

19011 LAKE DRIVE EAST



Single Tenant Industrial Building for Sale or Lease

Chanhassen MN

CBRE

N NICOLA
WEALTH

Property Overview

This premier industrial single-tenant building provides an ideal environment where robust industrial capabilities converge with the unique demands of a sophisticated HQ. Its prime positioning within Chanhassen ensures superior connectivity and access, firmly establishing it as a pivotal hub for tenants poised to elevate their workspace.

156,333 TOTAL SQUARE FEET

39,634 SF Office

116,699 SF Warehouse

Built 1982	Renovated 2020	Clear Height 18'	Column Spacing 30' x 40'	Parking 5.71/1000
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Lease Rates Negotiable	Sale Price Negotiable	Power 3,000A/480V/3 Phase	100% Air Conditioned
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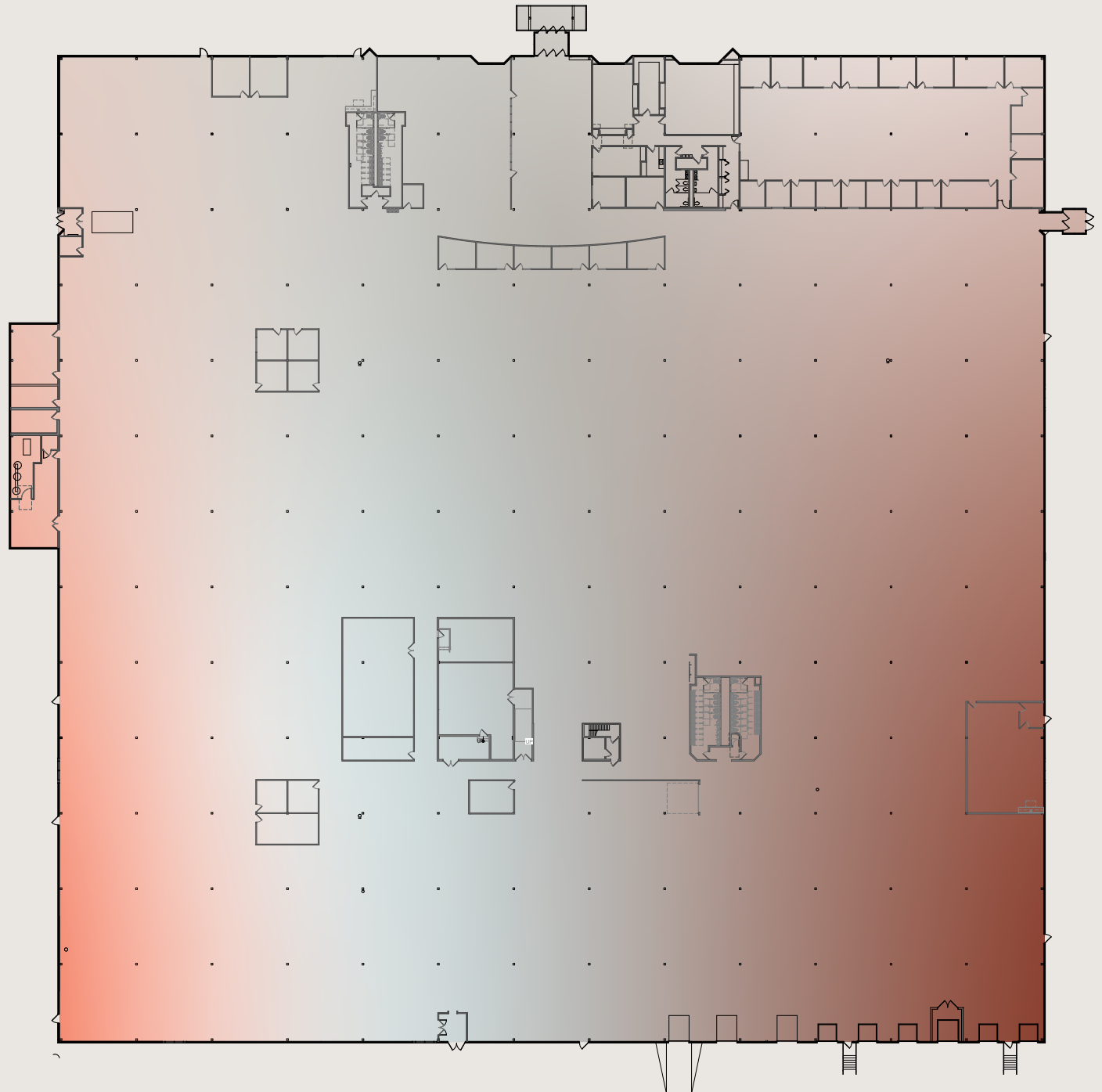
Doors
7 Docks (expandable)
1 Drive-in Door

Operating Expenses
\$4.23 Total PSF
RE Taxes: \$2.06 PSF / CAM: \$2.17 PSF



Single Tenant

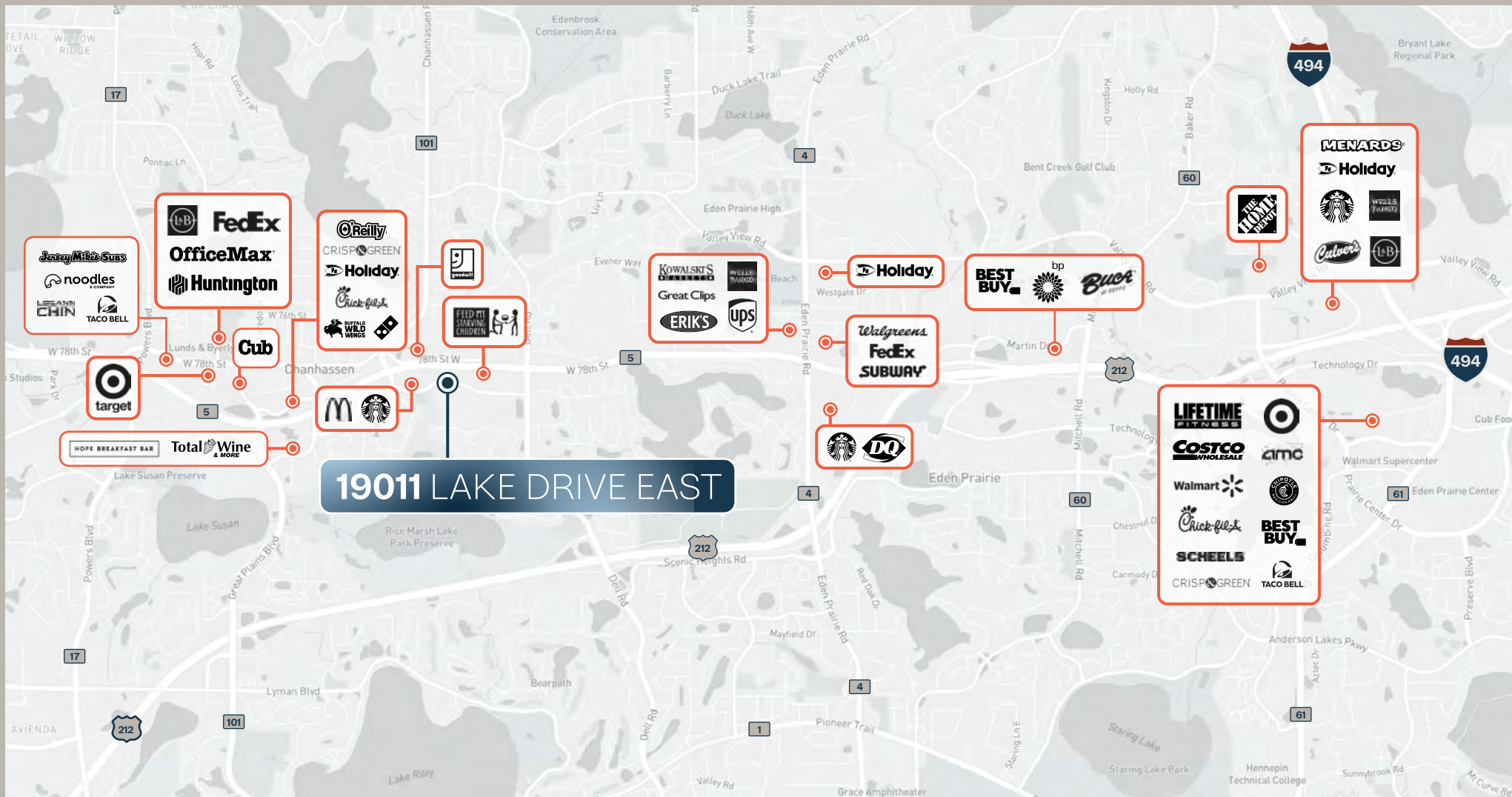
FLOOR PLAN



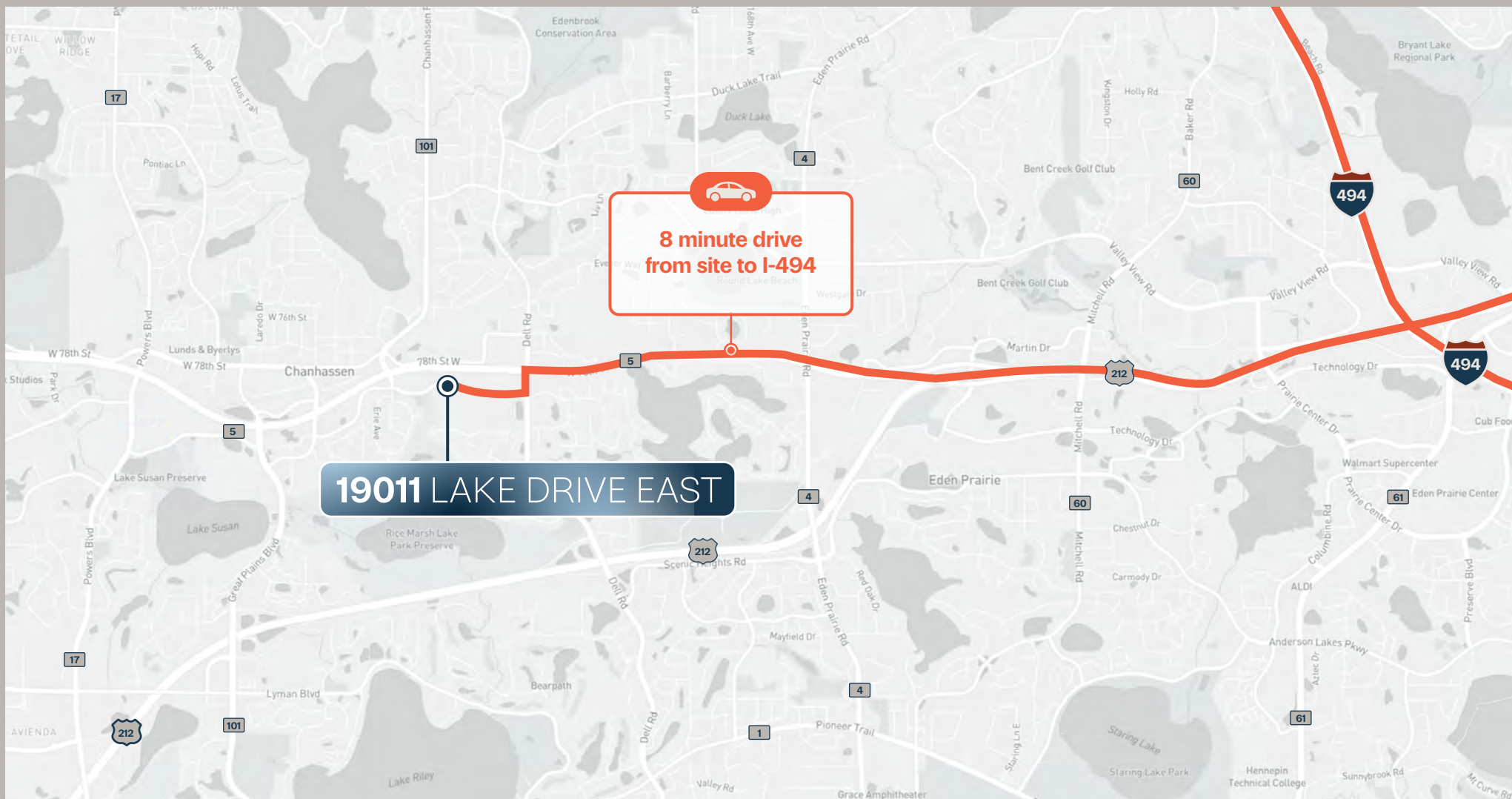


Site Plan

Nearby Amenities



Connected for Success



An Ideal HQ Destination

With a well-educated workforce to pull from and a strong emphasis on innovation, Minnesota offers a conducive environment for companies to thrive. Its excellent transportation infrastructure also facilitates connectivity to national and international markets as a midwestern hub. The holistic characteristics of this destination categorize Minnesota as a destination for companies to flourish.

8

Forbes top
private
companies

Cargill

RDI
Rosen's Diversified, Inc.

DigiKey

RYAN

ANDERSEN
WINDTIGHT & WOOD

JOHNSON BROTHERS
SINCE 1929

Mortenson

TAYLOR

17

Fortune 500
Companies

UNITEDHEALTH GROUP



securian
FINANCIAL

Hormel
Foods

Xcel Energy

3M

C.H. ROBINSON

CHS

THRIVENT

ECOLAB

Ameriprise
Financial

General Mills

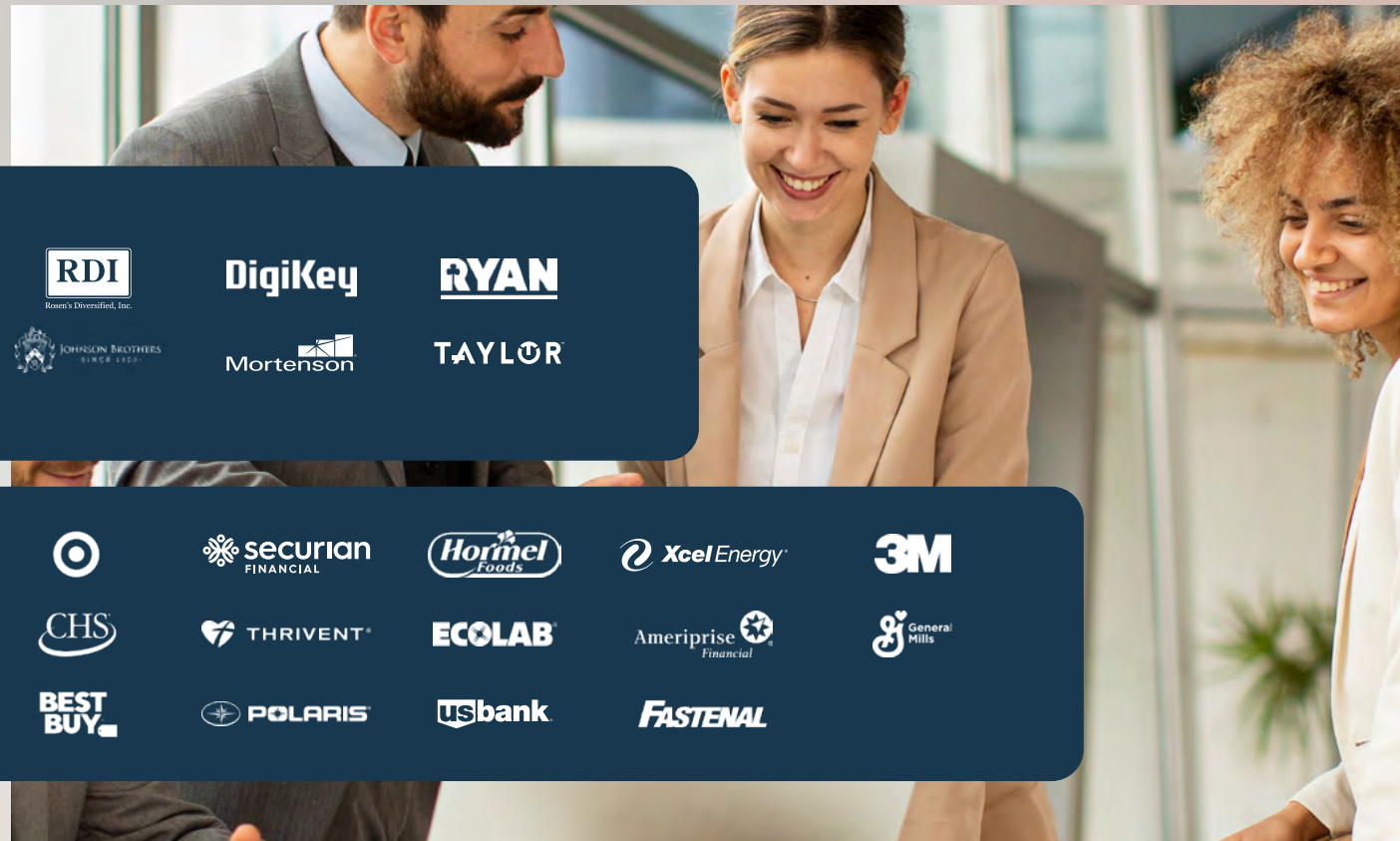
LAND O'LAKES, INC.

BEST BUY

POLARIS

usbank

FASTENAL



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Single Tenant Industrial Building for Sale or Lease

Tom Bennett

Senior Vice President

+1 612 386 6108

tom.bennett@cbre.com

Austin Lovin

First Vice President

+1 641 352 0359

austin.lovin@cbre.com

Dan Swartz

Executive Vice President

+1 612 419 5950

dan.swartz@cbre.com

Tom Hayhoe

Senior Vice President

+1 952 239 3352

tom.hayhoe@cbre.com

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