

FOR SALE OR LEASE
42,886 SF

PRICE REDUCTION!



4024
PEAVEY RD
CHASKA, MN

PROPERTY INFORMATION

HUDSON BROTHEN
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KRIS SMELTZER
Executive Managing Director
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List Price ~~\$4,100,000 (\$97.62 PSF)~~
\$3,600,000 (\$83.94 PSF)

Lease Rates \$12.50 PSF Office
\$6.50 PSF Warehouse

2025 Tax/Cam \$2.16 PSF Tax
\$1.50 PSF CAM
\$3.66 PSF Total

Building Size 3,000 SF 1st Floor Office
17,350 SF 1st Floor Warehouse
2,700 SF 1st Floor Mezzanine/Warehouse
19,836 SF 2nd Floor Warehouse
42,886 SF Total

Year Built 2005

Clear Height 15' 1st Floor
18' 2nd Floor

Roof 2005

Loading 1 Drive-in - 1st Floor
2 Docks & 1 Drive-in - 2nd Floor

Sprinkler 100% (wet system)

2025 Total Property Taxes \$90,582.00 (\$2.16 PSF)

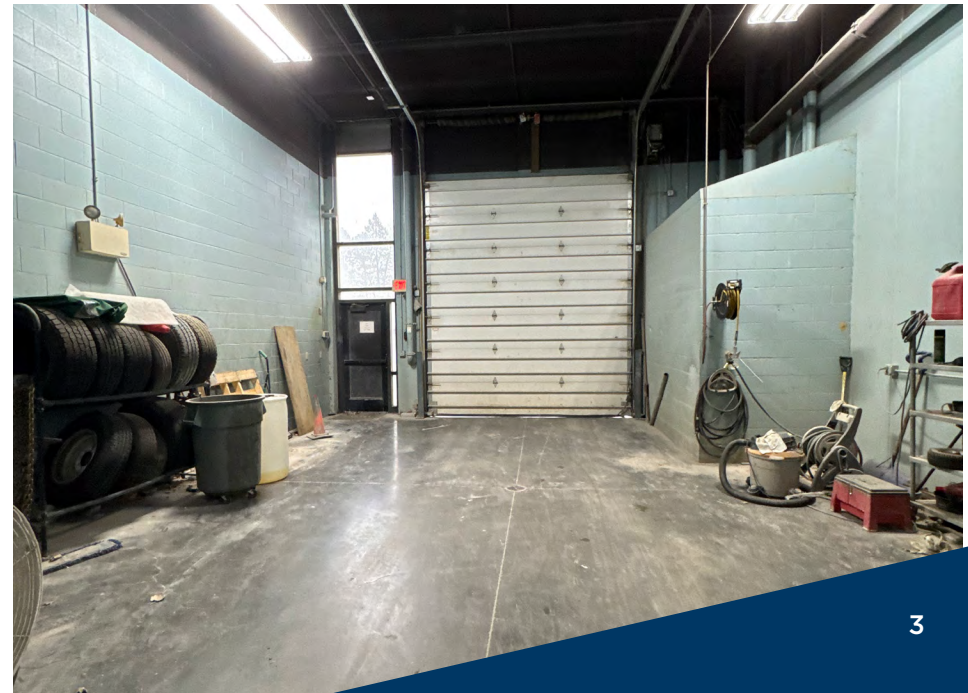


Parking 15 vehicle stalls + truck court - 1st Floor
22 vehicle stalls + truck court - 2nd Floor

HVAC 100%

Power 480 volt, 1200 amps, 3 phase - 1st Floor
480 volt, 800 amps, 3 phase - 2nd Floor

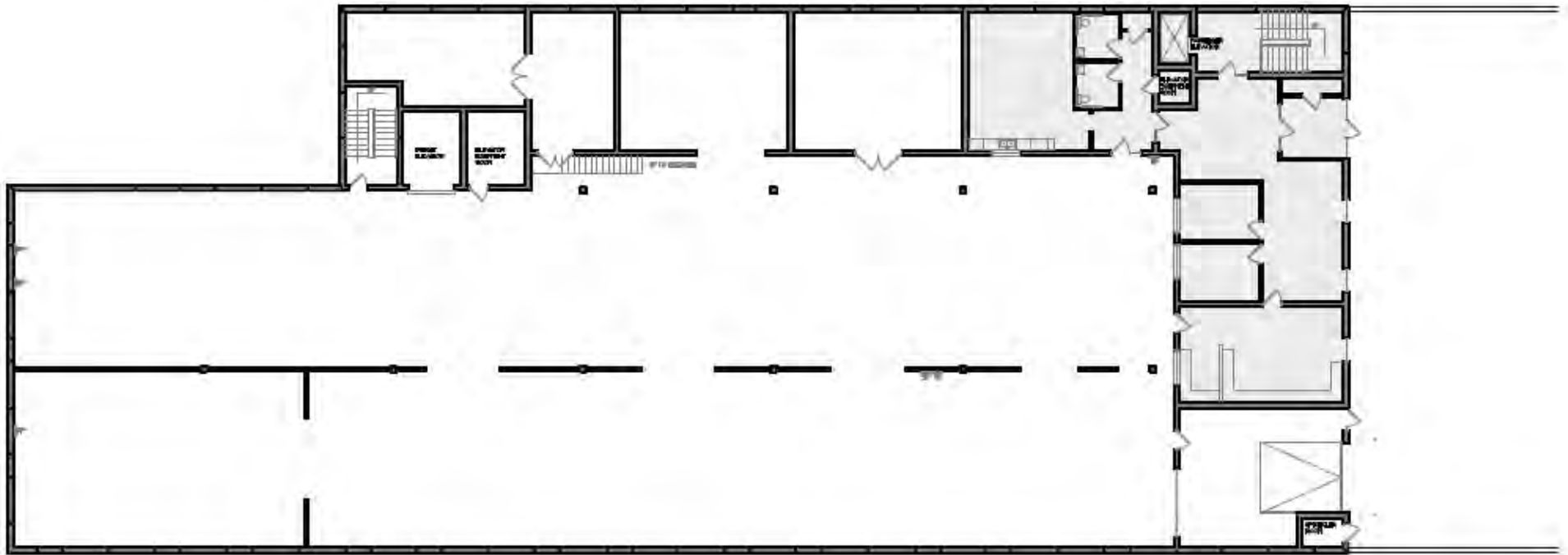
PROPERTY PHOTOS



PROPERTY PHOTOS



1ST FLOOR PLAN



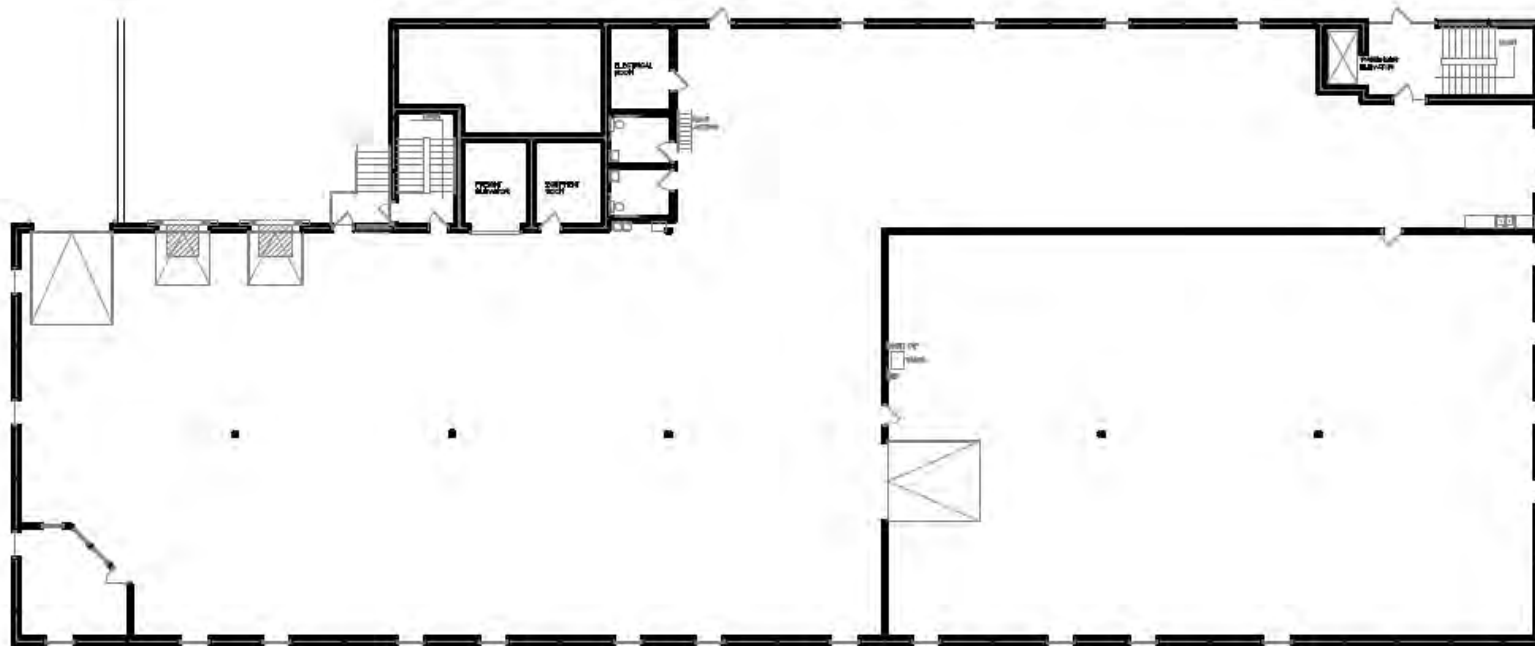
Floor Plan

Scale: 1" = 30'-0"

Square Footages:

Office	= 3,000 Sq. Ft.
Mezzanine	= 2,700 Sq. Ft.
Warehouse	= 17,350 Sq. Ft.
Total	= 23,050 Sq. Ft.

2ND FLOOR PLAN

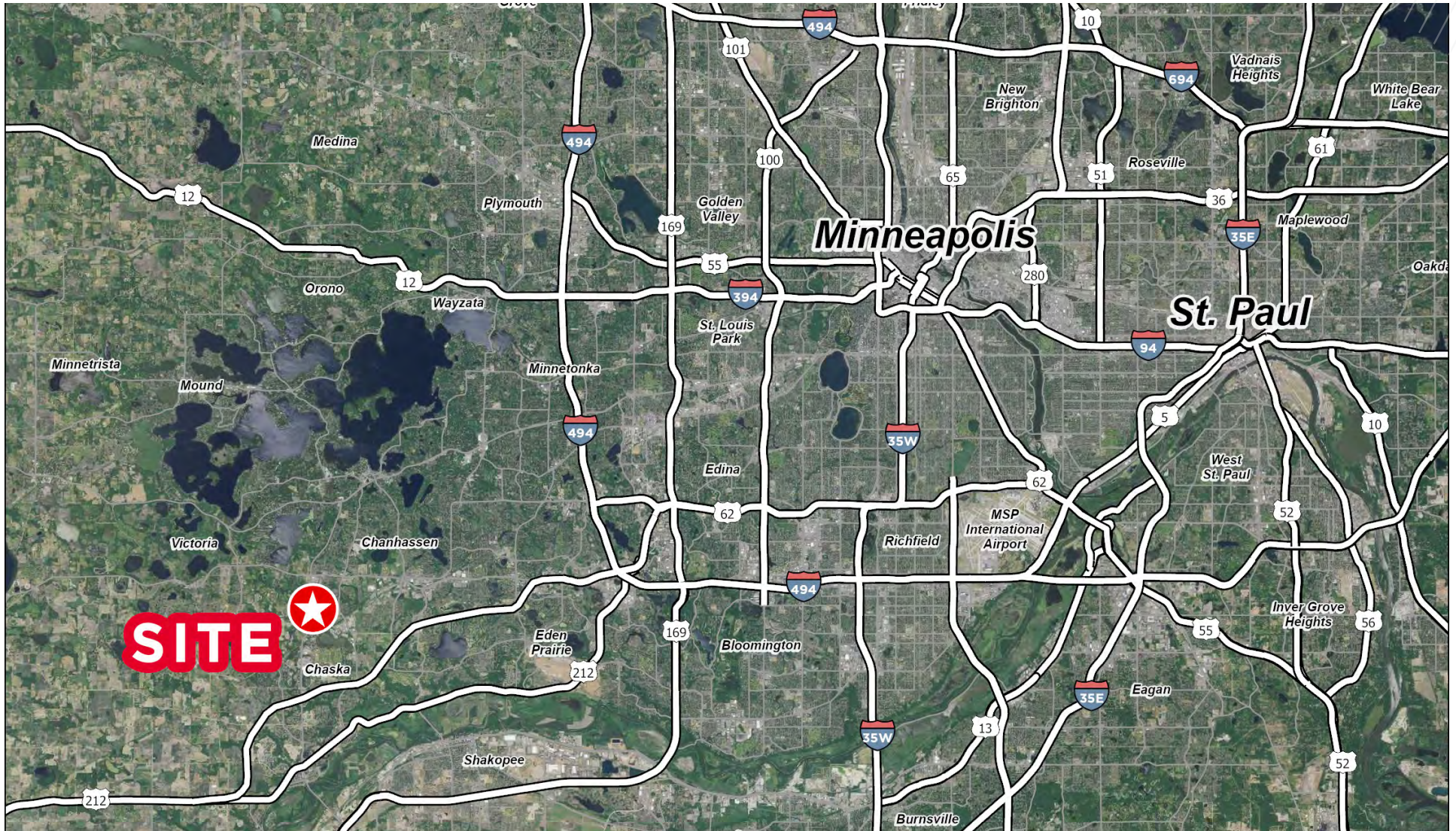


Floor Plan

Scale: 1" = 30'-0"

Square Footage:

Office	=	0 Sq. Ft.
Warehouse	=	19,836 Sq. Ft.
Total	=	19,836 Sq. Ft.



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