

FOR LEASE

Office-Warehouse/Manufacturing Space Waconia, Minnesota



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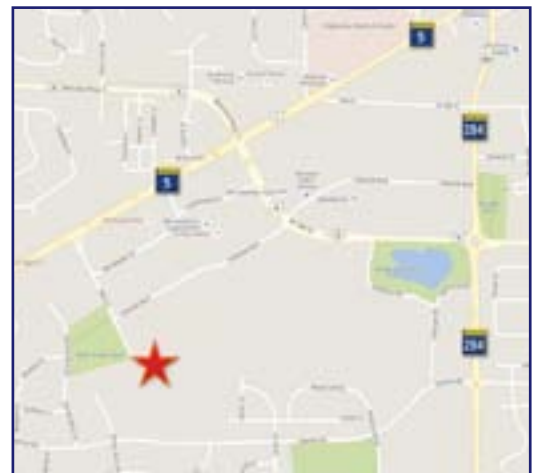
(952) 854-8295

1400 MILL LANE BUILDING

1400 Mill Lane
Waconia, Minnesota

PROPERTY SPECIFICS:

- ▶ 98,688 SF one story precast office-warehouse/manufacturing building
 - 17,280 SF office
 - 81,408 SF warehouse/manufacturing
- ▶ 16.62 acres of which 10.55 acres or 459,432 SF is buildable
- ▶ 205 parking stalls with additional land for expansion
- ▶ Four (4) dock high doors-two (2) are interior docks; Three (3) drive-in doors
- ▶ 18' clear height in whse./mfg.; 9' ceiling height in office
- ▶ Rooftop HVAC units plus one (1) air make-up system
- ▶ 100% wet sprinkler system
- ▶ Power: 2000 Amps, 480 Volts
- ▶ Fiber provided by Century Link
- ▶ 18 cranes located throughout the manufacturing area



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PARAMOUNT
REAL ESTATE CORPORATION

TCN
WORLDWIDE
REAL ESTATE SERVICES

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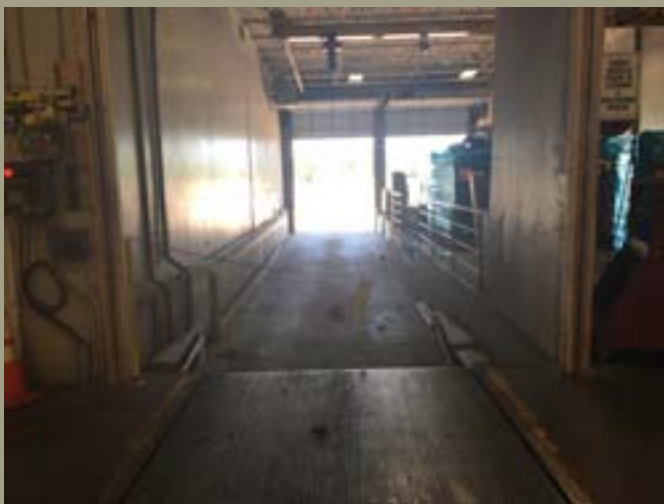
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TRUSTED. DEDICATED. EXPERIENCED.

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TOTAL BUILDING SIZE:	98,688 square feet precast concrete office-warehouse/manufacturing building
AVAILABLE SQUARE FEET:	17,280 square feet office <u>81,408 square feet manufacturing/warehouse</u> 98,688 square feet total
NET RENTAL RATES:	8.75 per square feet office 4.75 per square feet manufacturing
EXPANSION/ DIVIDE:	Building can be expanded by approximately 40,000 SF and is divisible
PID:	75516010
YEAR BUILT:	1996
CEILING HEIGHT:	18' clear in warehouse; 9' ceiling height in office
COLUMN SPACING:	40' X 40'
LOADING:	4 dock doors (two are interior docks) 3 drive-in doors
PARKING:	205 car parking stalls with additional land for expansion
FLOOR:	6" slab on grade – manufacturing area 4" slab on grade – office area
SPRINKLER:	100% wet building sprinkler system
HVAC:	Rooftop HVAC units as well as one (1) air make-up system
POWER:	2000 Amps, 480 Volts
TAX & CAM COST:	\$2.75 per square feet
COMMENTS:	18 cranes are located throughout the manufacturing area; most are two ton undersling cranes.

For further information contact:
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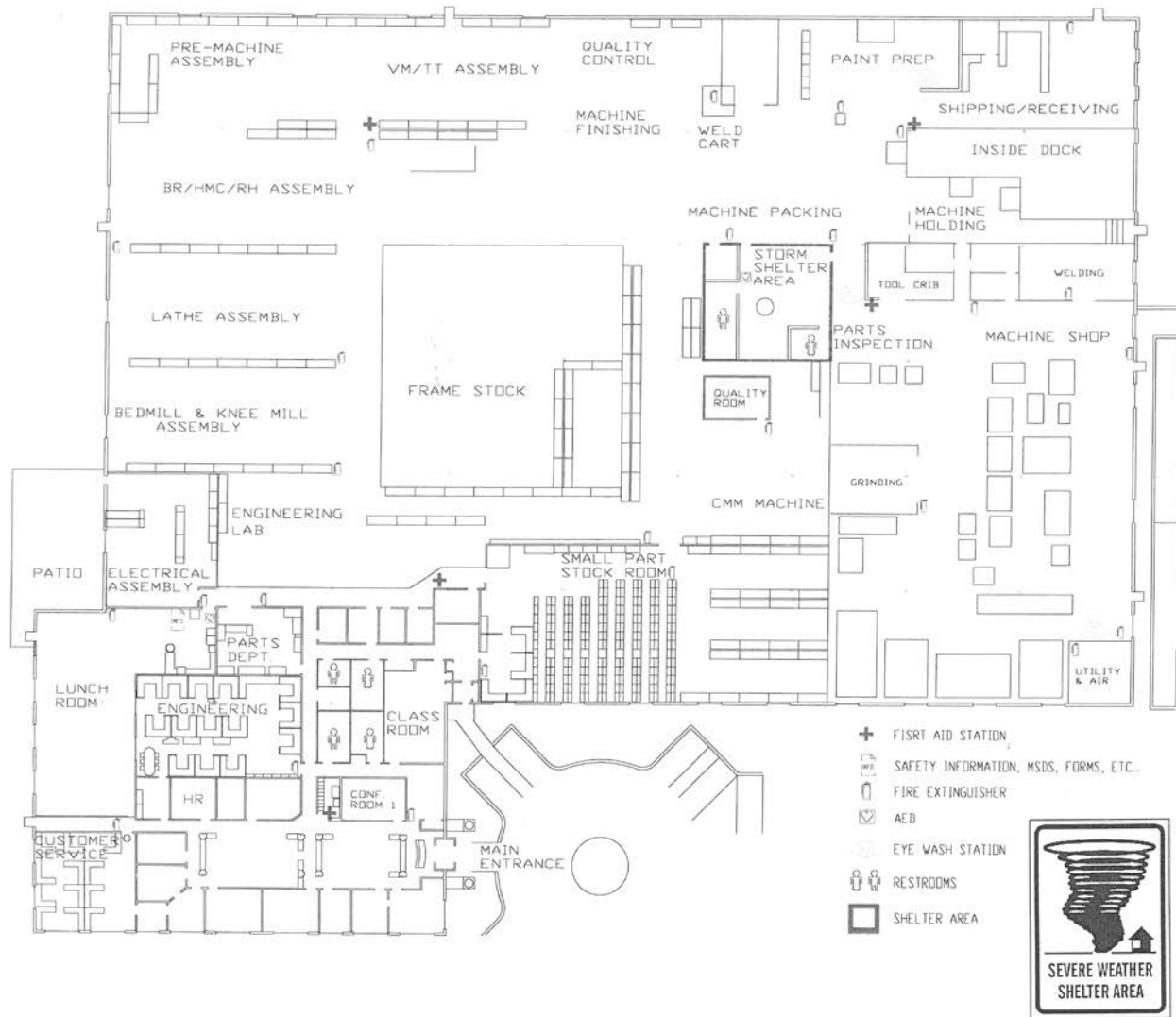
Information is deemed reliable; however, no warranty or representation is made as to its accuracy or completeness.
Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.

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1400 MILL LANE BUILDING

1400 Mill Lane | Waconia, MN

FLOOR PLAN



AVAILABLE SQ. FT.: 98,688

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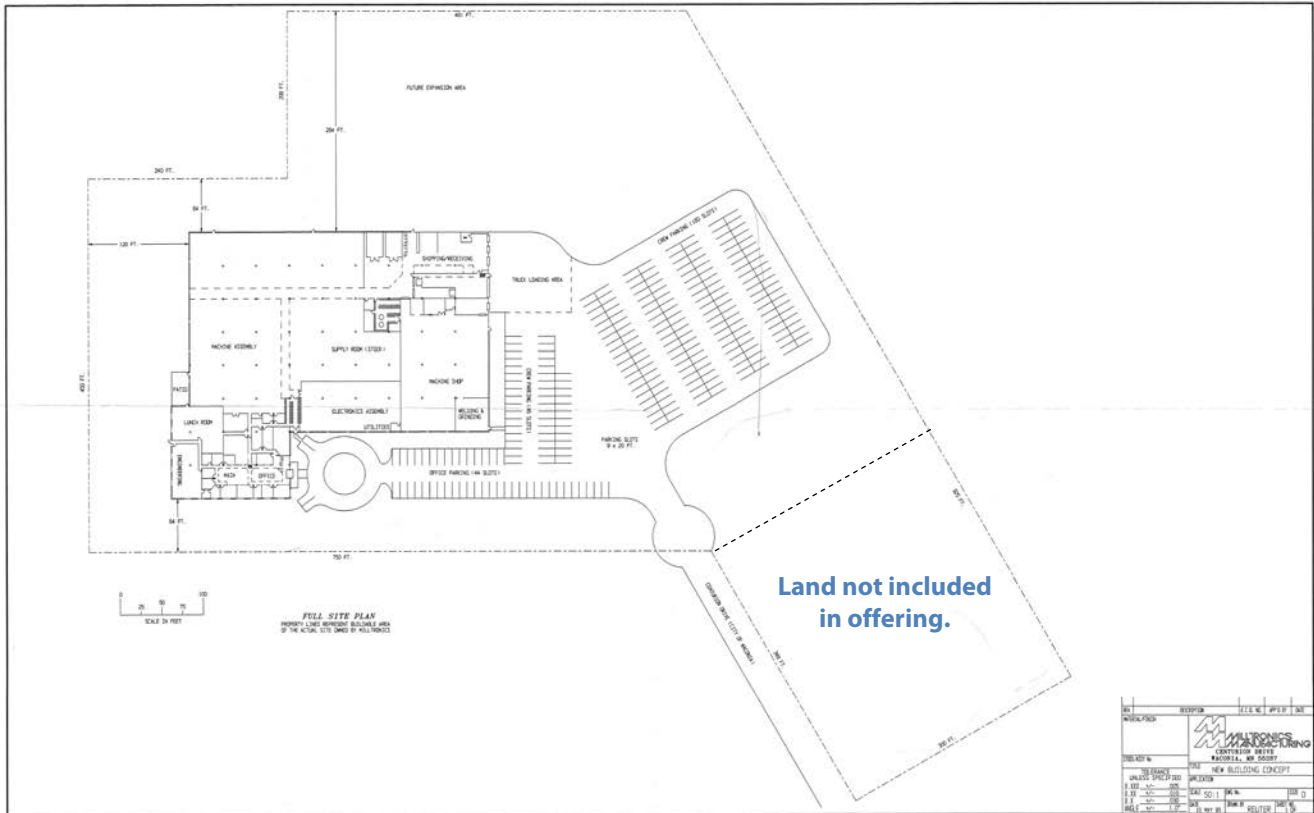


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1400 MILL LANE BUILDING

1400 Mill Lane | Waconia, MN

FULL SITE PLAN



AVAILABLE SQ. FT.: 98,688

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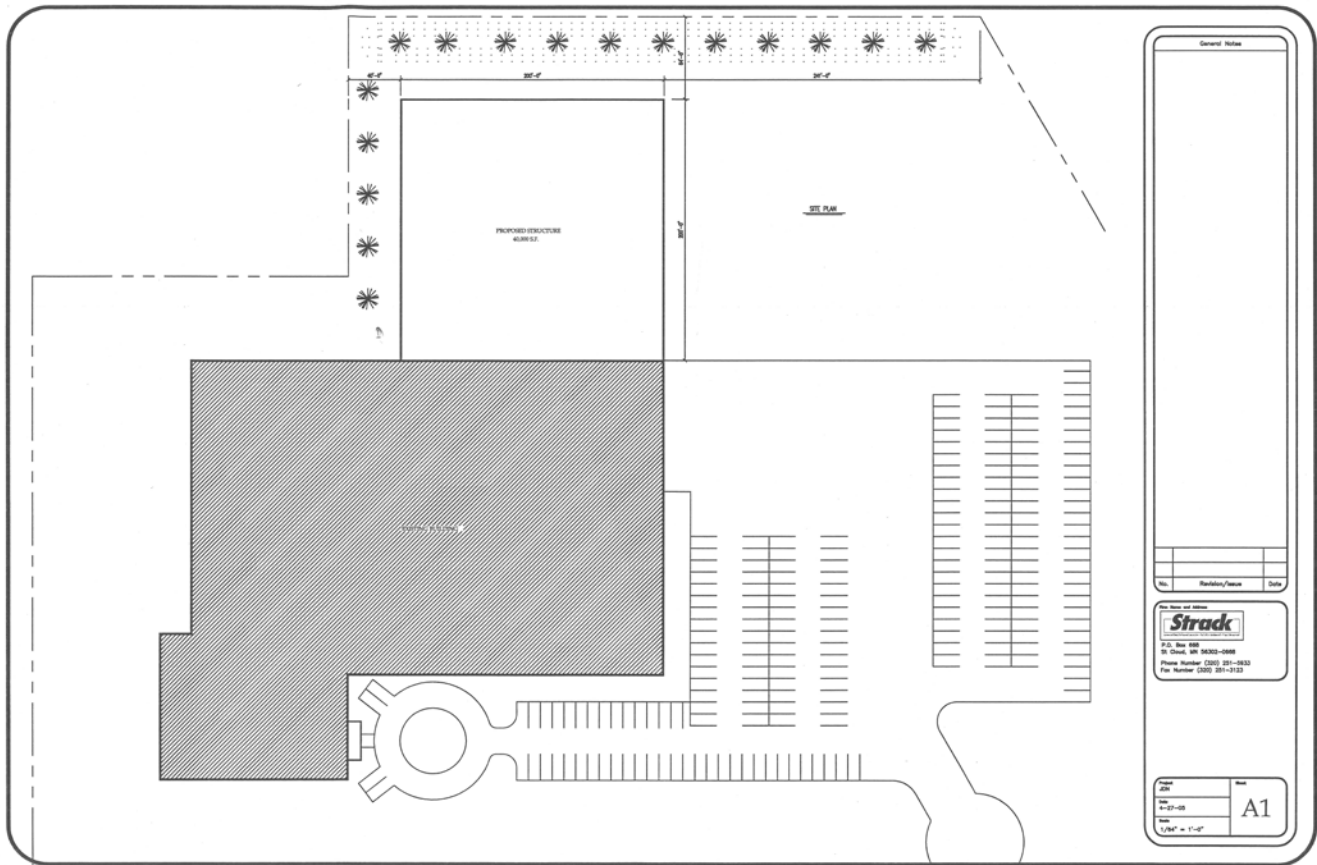


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1400 MILL LANE BUILDING

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FULL SITE PLAN WITH PROPOSED EXPANSION



AVAILABLE SQ. FT.: 98,688

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