

FOR SALE
16,704 SF TOTAL



8345 COMMERCE DRIVE
CHANHASSEN, MN

PROPERTY INFORMATION

JAKE KELLY
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HUDSON BROTHEN
Executive Director
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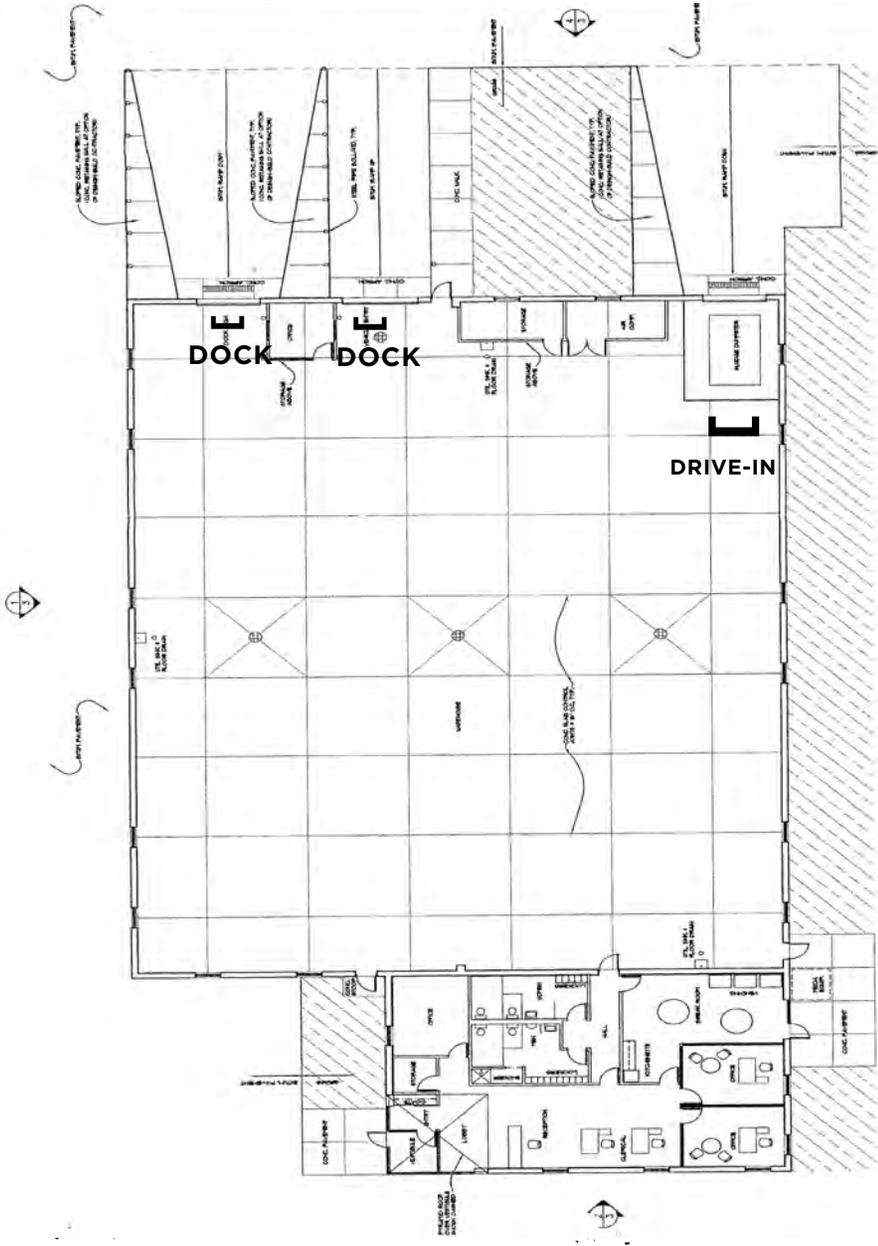
KRIS SMELTZER
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- CLOSE PROXIMITY TO LOCAL AMENITIES
- EASY ACCESS TO HWY 5 & HWY 212
- FLEXIBLE LOADING OPTIONS

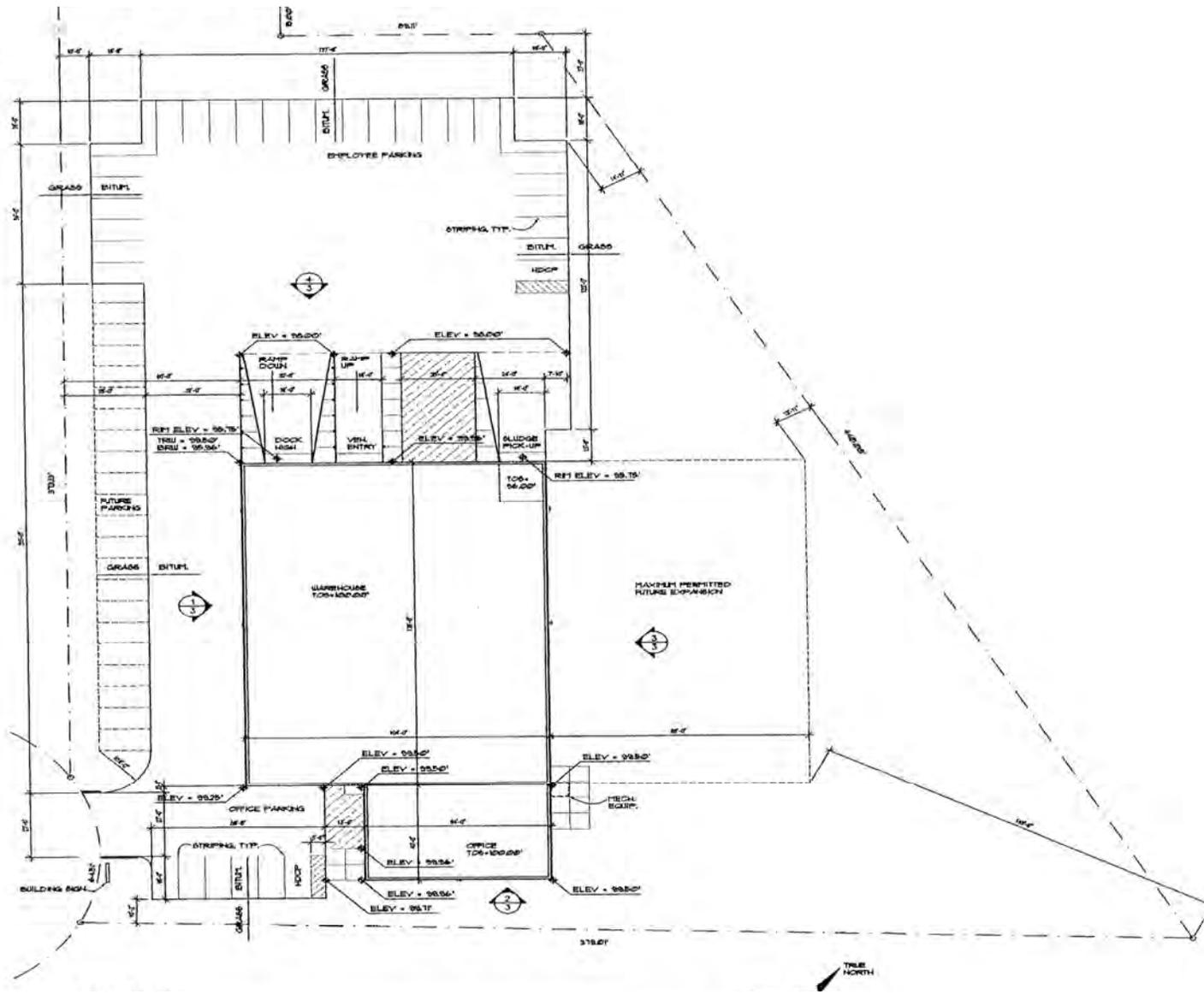
Address	8345 Commerce Drive Chanhassen, MN
Sale Price	\$2,255,040 (\$135.00 PSF)
Building Size	2,560 SF Office 14,144 SF Warehouse 16,704 SF Total
Acres	2.37 Acres
Loading	One 4' high dock One 2' high dock One drive-in
Clear Height	18'3"
Year Built	1997
Roof	Original
Zoning	PUD - Planned Unit Development District
2025 Property Taxes	\$40,622 (\$2.43 PSF)



FLOOR PLAN

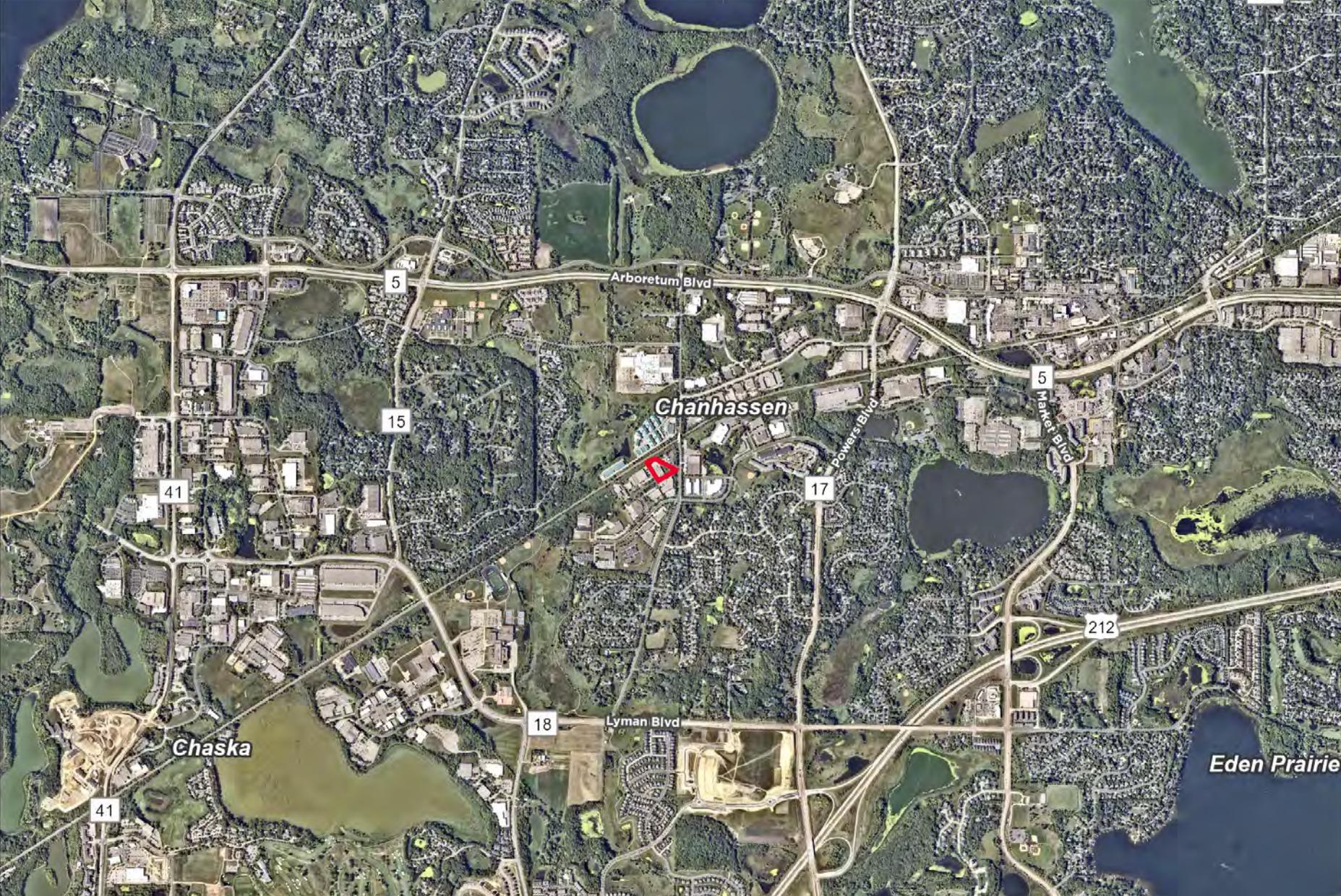


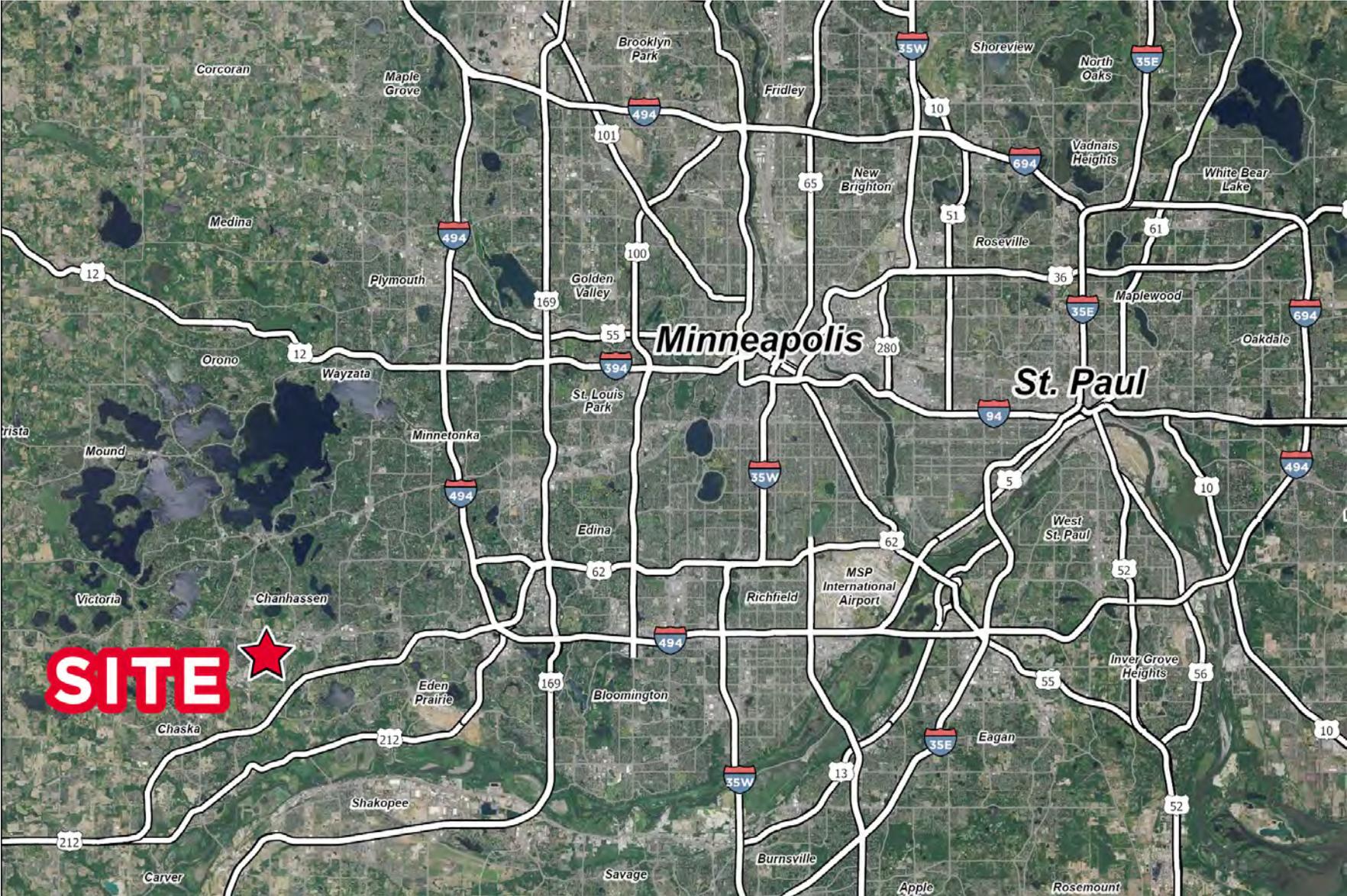
SITE PLAN



PROPERTY PHOTOS









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