



FOR LEASE

1400 Mill Lane, Waconia, MN 55387



OVERVIEW

The 1400 Mill Lane building offers hard to find office and warehouse space and boasts high clear ceilings and 100% air conditioning throughout! This property has a private campus feel but is in close proximity to a regional hospital, numerous shops and restaurants and access to a growing workforce. Waconia boasts a pro business government and a very active chamber. Tenant improvements can be available in this building.



www.copperwoodmn.com

684 Excelsior Blvd. – Suite 210 Excelsior, MN 55331

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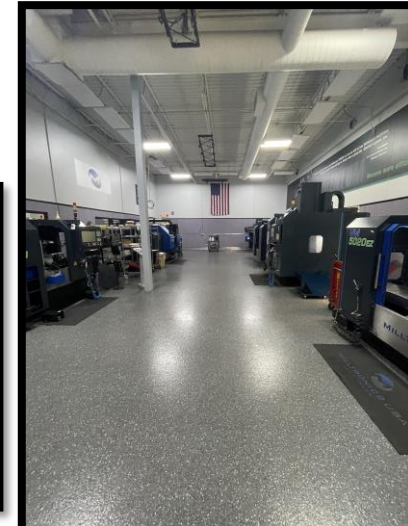
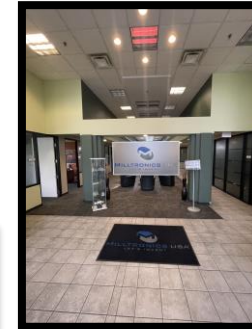
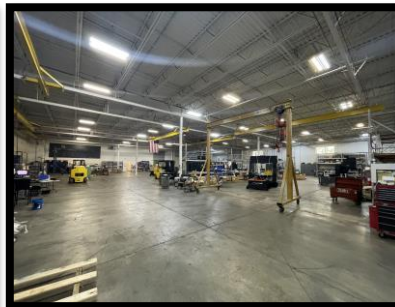


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SPECS

- 98,688 Sf Manufacturing Building
- Built in 1996
- 61,598 sf available
- Divisible
- 18' clear height in warehouse
- 2 Loading Docks, Drive in can be added
- 40' x 40' column spacing
- Fully air conditioned and air make up system
- Sprinkled – Wet System
- 2000 Amp, 480 Volt Power
- Strong Local Ownership
- Net Rent: \$5.00 – \$9.00 per square foot
- Operating Exp: \$2.52 per square foot



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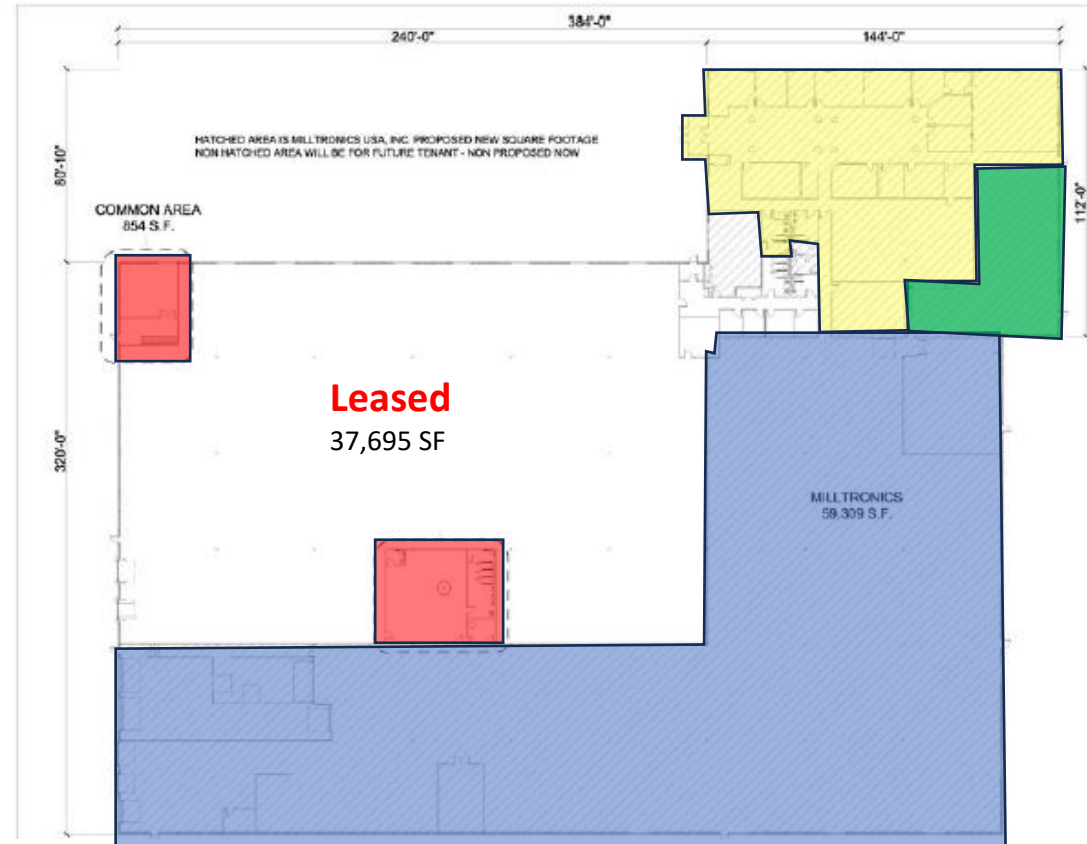
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SPECS

Total Size	61,598 RSF
Office	10, 463 SF
Showroom	5, 217 SF
Warehouse	44,160 SF
Common	1,758 SF
Base Rent monthly	\$30,893
RE Taxes monthly	\$10,369
Est CAM monthly	\$2,567



- Office – 10,463 SF
- Showroom – 5,217 SF
- Warehouse – 44,160 SF
- Common – 1,758 SF

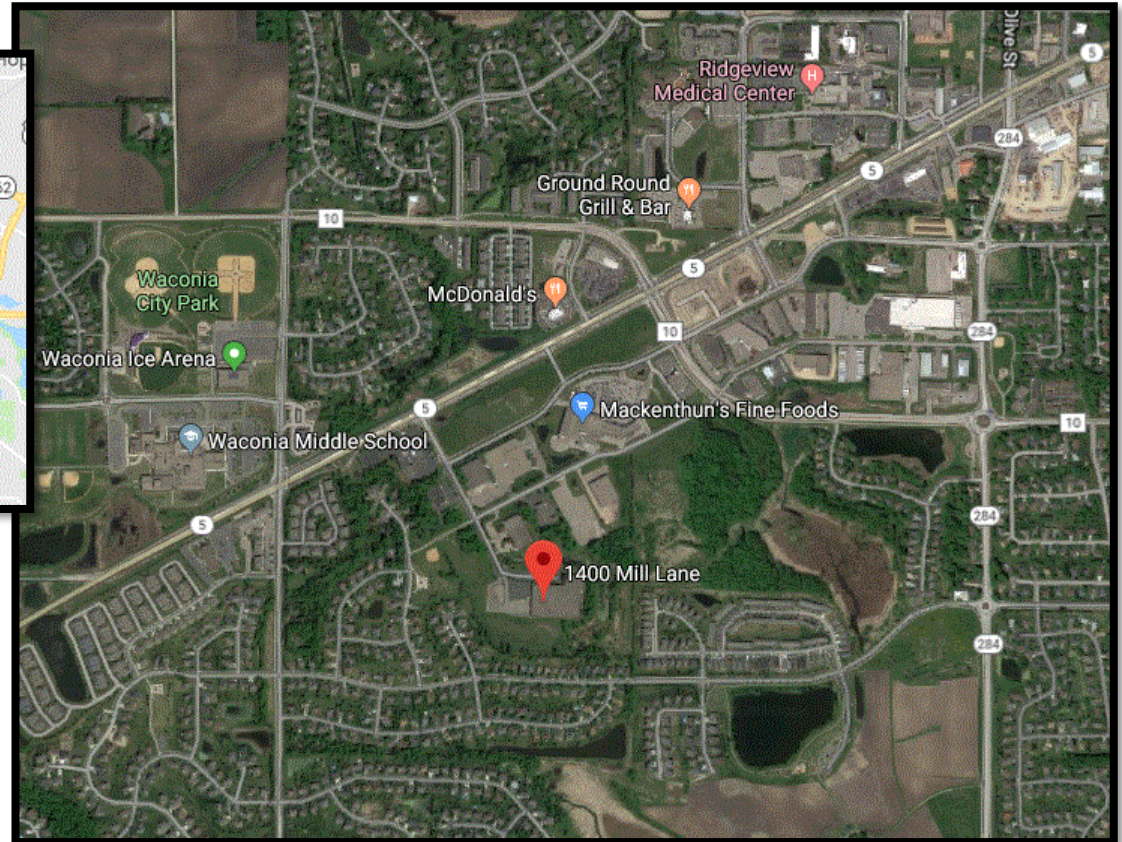
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For more information on Waconia please visit:

<http://www.destinationwaconia.org>



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