

Industrial Warehouse For Lease

8360 Commerce Dr,
Chanhassen, MN 55317



This spacious warehouse property offers an exceptional opportunity for your business to thrive. Spanning 7,000 Sqf, this expansive facility boasts versatile functionality, perfect for manufacturing, distribution, or storage needs. Featuring high ceilings and an oversized drive-in.

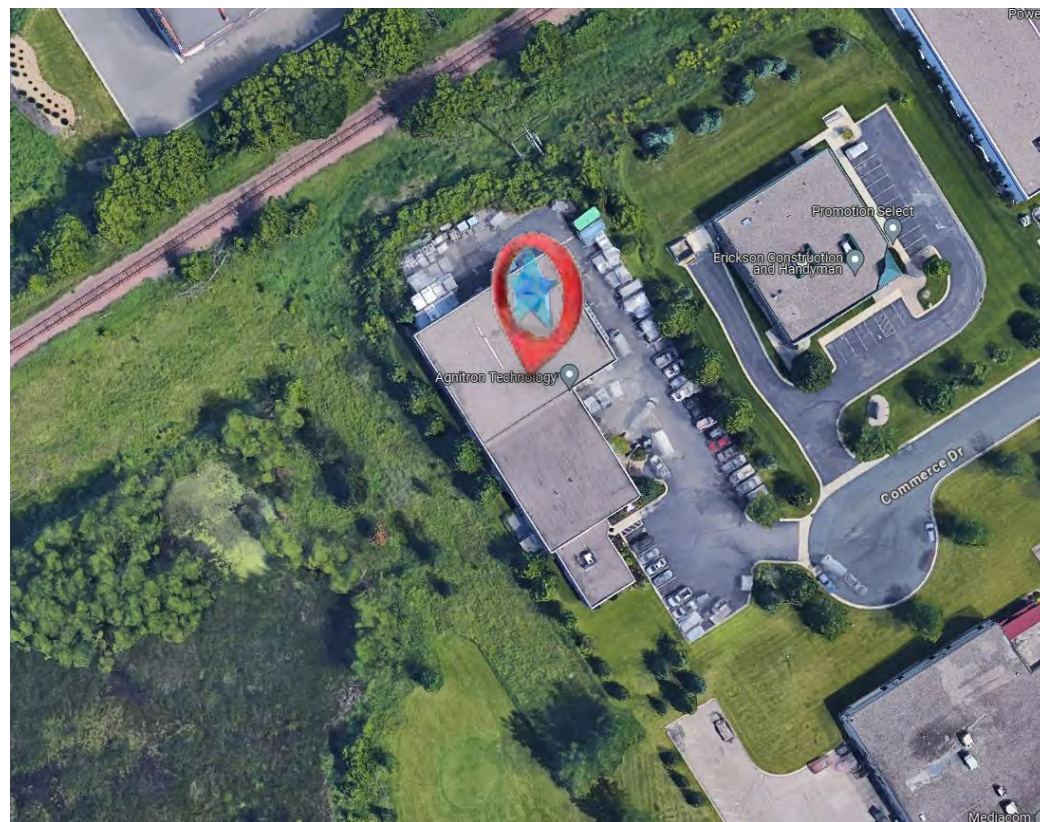
- 4k Sqf Warehouse

- 3k Sqf Mezzanine

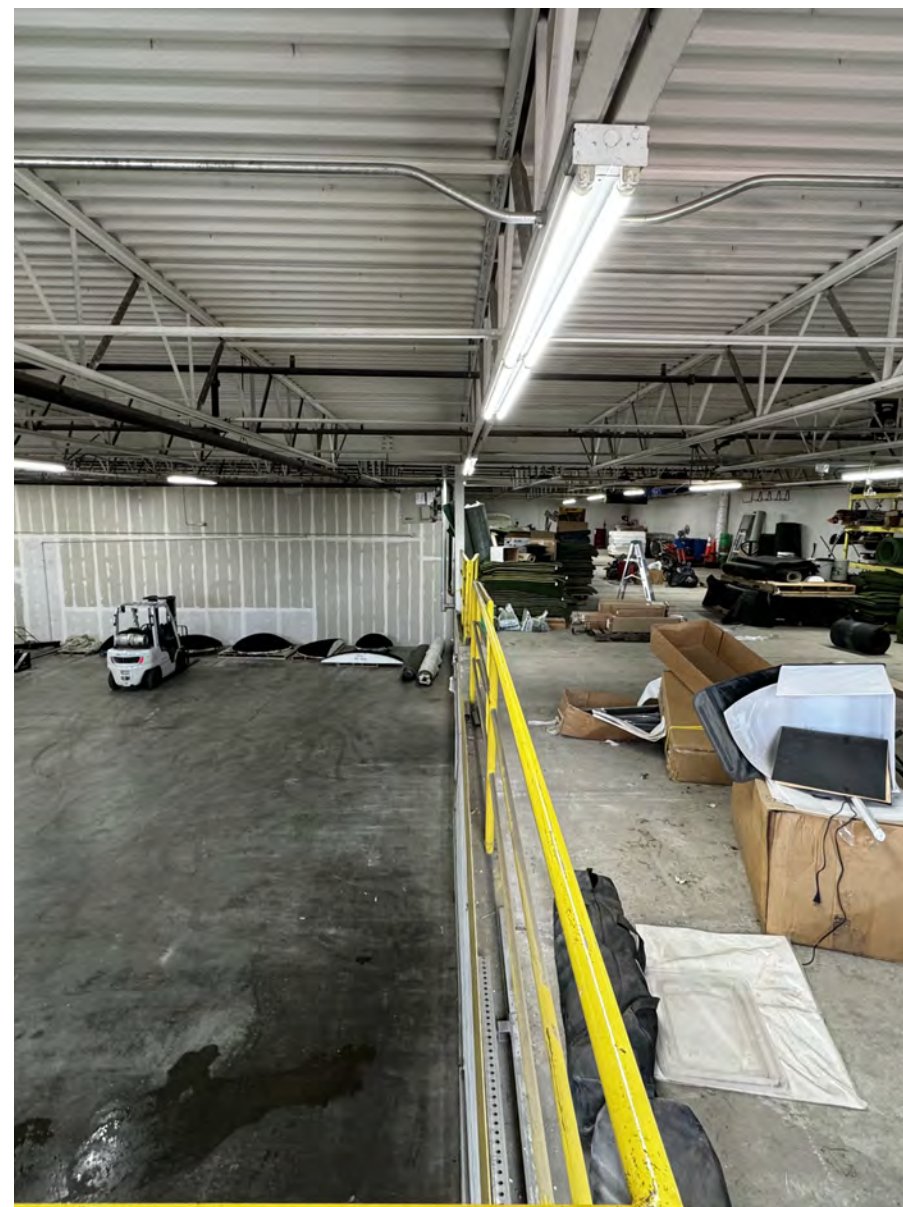
- Floor Drain

- Fully Sprinkled

- 20+ foot clear height



Asking Rent	\$5,500 Gross
Lease Type	Gross
Available SF	7,000 Sqf
Availability Date	Available Immediately
Property Type	Industrial
Sprinklers	Yes
Clear Height	20+
Drive Ins	1 Drive-in
Docks	No





2023 DEMOGRAPHIC SUMMARY

POPULATION

5,837

7.34% 1-YEAR GROWTH

POVERTY RATE

0.741%

7.34% 1-YEAR GROWTH

MEDIAN HOUSEHOLD INCOME

\$115,655

5.54% 1-YEAR GROWTH

MEDIAN PROPERTY VALUE

\$342,800

5.02% 1-YEAR GROWTH

Citizenship

99.1% of Carver, MN residents were US citizens, which is higher than the national average of 93.4%. The percentage of US citizens in Carver, MN was 98.8%, meaning that the rate of citizenship has been increasing.

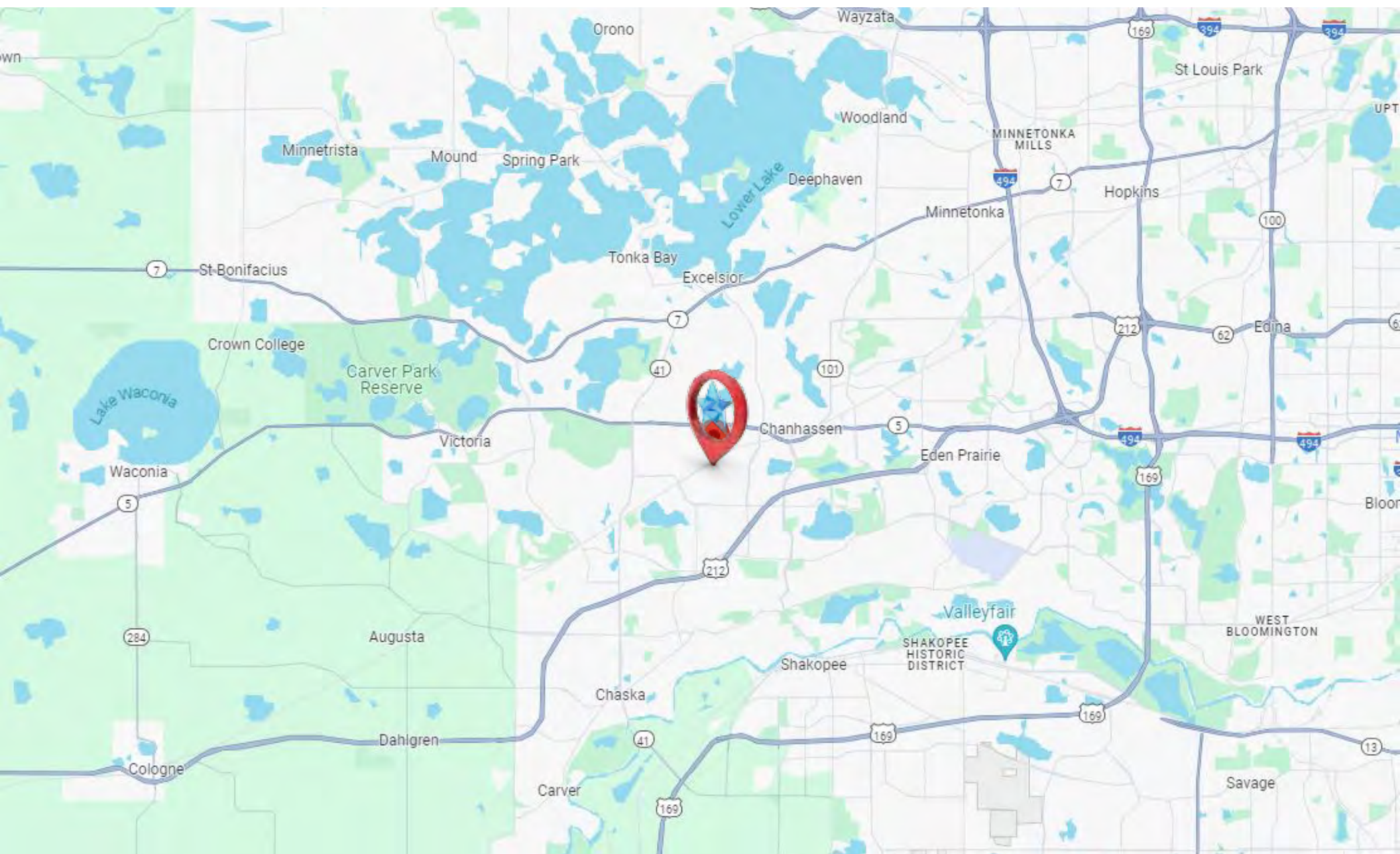
Carver, MN is home to a population of 5.84k people, from which 99.1% are citizens. 6.08% of Carver, MN residents were born outside of the country (355 people).



CARVER COUNTY

Asian (Non-Hispanic) (3.44%), White (Hispanic) (1.82%), and Two+ (Hispanic) (0.771%).

None of the households in Carver, MN reported speaking a non-English language at home as their primary shared language. This does not consider the potential multi-lingual nature of households, but only the primary self-reported language spoken by all members of the household.



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At Caspian, we strive to provide the best service possible, and our group of talented brokers are enthusiastic about getting the best deal for our clients. Our brokers are specialized in retail, industrial, and office spaces and know the local market conditions needed to negotiate the best terms for our clients.

Our client relationships are the most important part of our business. Through consistent communication and updates, we ensure that our clients are always aware of what is going on and are in front of the transaction.



ALEX BROWN | Director



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