



FOR LEASE

19001
LAKE
DRIVE
EAST

Chanhassen, MN 55317

DELL
FIVE J





PROPERTY HIGHLIGHTS

- Owned by Nicola Wealth
- 464,204 total SF in 9 buildings
- Heavy power available
- Easy access to Hwy 5 and Highway 212
- Many area amenities available
- Excellent Hwy 5 visibility
- Dock and grade level loading

Dell Five J : FEATURES

ADDRESS	19011 Lake Dr. E, Chanhassen
BUILDING TOTAL SF	156,333 SF
CLEAR HEIGHT	18'
YEAR BUILT	1982
LEASE RATES	Negotiable
2025 ESTIMATED TAX & CAM	\$2.06 PSF Tax \$2.17 PSF CAM \$4.23 PSF Total
POWER	480/277 volt, 3000amp, 3-phase
COLUMN SPACING	30' x 40'

VACANCIES

SUITE	19011
AVAILABILITY	39,634 SF Office 116,699 SF Whse/Production 156,333 SF Total

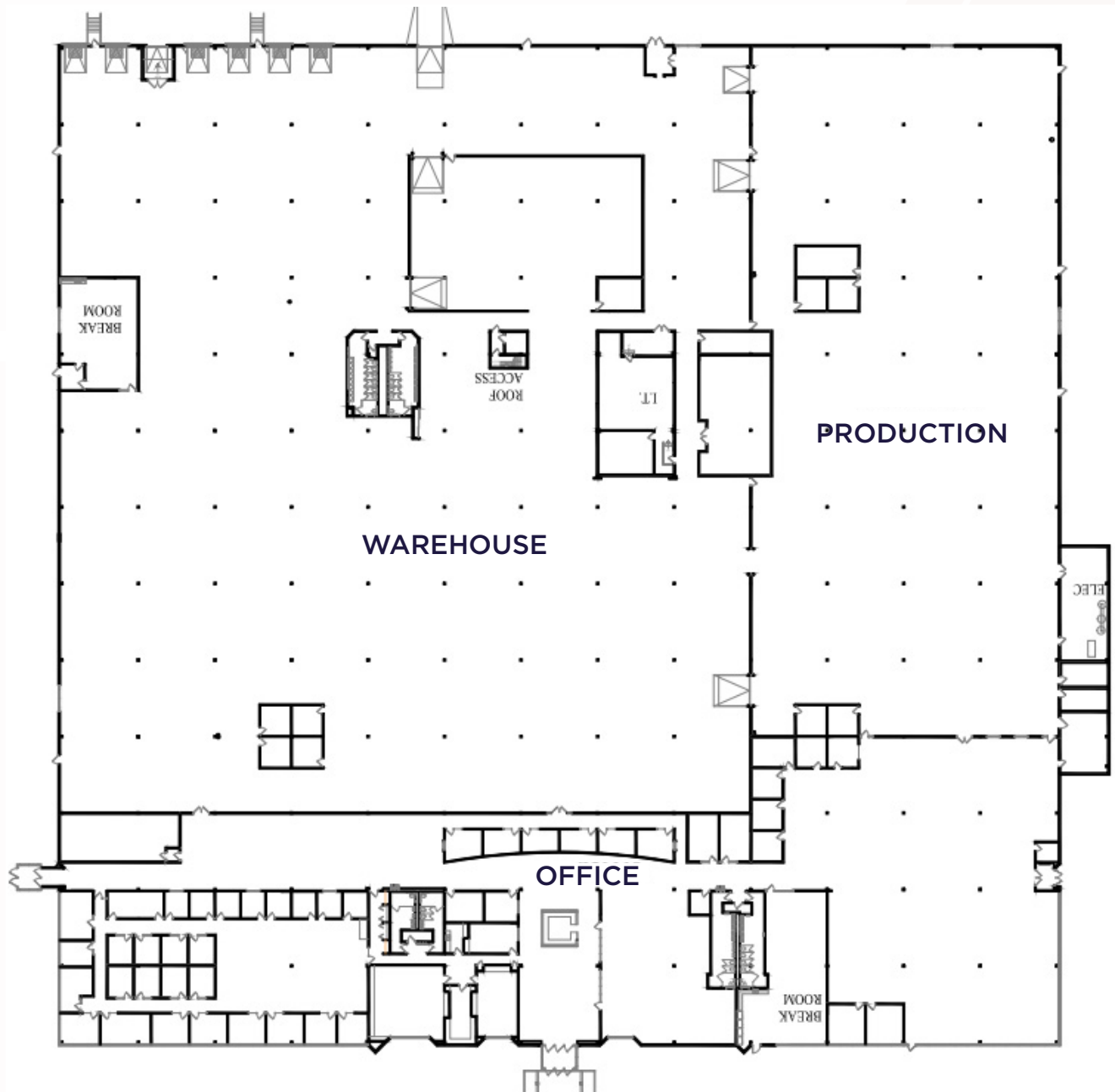
SUITE 19011

39,634 SF OFFICE

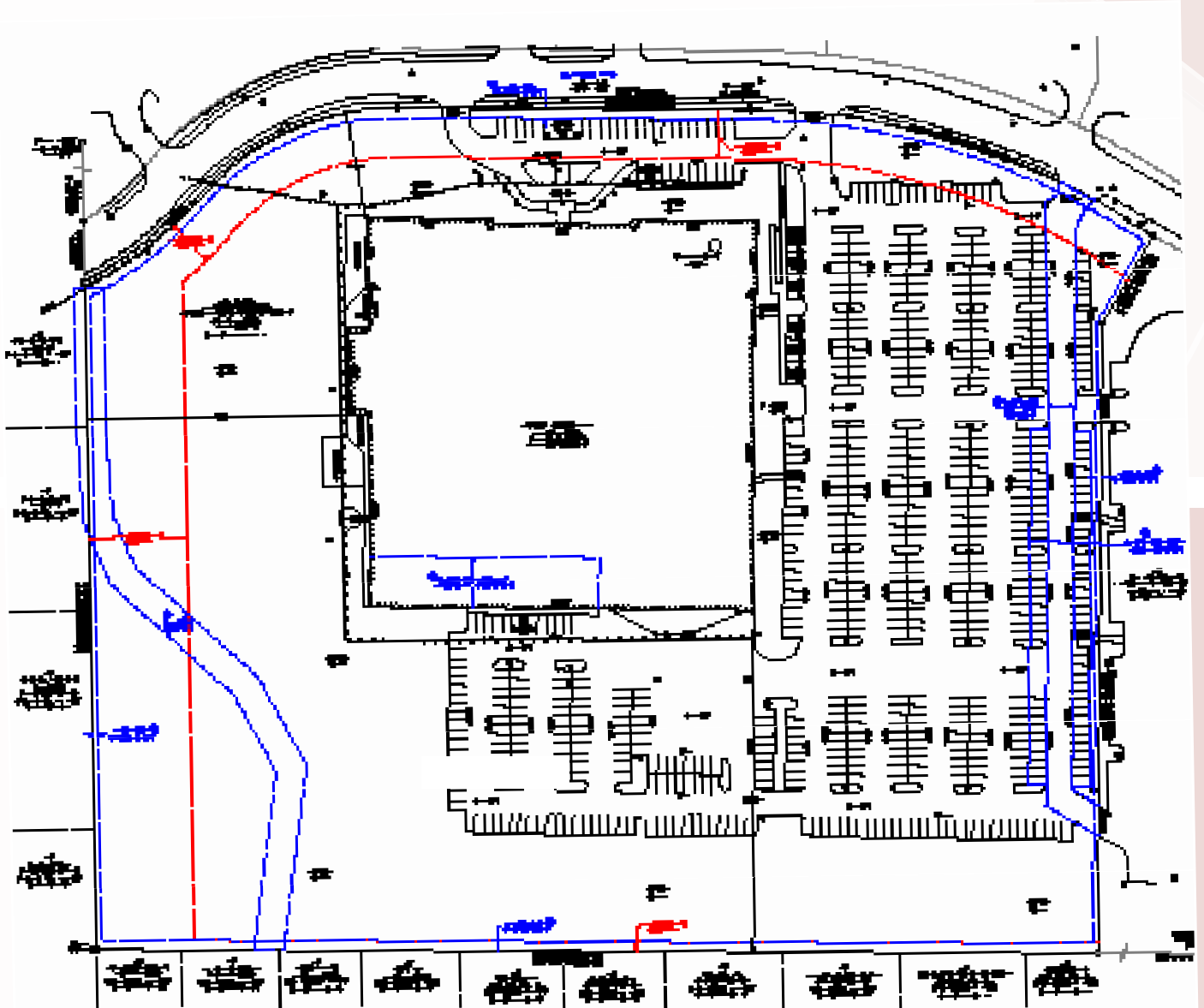
80,876 SF WAREHOUSE

35,823 SF PRODUCTION

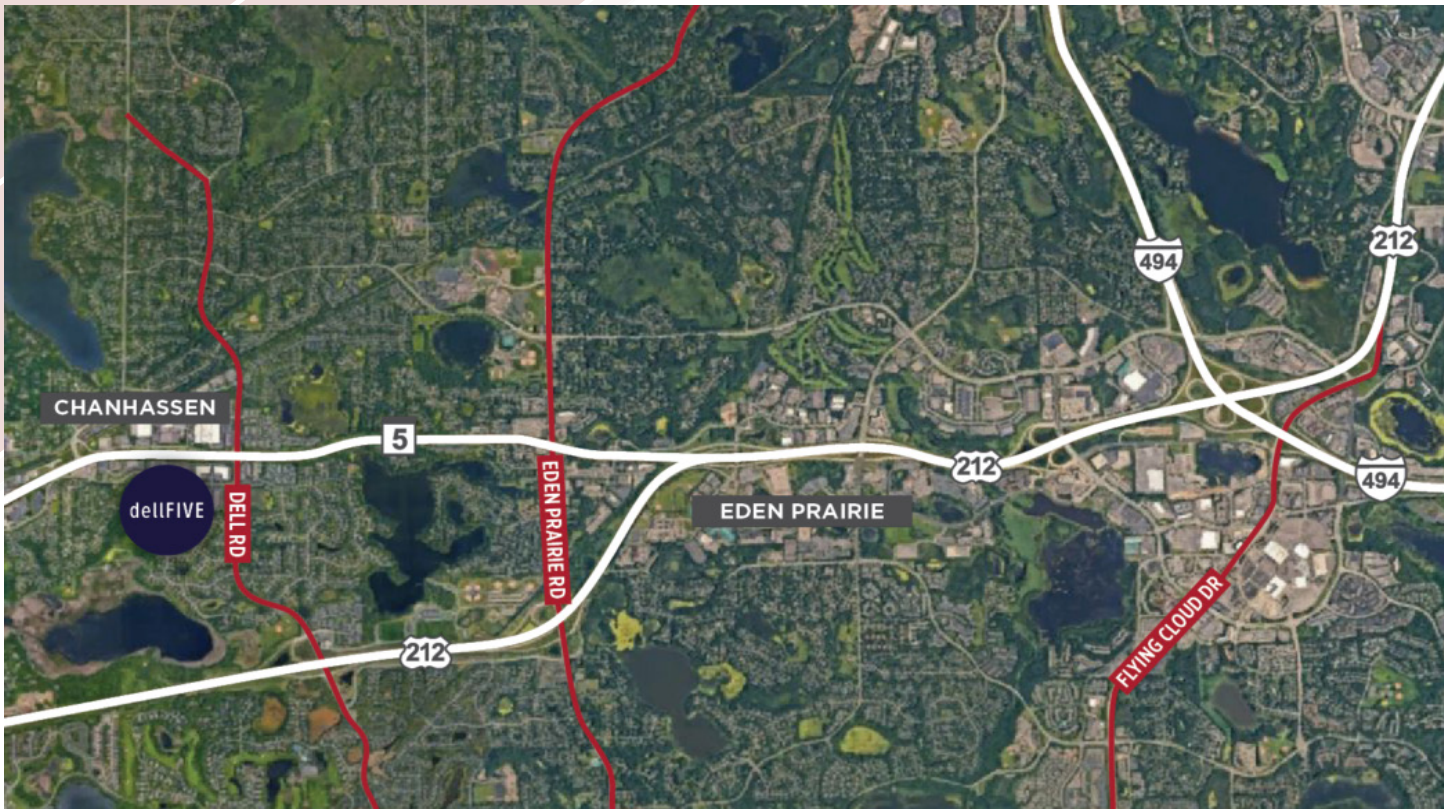
156,333 SF TOTAL



SITE PLAN



AERIAL MAP



SITE MAP



PHOTOS





FOR MORE INFORMATION, PLEASE CONTACT:

KRIS SMELTZER

Executive Managing Director
+1 952 837 8575
kris.smeltzer@cushwake.com

HUDSON BROTHEN

Executive Director
+1 952 893 8261
HUDSON.BROTHEN@cushwake.com

CUSHMAN & WAKEFIELD

3500 American Boulevard W, Suite 200
Minneapolis, MN 55431
cushmanwakefield.com



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