



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

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

## VACANCIES

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

# SUITE 19011

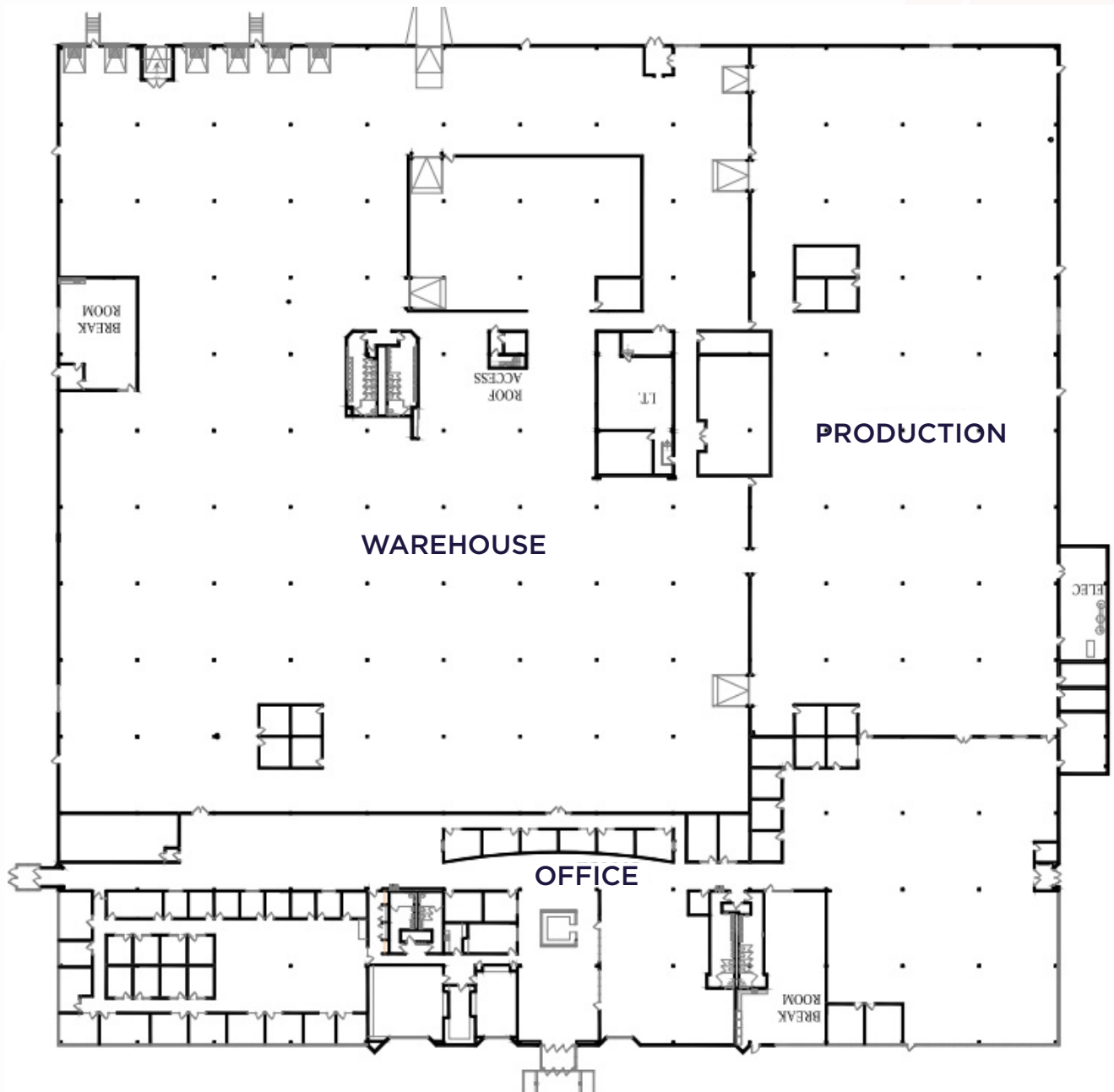
39,634 SF OFFICE

80,876 SF WAREHOUSE

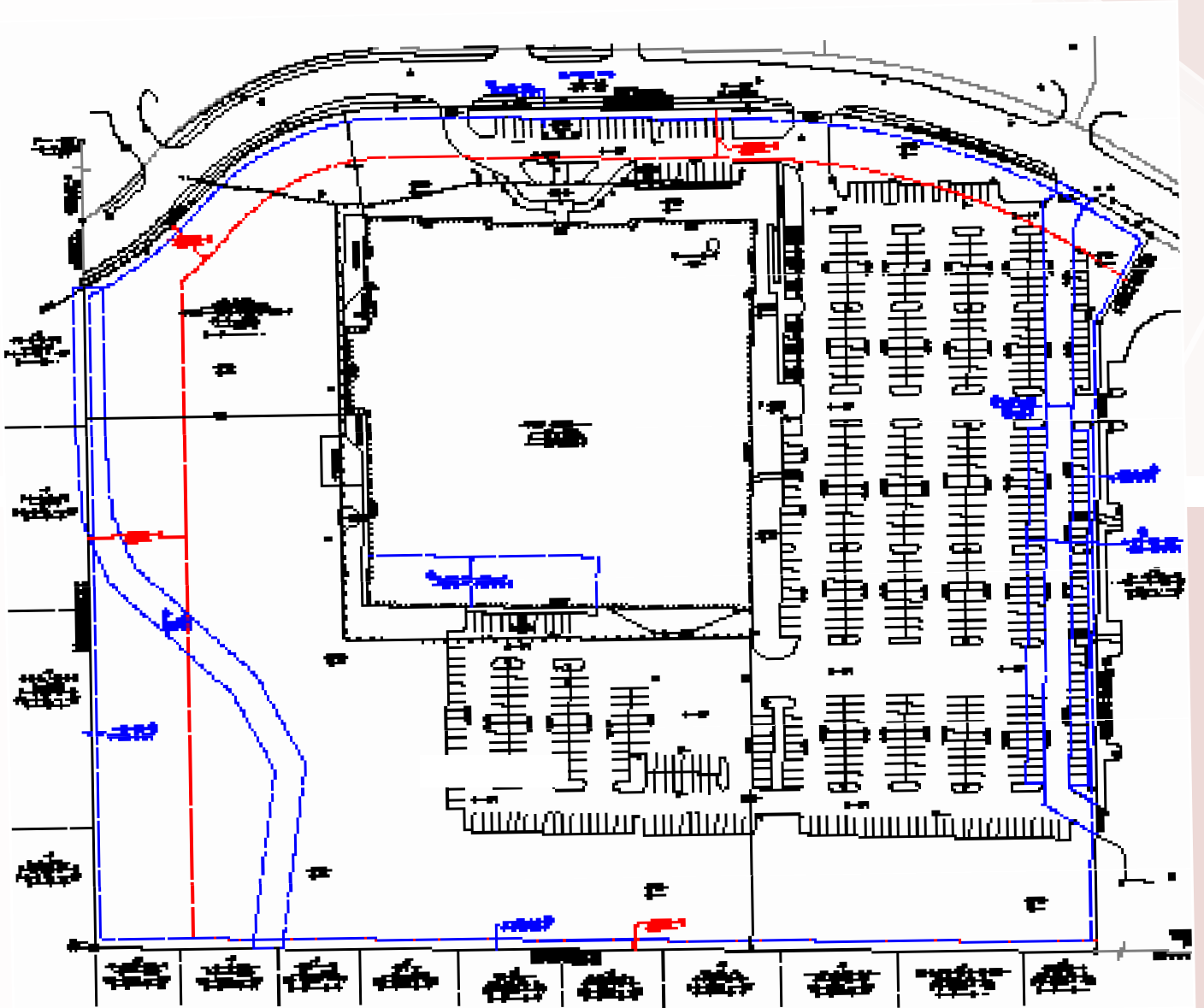
35,823 SF PRODUCTION

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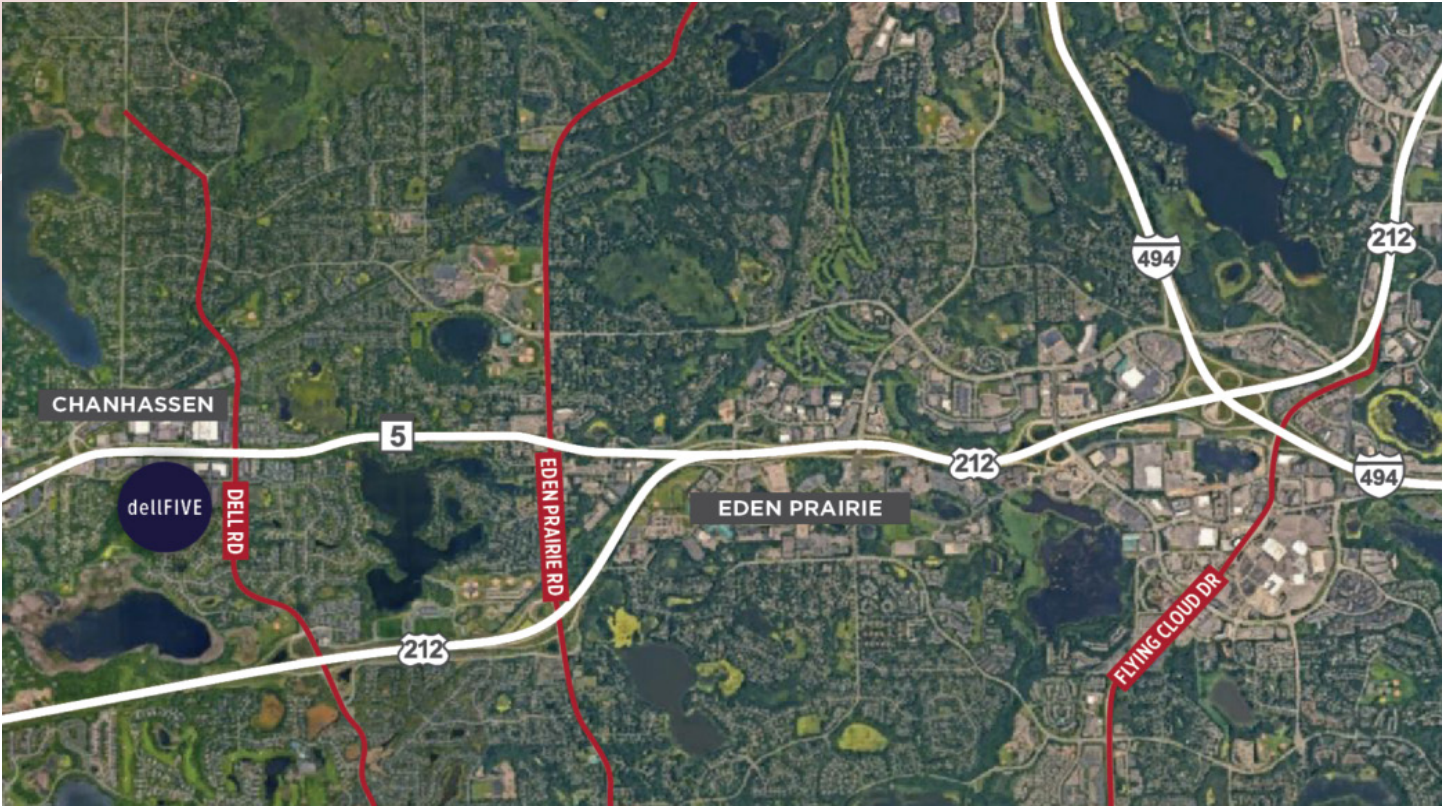
**156,333 SF TOTAL**



# SITE PLAN



# AERIAL MAP



# SITE MAP



# PHOTOS





**FOR MORE INFORMATION, PLEASE CONTACT:**

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