

1400 Mill Lane Building

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

18258 Minnetonka Blvd – Suite 205 Deephaven, Minnesota 55391

Justin Stueve

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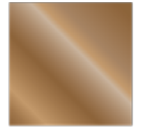
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FOR LEASE

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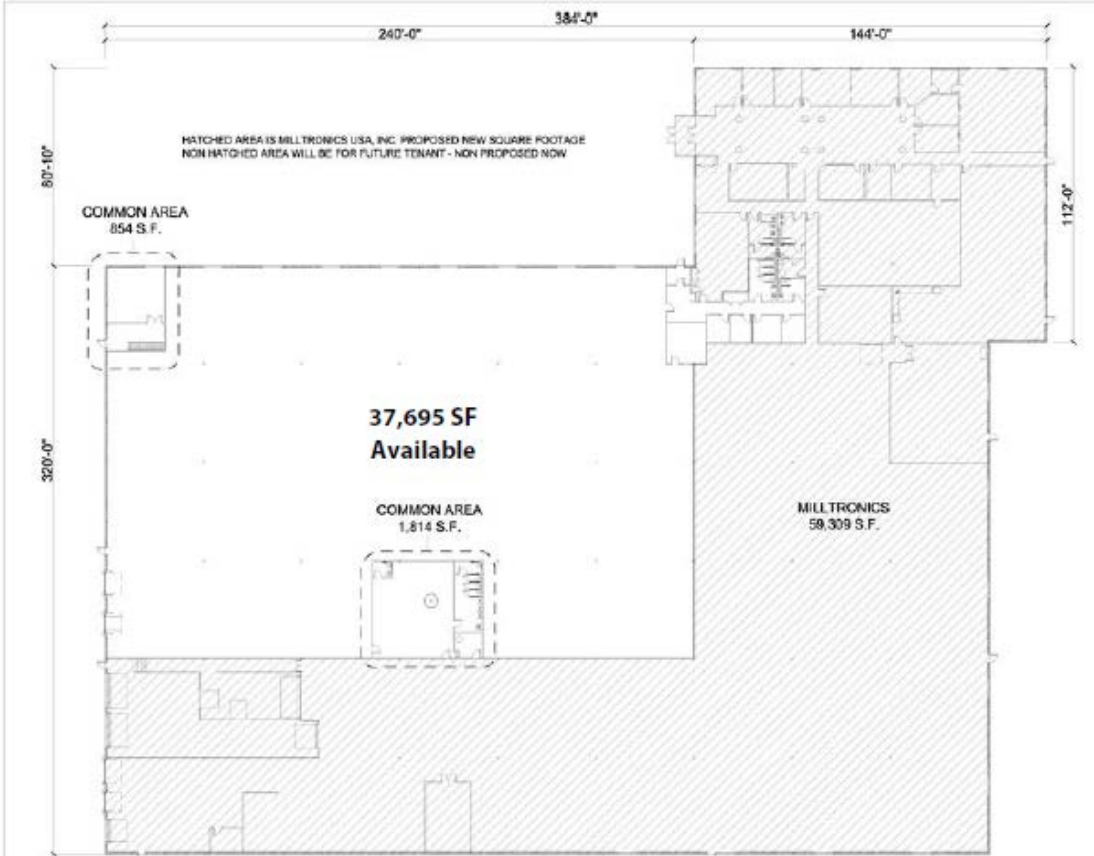
Lease Rate: \$4.75 – \$8.75 PSF Net Operating Expense: \$2.35 PSF

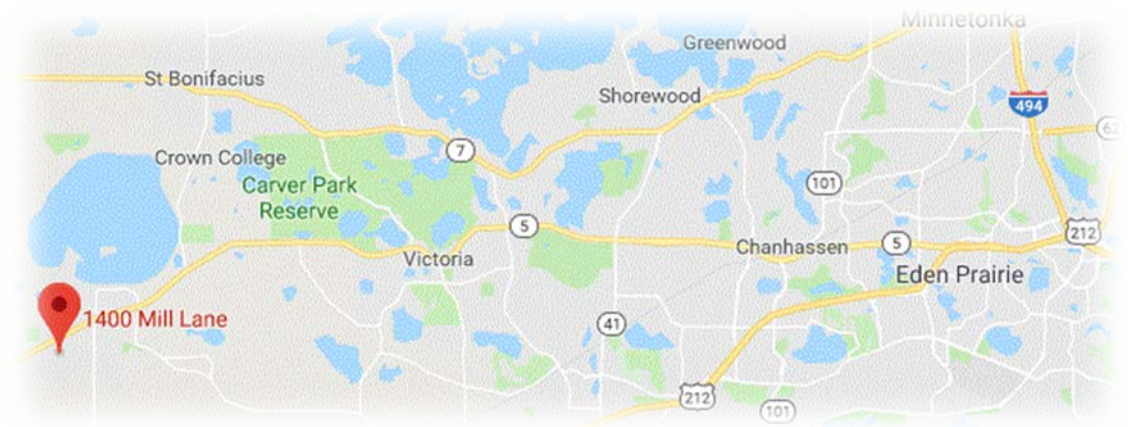
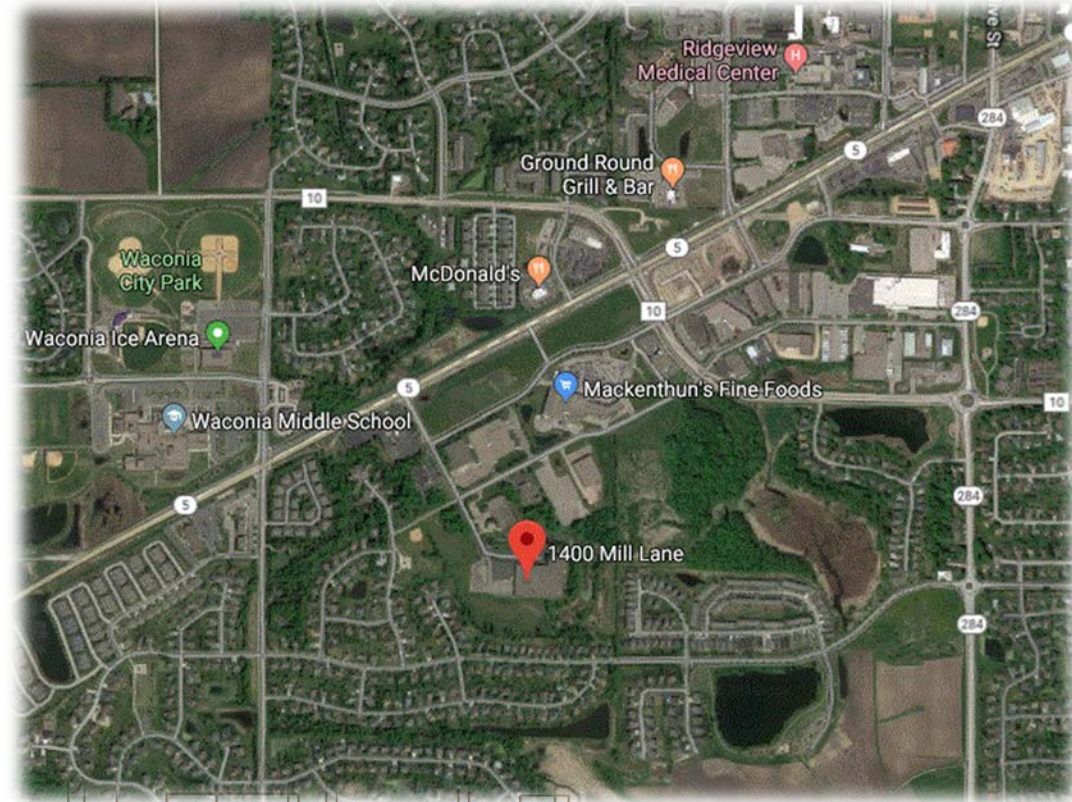


- 98,688 Sf Manufacturing Building
- Built in 1996
- 37,695 sf available with approx. 1,400 sf of office
- Divisible
- 18' clear height in warehouse
- 2 Loading Docks, Drive in can be added
- 40' x 40' column spacing
- Fully air conditioned and air make up system
- Sprinkled – Wet System
- 2000 Amp, 480 Volt Power
- Strong Local Ownership
- Net Rent: \$4.75 – \$8.75 per square foot
- Operating Exp: \$2.35 per square foot



Available – 37,695 SF





For more information on Waconia please visit:
<http://www.destinationwaconia.org>