

FOR SALE OR LEASE  
42,886 SF



4024  
PEAVEY RD  
CHASKA, MN



# PROPERTY INFORMATION

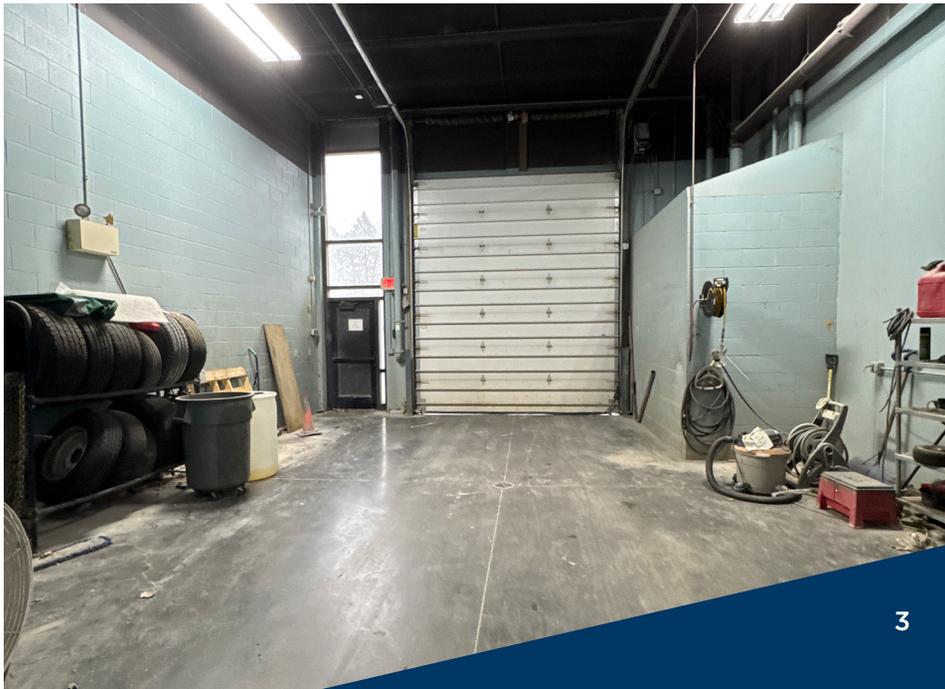
<b>Building Size</b>	3,000 SF 1st Floor Office 17,350 SF 1st Floor Warehouse 2,700 SF 1st Floor Mezzanine/Warehouse <u>19,836 SF 2nd Floor Warehouse</u> <b>42,886 SF Total</b>
<b>Year Built</b>	2005
<b>Clear Height</b>	15' 1st Floor 18' 2nd Floor
<b>Roof</b>	2005
<b>Loading</b>	1 Drive-in - 1st Floor 2 Docks & 1 Drive-in - 2nd Floor
<b>Parking</b>	15 vehicle stalls + truck court - 1st Floor 22 vehicle stalls + truck court - 2nd Floor
<b>HVAC</b>	100%
<b>Power</b>	480 volt, 1200 amps, 3 phase - 1st Floor 480 volt, 800 amps, 3 phase - 2nd Floor
<b>Sprinkler</b>	100% (wet system)
<b>Availability</b>	Vacant as of 11/1/2025
<b>List Price</b>	\$4,100,000 (\$97.62 PSF)
<b>2025 Tax/Cam</b>	\$2.16 PSF Tax <u>\$1.50 PSF CAM</u> \$3.66 PSF Total
<b>2025 Total Property Taxes</b>	\$90,582.00 (\$2.16 PSF)

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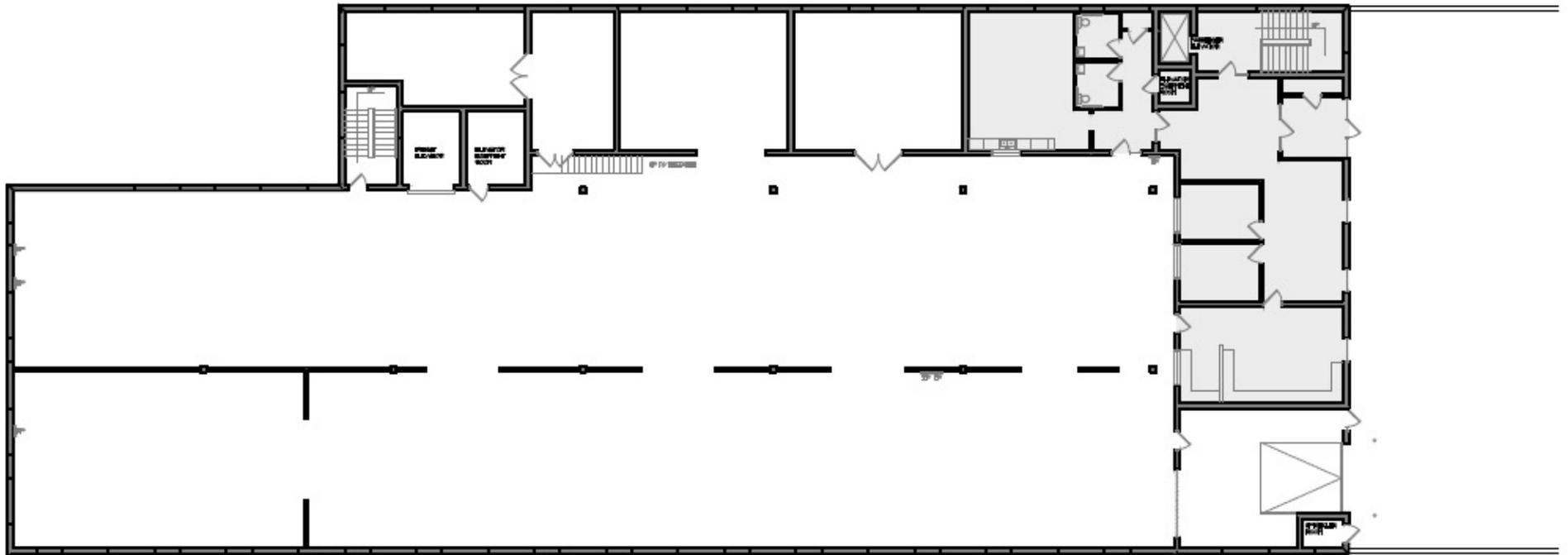
# PROPERTY PHOTOS



# PROPERTY PHOTOS



# 1ST FLOOR PLAN



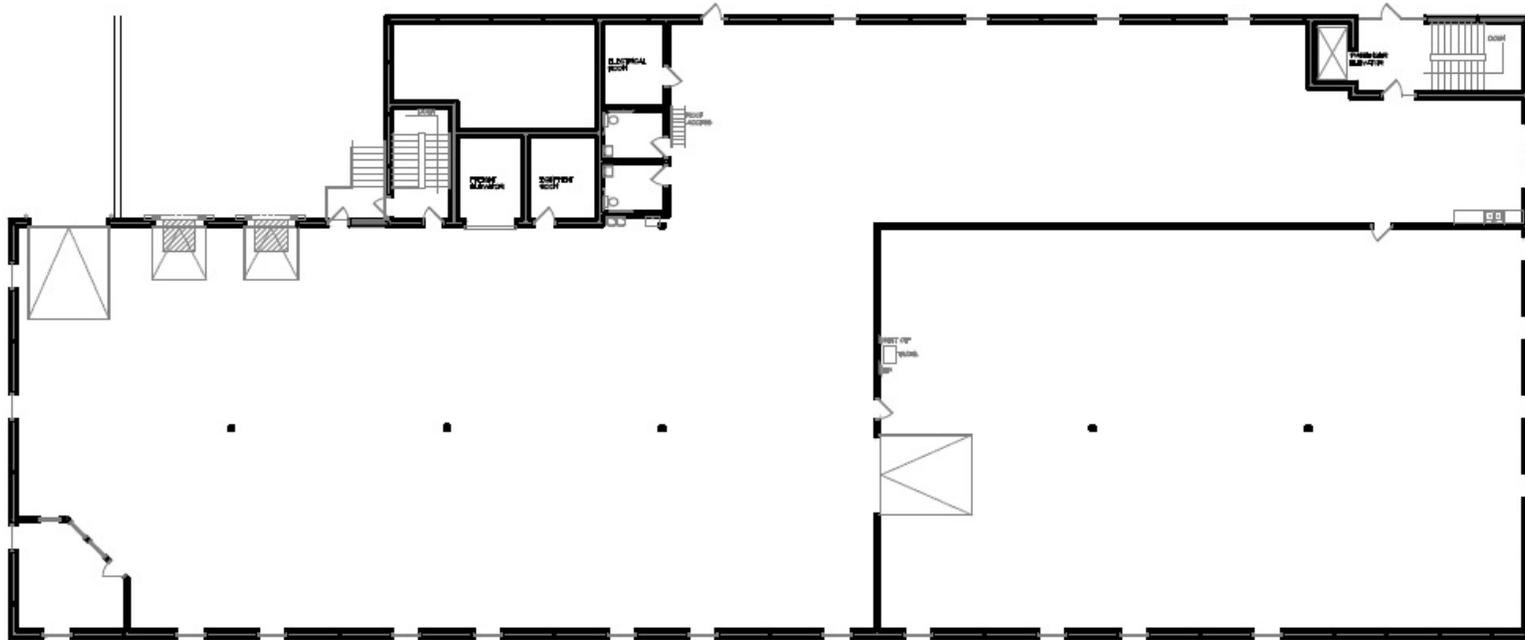
## Floor Plan

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

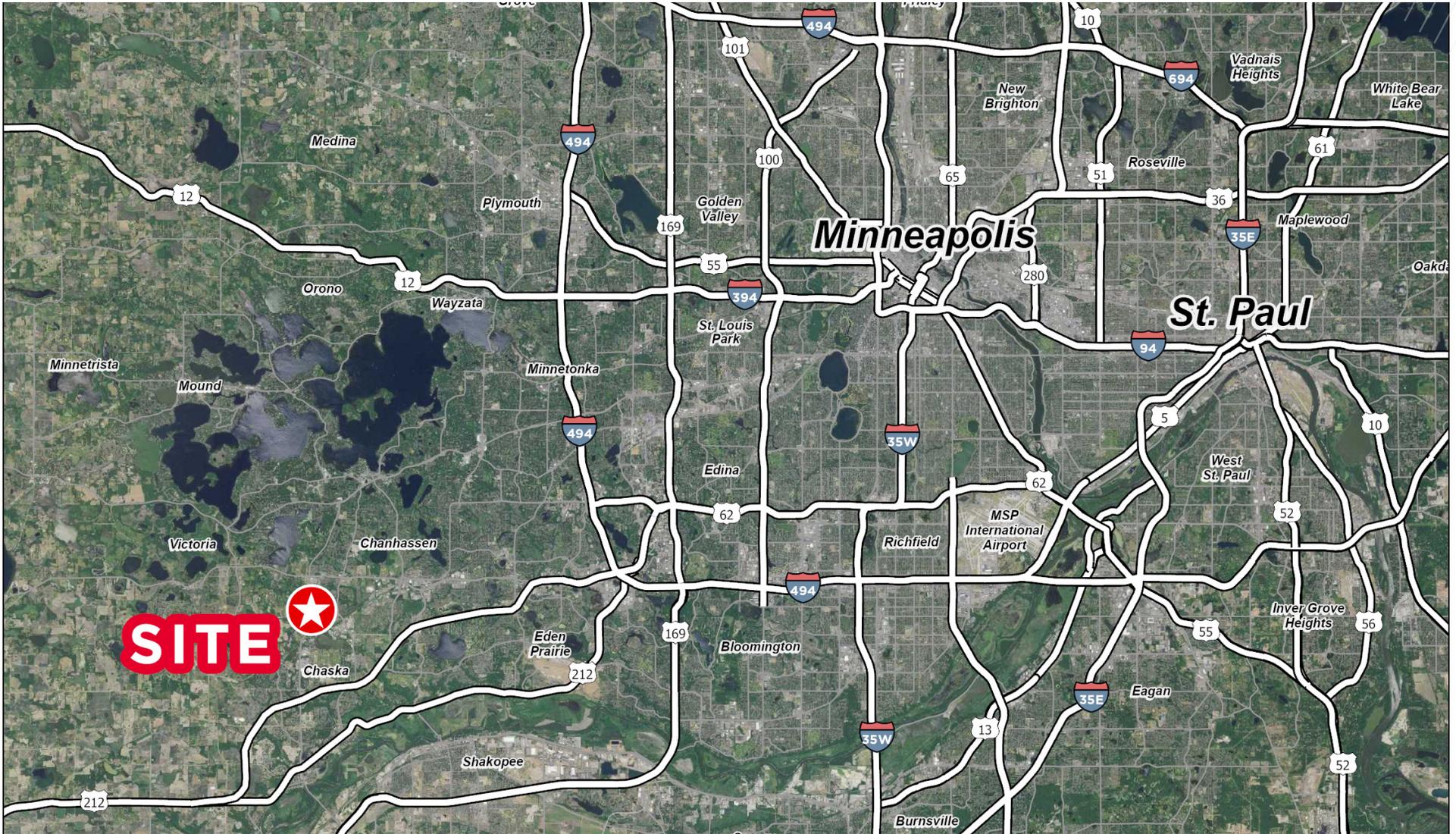


## Floor Plan

Scale: 1" = 30'-0"

### Square Footage:

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



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