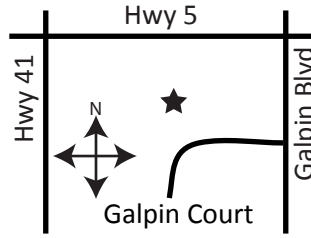




Construction Management

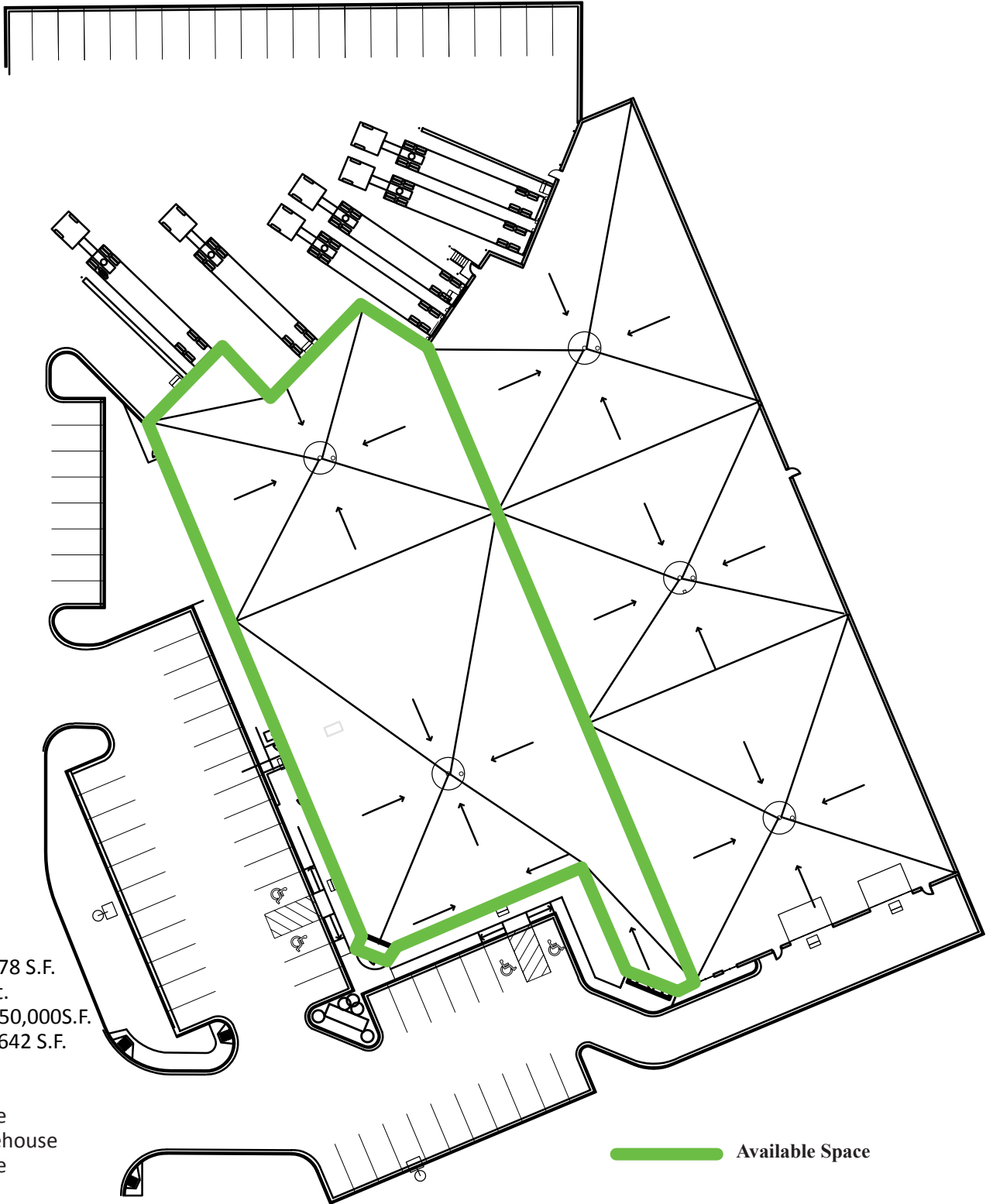


2460 Galpin Court
Chanhassen, MN 55317



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