

# FOR SUBLEASE

Arbor Park II

4264 Norex Drive | Chaska, MN 55318

**28,538 SF OFF/WHSE**



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**FORTE**

REAL ESTATE PARTNERS

# PROPERTY FEATURES

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## Building Information

Building Size	58,000 SF
Lot Size	3.77 acres
Year Built	1995
Power	1200 amps, 480 volt
Clear Height	19'

## Available Space Details

Space Available	25,472 SF warehouse 3,066 SF 2nd story office
Loading	Three (3) docks One (1) oversized door <i>Ability to add additional dock door</i>
Power	850+ amps, 480 volt
Rate	Negotiable
2025 Est. Tax/CAM	\$4.34 PSF
Lease Term	Through 8/31/2027

- Competitive lease rates
- 100% air-conditioned
- Significant power with 850+ amps of 480 volt
- Excellent loading with oversized drive-in door and 3 dock doors
- Open to long term or short term deal



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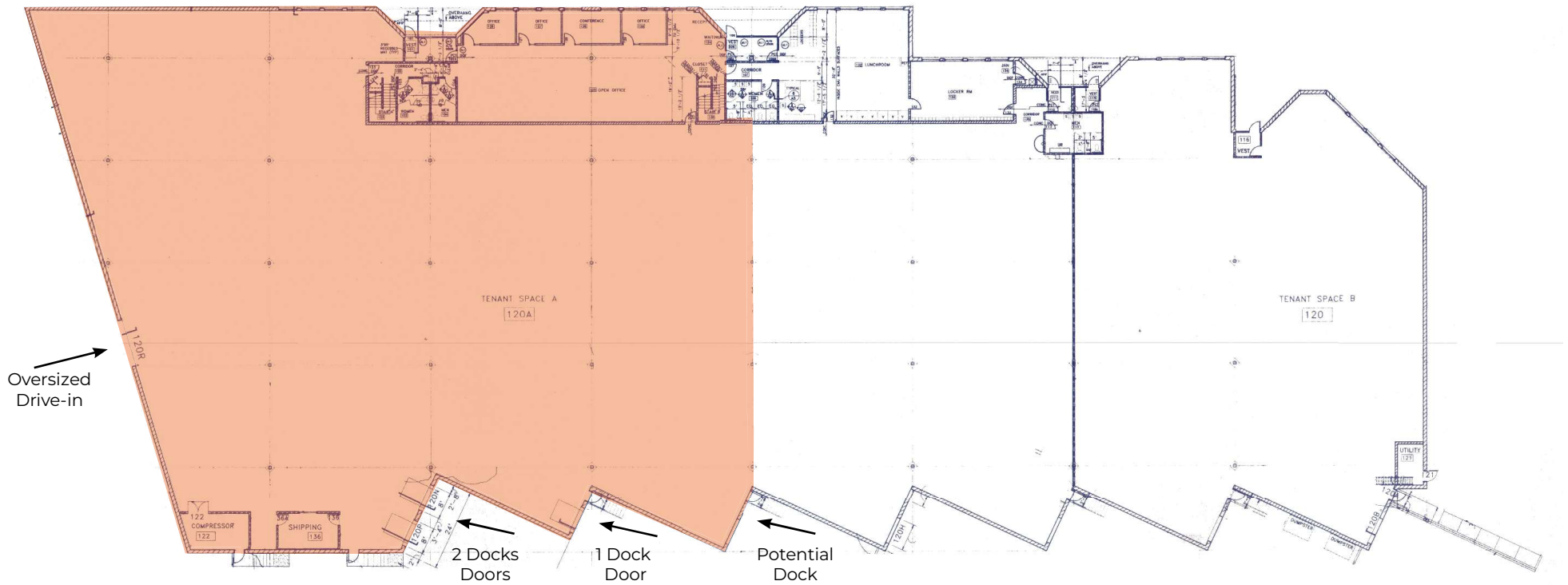
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# FLOOR PLAN

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3,066 SF 2nd Story Office  
25,472 SF Warehouse  
28,538 SF Total

Three (3) docks  
One (1) oversized door

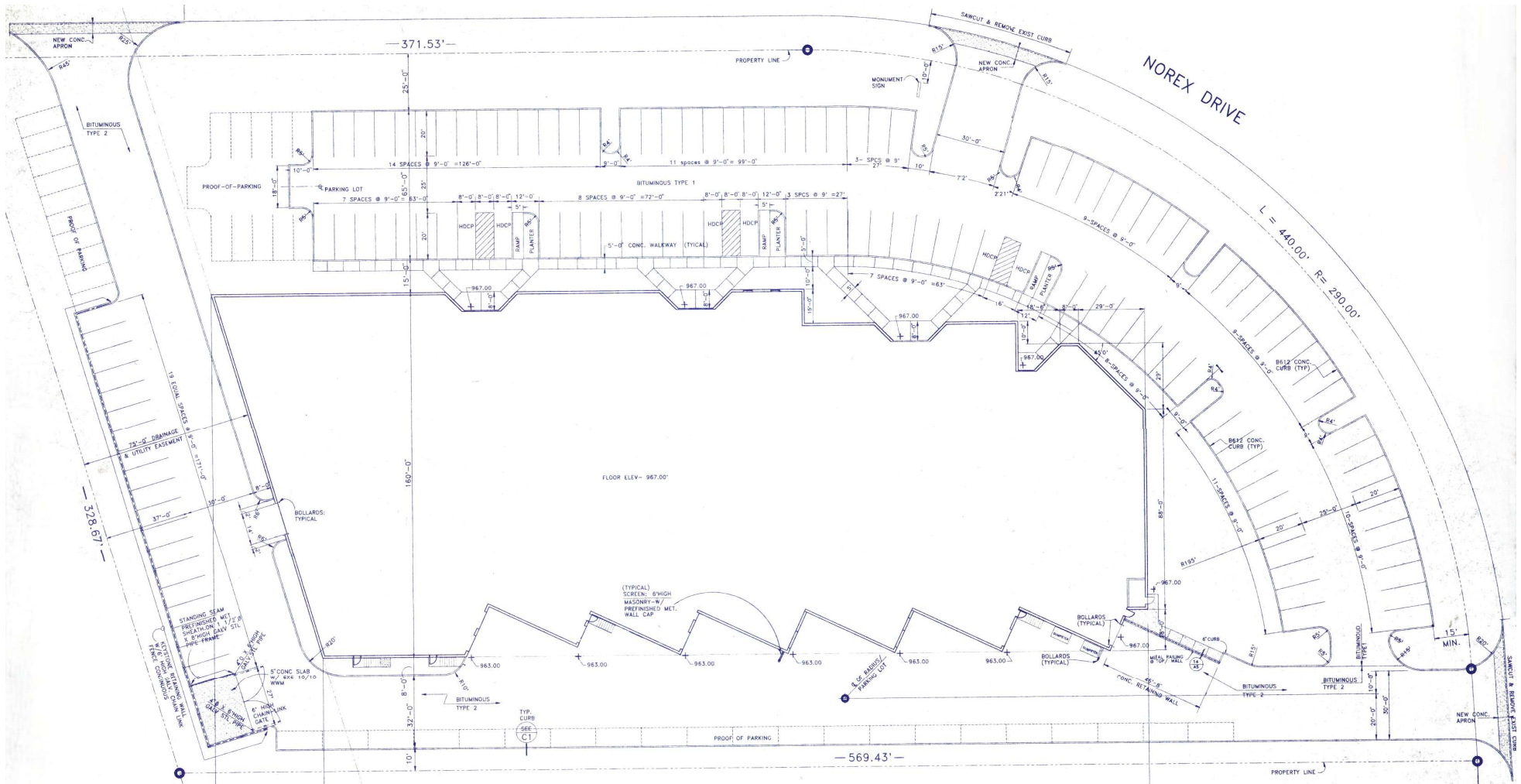


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# SITE PLAN

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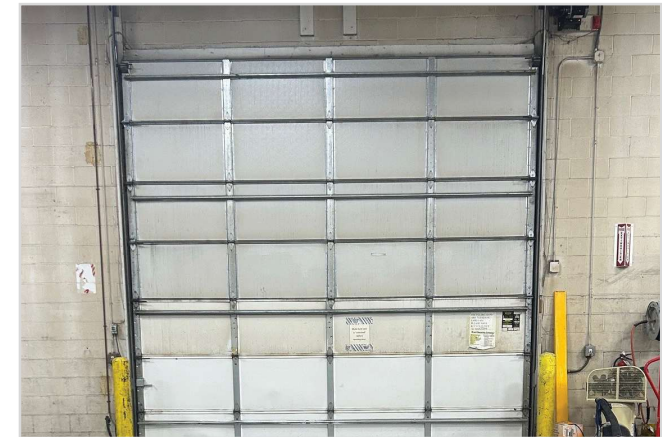
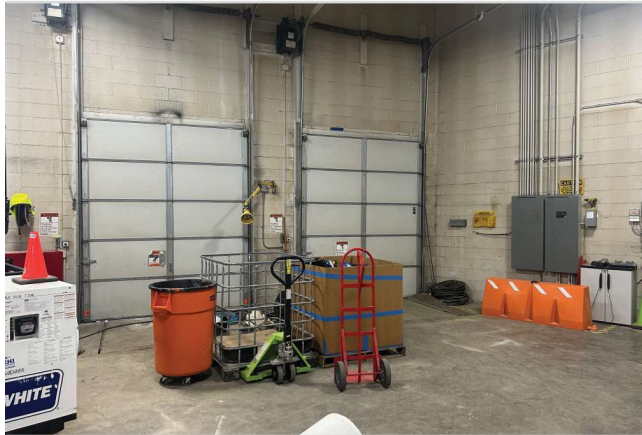


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# PHOTOS

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# AERIAL VIEW

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# DEMOGRAPHICS

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**2,857**

Total Businesses



**42,989**

Total Employees

## KEY FACTS

**96,755**

Population

**41.1**

Median Age

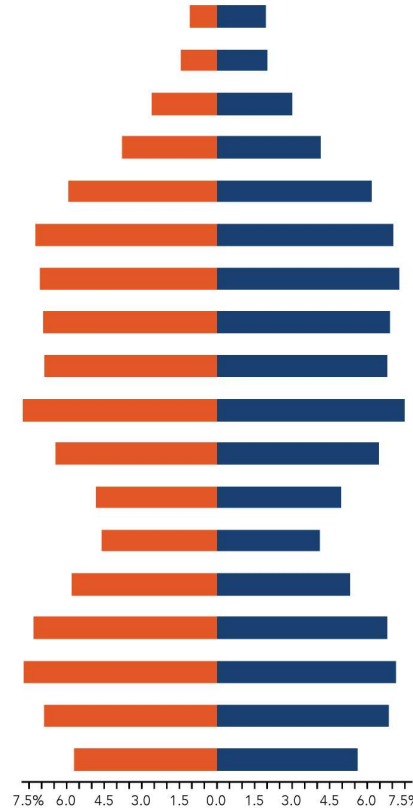
**2.7**

Average Household Size

**\$139,833**

Median Household Income

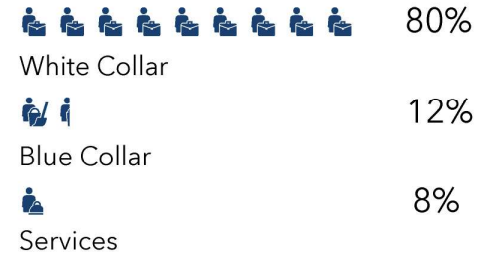
## AGE PYRAMID



The largest group: 2024 Males Age 40-44  
The smallest group: 2024 Males Age 85+

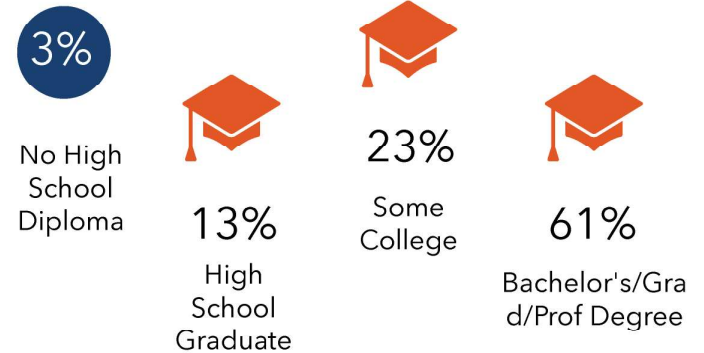
## EMPLOYMENT & EDUCATION

### EMPLOYMENT



**2.9%**  
Unemployment Rate

### EDUCATION



Data reported within 5 mile radius

The information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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