



FOR LEASE

18751-18891

**DELL
FIVE I**

LAKE DRIVE EAST

Chanhassen, MN 55317





PROPERTY HIGHLIGHTS

- Owned by Nicola Wealth
- 464,204 total SF in 9 buildings
- Single-story with plentiful parking
- Easy access to I-494 and Highway 212
- Endcap with good glassline
- Excellent Hwy 5 visibility
- Dock and grade level loading

Dell Five I : FEATURES

ADDRESS	18751-18891 Lake Drive East, Chanhassen, MN
BUILDING TOTAL SF	110,223 SF
CLEAR HEIGHT	18'
YEAR BUILT	1999
LEASE RATES	Negotiable
2025 ESTIMATED TAX & CAM	\$3.50 PSF Tax \$2.50 PSF CAM \$6.00 PSF Total
POWER	1,000A/600V Heavy
COLUMN SPACING	30' x 40'

VACANCIES

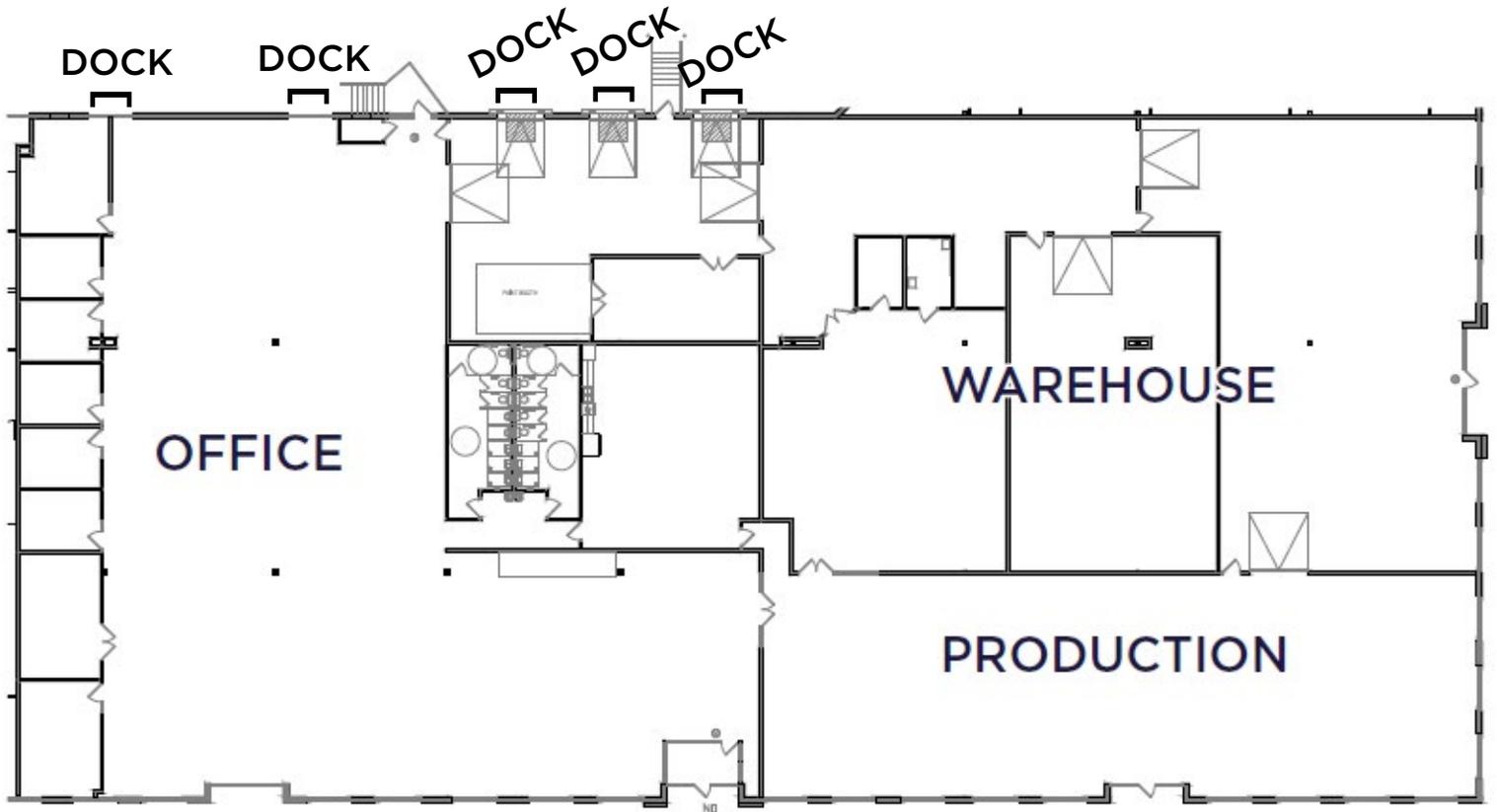
SUITE	18781
AVAILABILITY	15,201 SF Office 15,201 SF Whse/Production 30,402 SF Total
LOADING	3 Docks 2 Glassed-In Docks
PARKING	75 Stalls

SUITE 18781

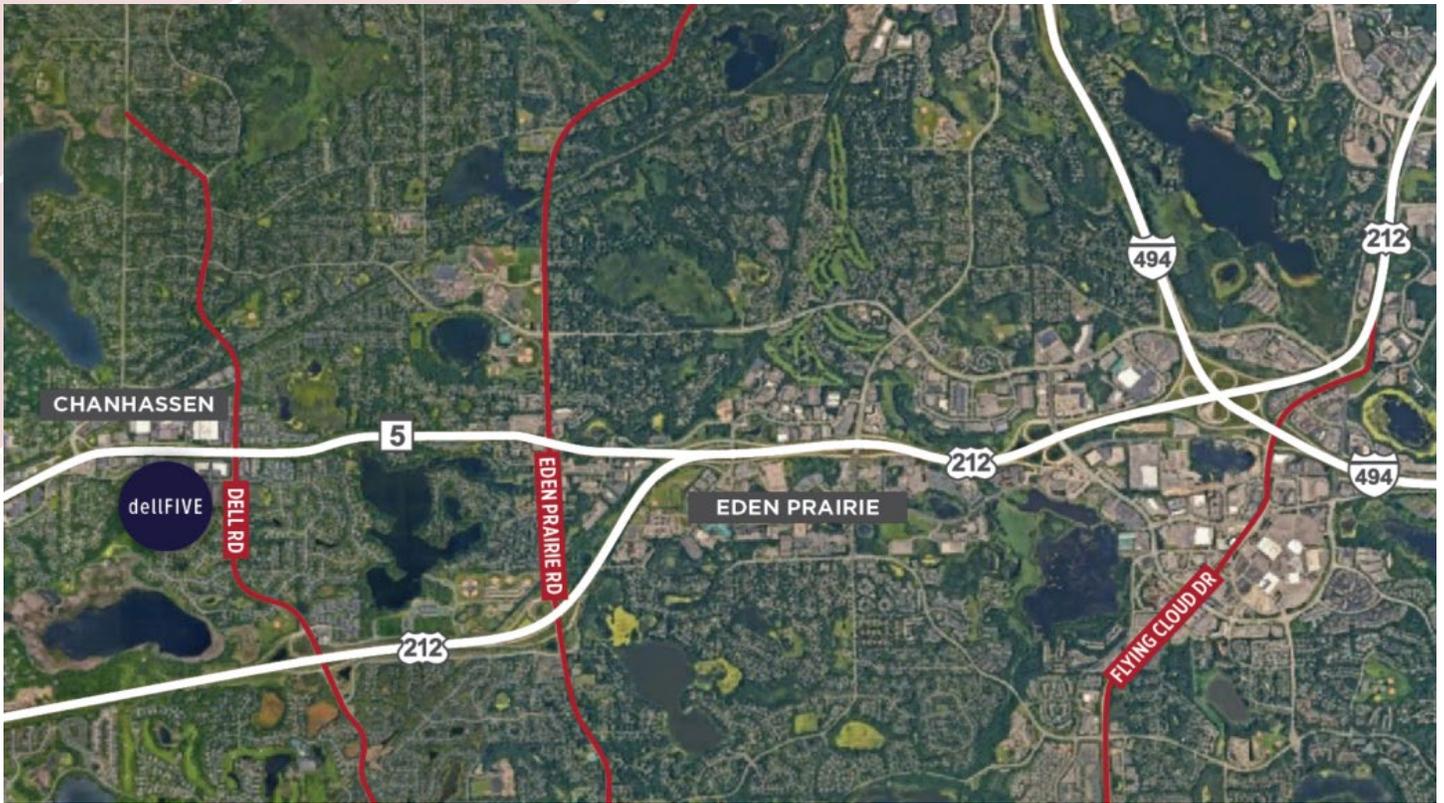
15,201 SF OFFICE

15,201 SF WAREHOUSE/PRODUCTION

30,402 SF TOTAL



AERIAL MAP



SITE MAP





FOR MORE INFORMATION, PLEASE CONTACT:

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