

Dell Five A

18640-18690 Lake Drive East, Chanhassen, MN 55317



FOR LEASE

dellFIVE



For more information, please contact:

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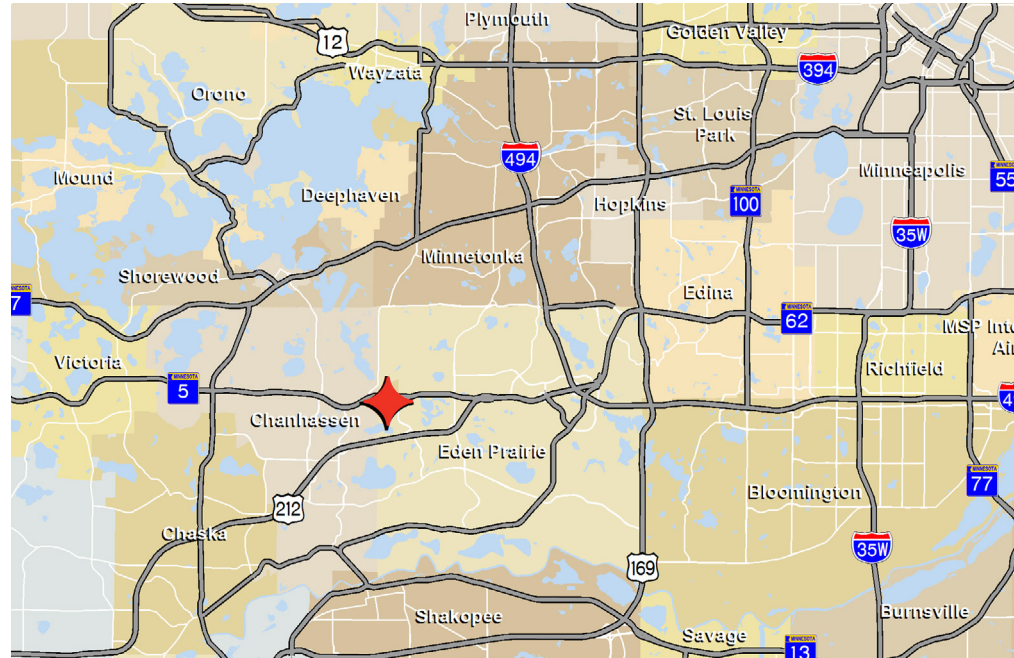
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Property Highlights

- Owned and managed by CSM Corporation
- Dell Five Business Park comprises of 464,204 total square feet in 9 buildings
- Easy access to I-494
- Endcap with good glassline
- 18' clear height
- Dock and grade level loading
- Excellent Hwy 5 visibility

Building Features	
Total Square Feet	128,526 SF
Year Built	1996
Clear Height	18'
Lease Rates	\$9.75 PSF Office \$4.75 PSF Warehouse
2019 Tax & CAM	\$3.58 PSF Total
Utilities	Utility services to be separately metered and the responsibility of tenant, along with janitorial, trash removal, etc.
Power	400 amps, 277/480 Volt, 3phase

Vacancies				
Suite	Total SF	Office SF	Warehouse SF	Loading
18684	21,000	11,873	9,127	1 dock
18660	9,011	3,053	5,958	1 dock
18660 / 18684	30,011	14,926	15,085	2 docks



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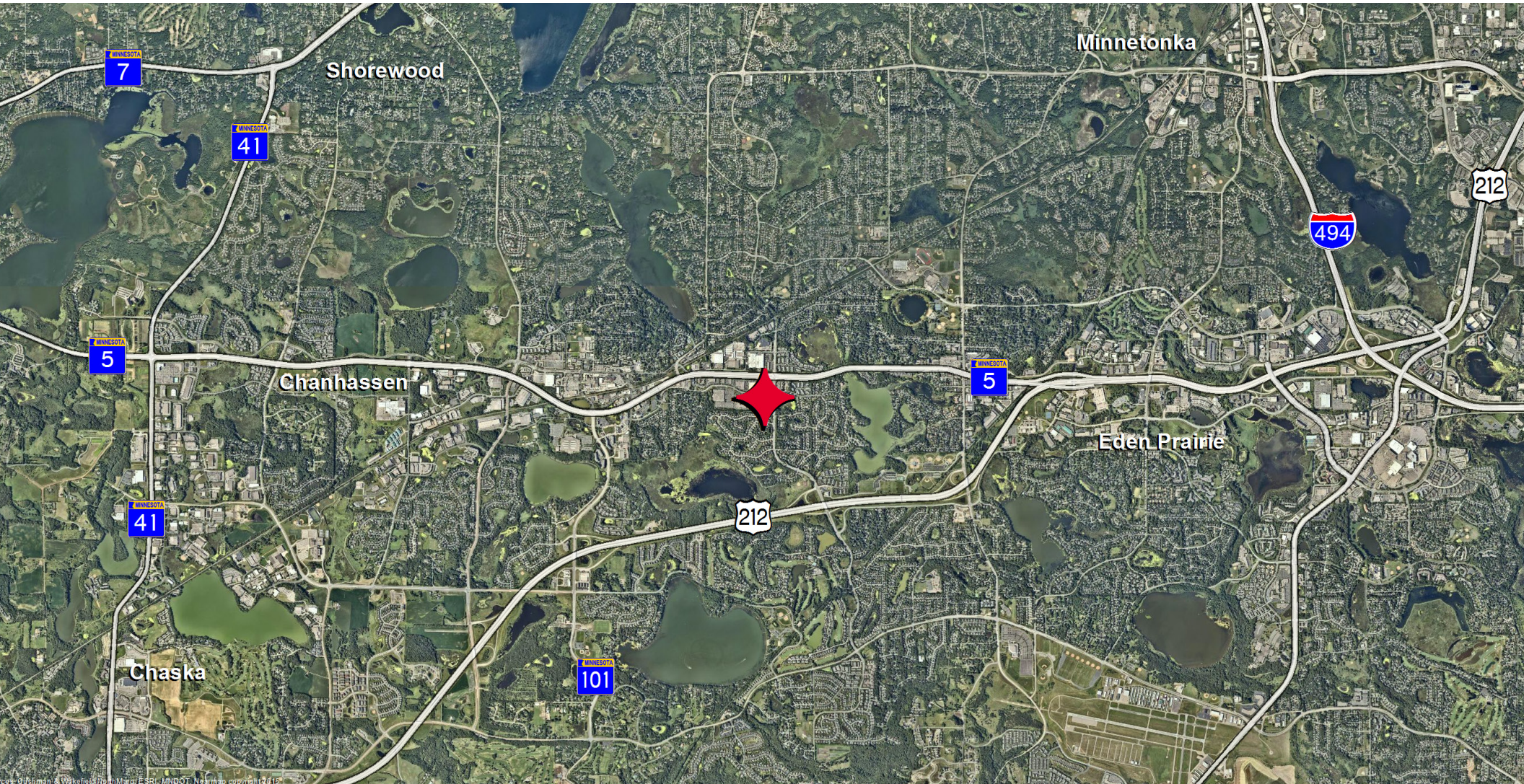
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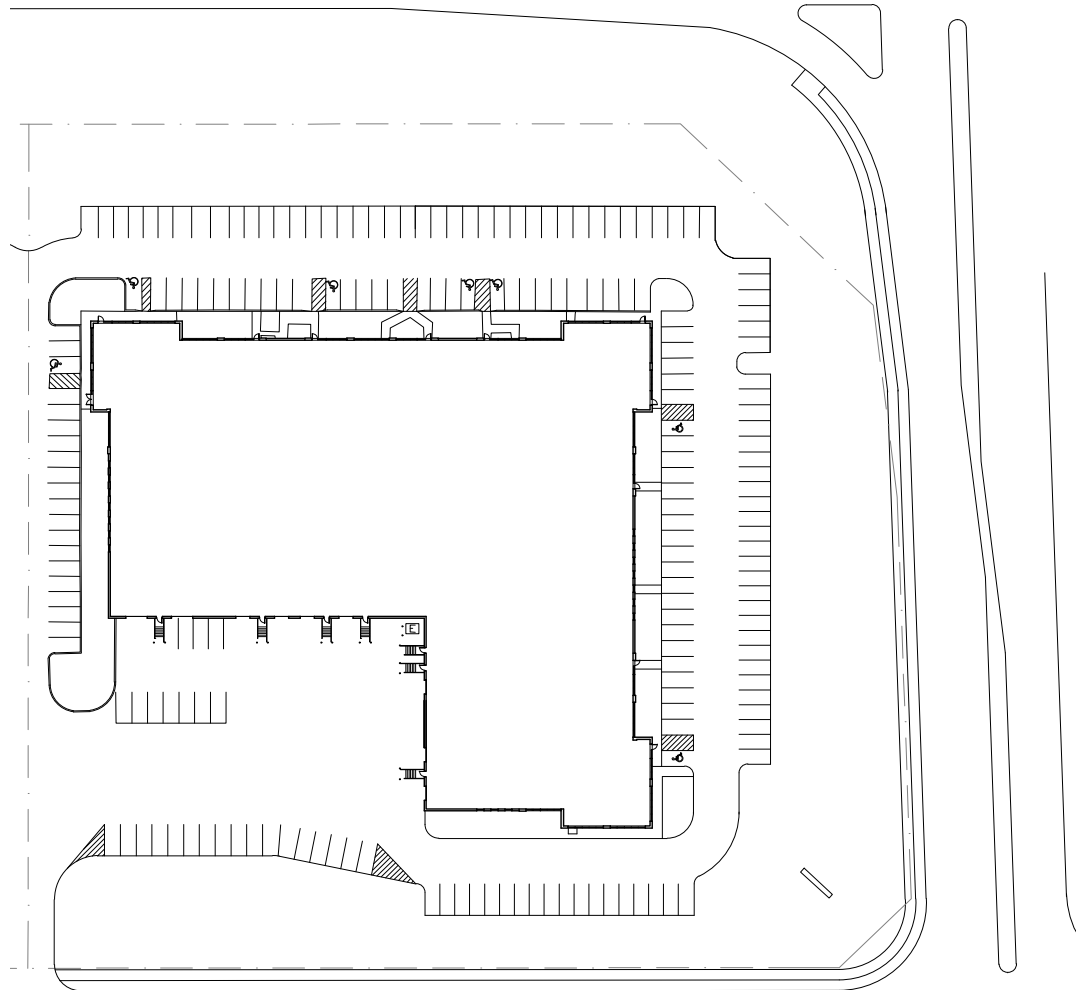
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Site Plan



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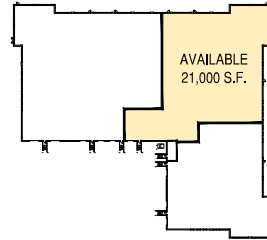
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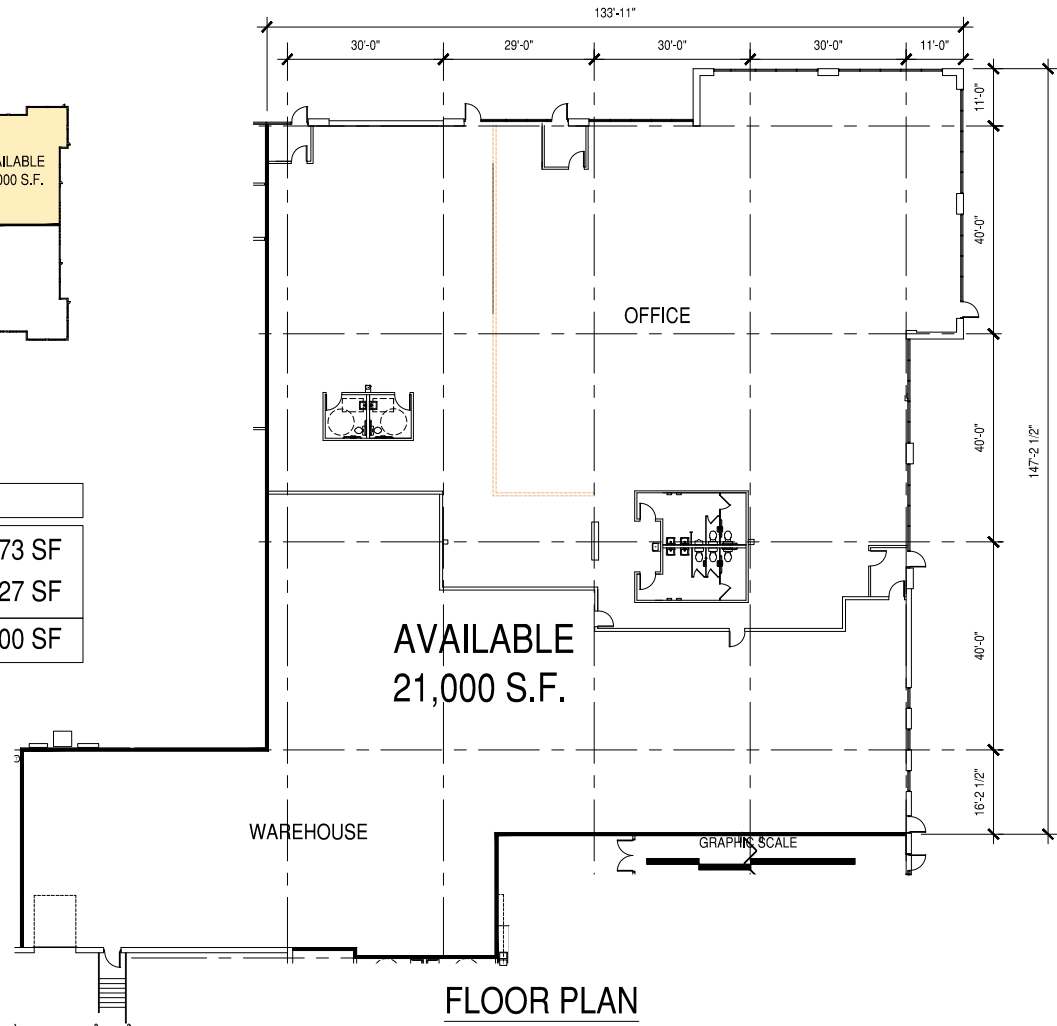
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Floor Plan Suite 18684



BUILDING PLAN

TENANT SUMMARY - AVAILABLE	
OFFICE	11,873 SF
WAREHOUSE	9,127 SF
TOTAL	21,000 SF



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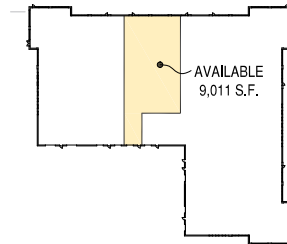
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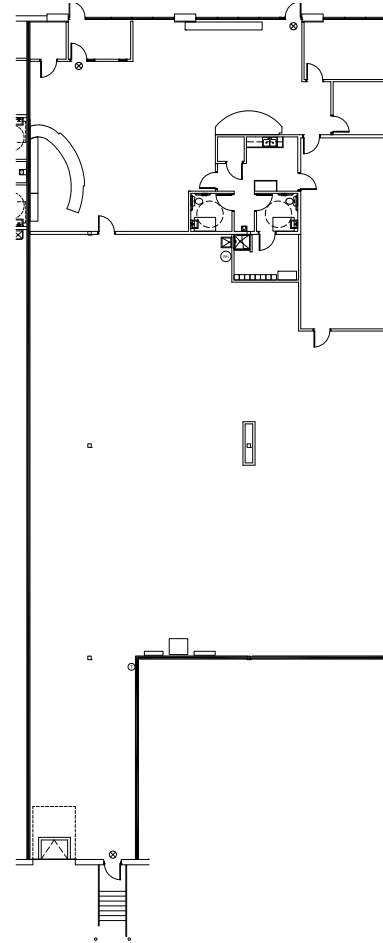
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Floor Plan Suite 18660



BUILDING PLAN

TENANT SUMMARY	
OFFICE	3,053 SF
WAREHOUSE	5,958 SF
TOTAL	9,011 SF



FLOOR PLAN

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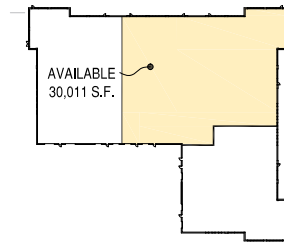
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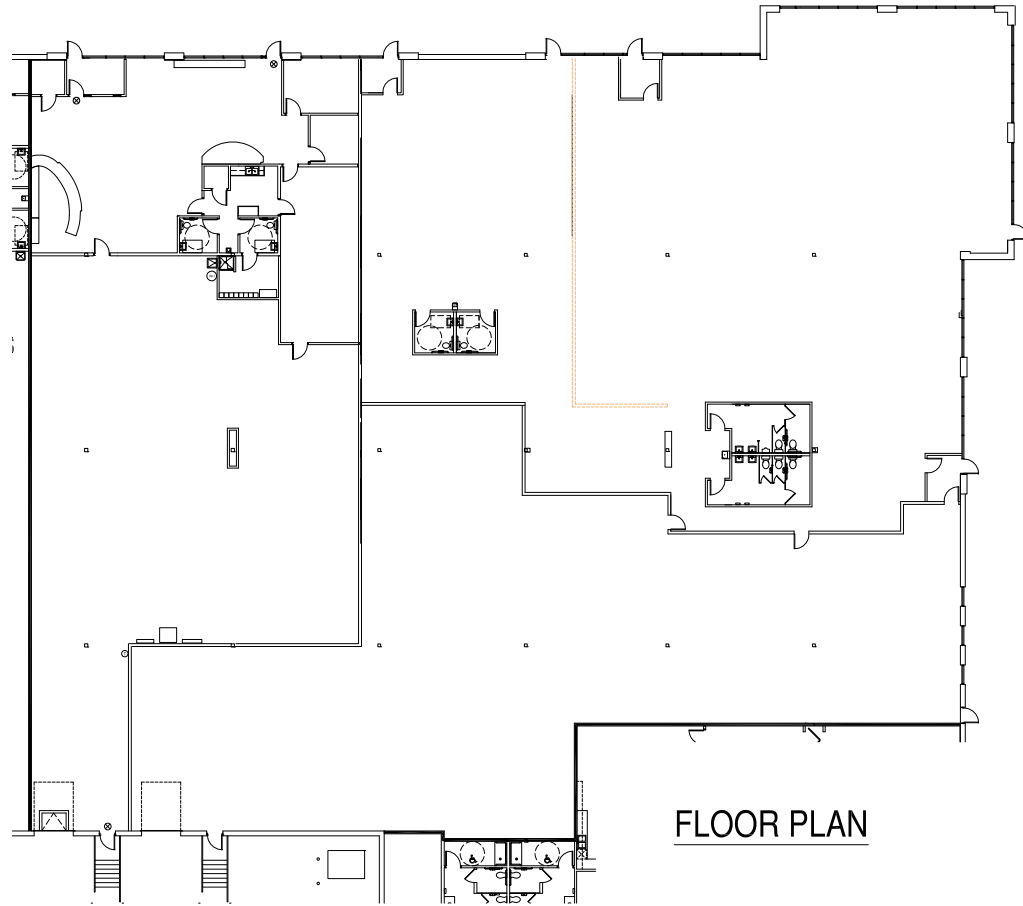
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Floor Plan Suites 18660 / 18684



BUILDING PLAN

TENANT SUMMARY	
OFFICE	14,926 SF
WAREHOUSE	15,085 SF
TOTAL	30,011 SF



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