MEZZANINE FLOOR PLAN 1/8" = 1'-0"</p>	<p>BERNARD HERMAN ARCHITECTS, INC. 1115 SOUTH WASHINGTON, SUITE 200 WASH DC 20004 TEL: 202-331-1111 FAX: 202-331-1112</p>	<p>NEW FACILITY FOR MTS SYSTEMS WORK BUILDING CHINA WAREHOUSE</p>	<p>REVISED: 11/10/07 DATE: 11/10/07 DRAWN BY: JAK</p>	<p>A3 REVISIONS</p>
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Manufacturing Layout



Exterior Elevation

