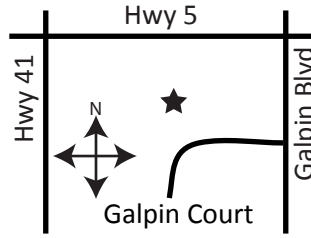




Construction Management

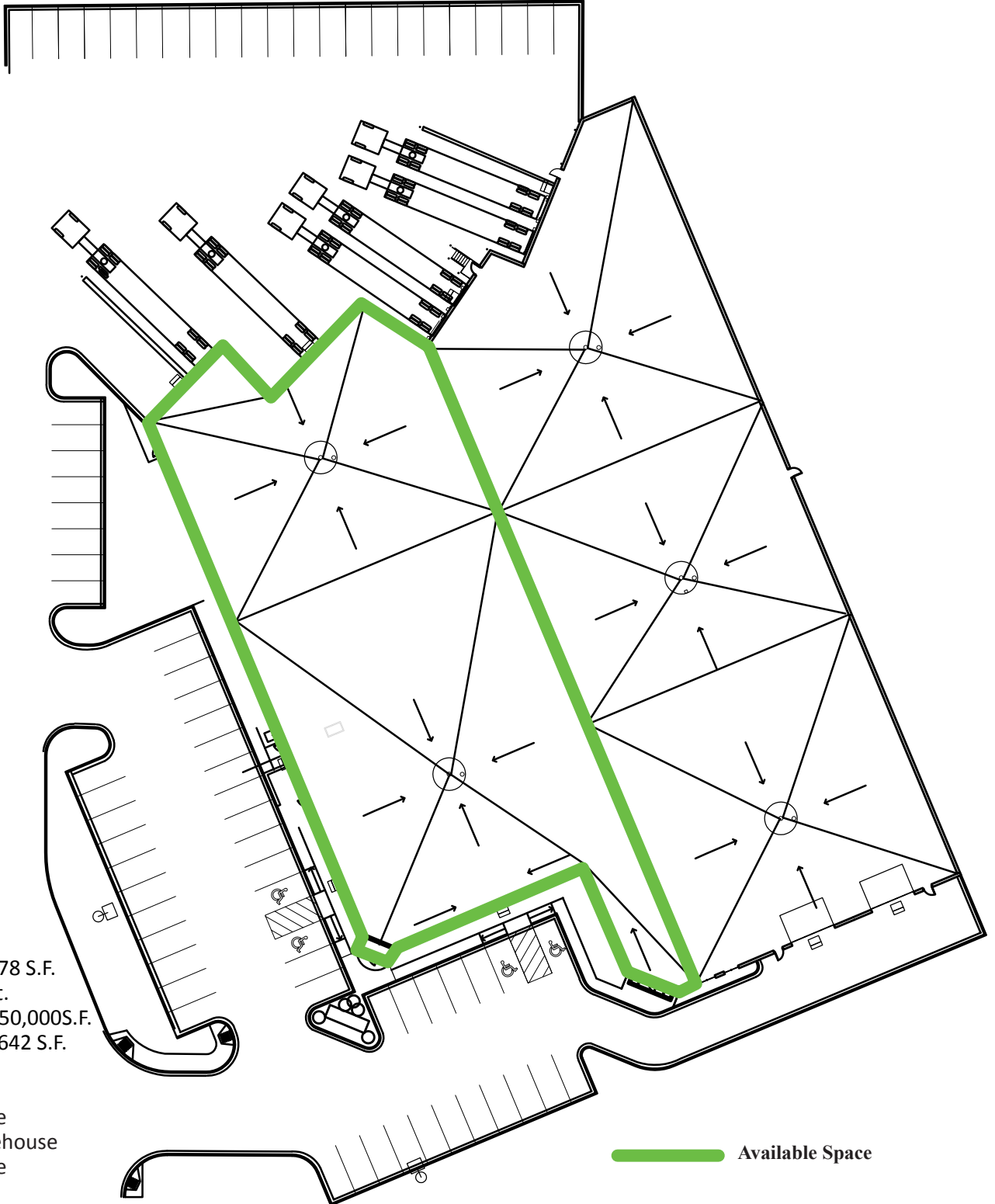


2460 Galpin Court  
Chanhassen, MN 55317



**Mark Undestad**  
**EdenTrace.com**  
**612-803-6970**  
 4,400 S.F. Office  
 40,000 S.F. Warehouse  
 Property Type: Industrial

3  
A1  
SCALE: 1" = 30'-0"  
SITE PLAN  
NORTH



**Available Space**

Building size: 53,778 S.F.  
 Clear Height: 18 Ft.  
 Max. Contiguous: 50,000 S.F.  
 Min. Divisible: 21,642 S.F.  
 Dock Doors: 8  
 Drive In Doors: 3  
 \$9.00/S.F. of Office  
 \$4.75/S.F. of Warehouse  
 \$.10/S.F. Insurance  
 \$1.64/S.F. CAM  
 \$2.23/S.F. Tax  
 Market: Southwest