

105-107 Peavey Rd

Chaska, MN 55318

Owner User
Investment Opportunity

Offering Memorandum



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EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

Property Highlights

- **Price: Negotiable**
- **Owner-User Opportunity:** Rare IOS-permitted site with nearly 3 acres of usable storage (6.61 acres total)
- **Functional Space:** Building offers 17,000 SF of industrial space with 20-foot clear height, 2,000-amp power, one drive-in and one dock with ability to add additional loading
- **Great Location:** IOS-allowed industrial district site with Highway 41 visibility on the same corridor as Costco (less than a mile away), convenient access to Highway 5 and Highway 212
- **User Timeline:** Expected to be vacant February 2027
- **Broader Opportunity:** Potential investment or development opportunity with 107 Peavey Rd having 3.9 acres currently being used for IOS



INTERIOR PHOTOS



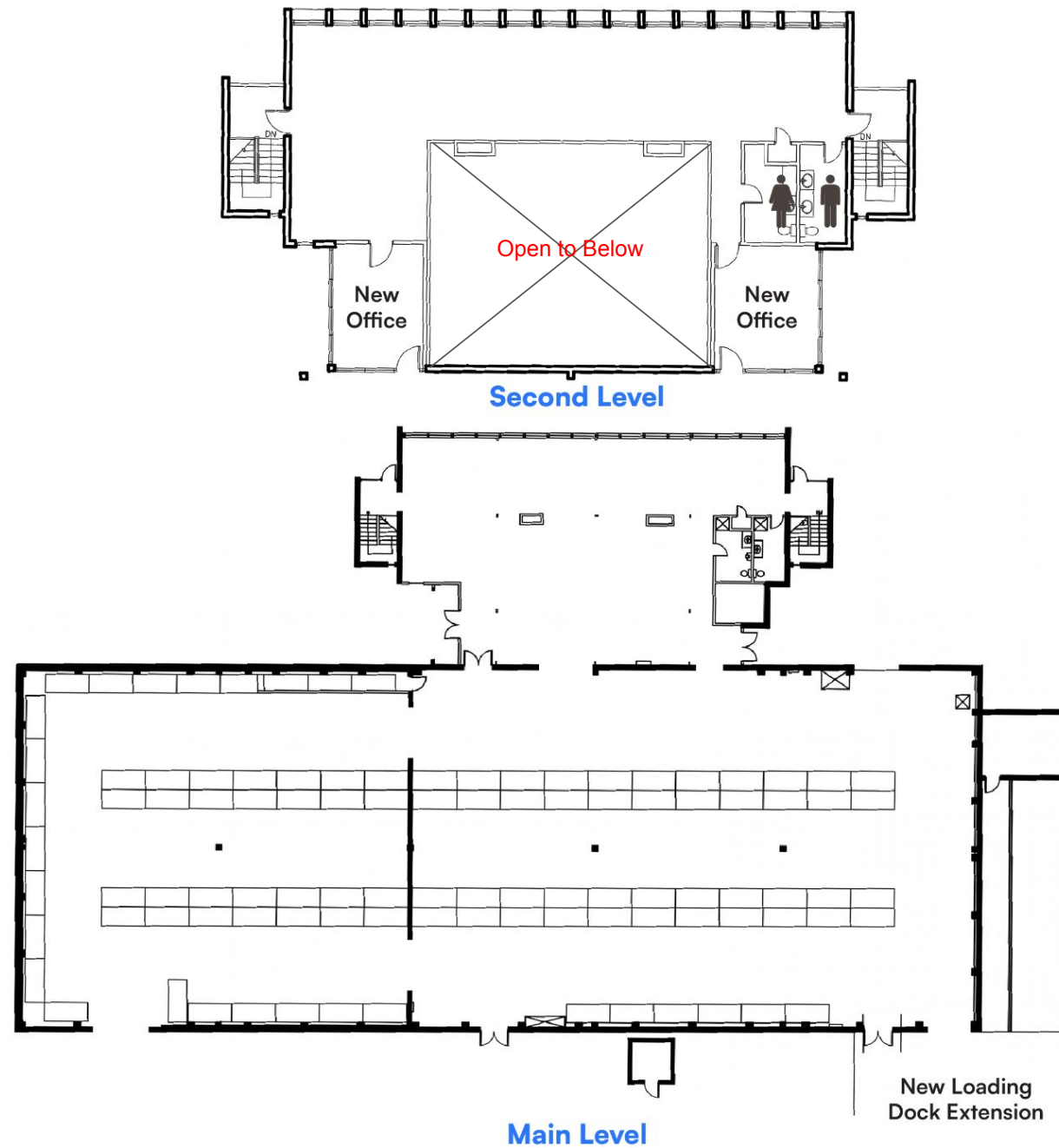
PROPERTY DETAILS

Property Summary

Address	105-107 Peavey Rd, Chaska, MN 55318
APNs	305120050 305120062
Property Type	Industrial Office Warehouse with IOS
Lot Size (±)	6.61 AC 5.81 AC Usable
Outside Storage (IOS) (±)	2.85 AC
Building SF (±)	22,000 SF
Warehouse SF (±)	17,000 SF
Office SF (±)	5,000 SF
Clear Height (±)	20 Ft
Loading	1 Dock 1 Drive-In Ability to Add Additional Loading
Power	2,000 AMPS
Taxes (2026)	\$70,048
Zoning	Industrial District (Zoning Details on Pages 9-10)
Additional Notes	Roof Age Approximately 10 Years Development Plan for 107 Peavey Rd Available



Floor Plan





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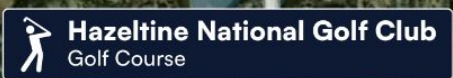
± 31,034 VPD



N Chestnut St ± 18,519 VPD



± 47,500 VPD



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CHASKA, MN

Market Demographics



30,513

Total Population

\$110,956

Median HH Income

11,051

of Households

67.6%

Homeownership Rate

17,600

Employed Population

46.6%

% Bachelor's Degree

37.7

Median Age

\$404,700

Median Property Value

Local Market Overview

Located approximately 25 miles southwest of downtown Minneapolis, Chaska is one of the Twin Cities' fastest-growing suburban communities and serves as the county seat of Carver County. The city offers convenient access to the greater metropolitan area via U.S. Highway 212, placing major employment centers, Minneapolis–Saint Paul International Airport, and regional amenities within a 30-minute drive. Chaska has experienced steady residential and commercial growth in recent years, supported by a highly educated workforce, strong household incomes, and a high quality of life.

Chaska features a diverse local economy anchored by advanced manufacturing, healthcare, professional services, and retail, while benefiting from its proximity to major corporate hubs in Eden Prairie, Chanhassen, and the southwest metro. The community is known for its extensive parks and trail system, historic downtown district, and award-winning recreational amenities, including the renowned Chaska Town Course. Continued residential development, expanding commercial investment, and thoughtful long-term planning position Chaska as one of the Minneapolis–St. Paul region's premier suburban markets.

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	37,762	95,403	285,469

Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	14,010	35,280	108,377

Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$168,061	\$168,331	\$154,659

ZONING DETAILS

15.12.150 I - Industrial District

A. Intent. To provide land for development of industrial activities sufficient in size to meet employment and tax base requirements of the City, such activities to be characterized by relatively high employment levels and building to land ratios and by an overall visual appearance which is reasonably compatible with the predominant residential character of the City and with the desired positive visual image of the community which this district will present.

B. Uses Permitted.

1. Manufacturing, fabricating, assembly, processing (except live animals), packaging or compounding of materials, goods and products;
2. Warehousing or wholesaling, all commodities except live animals;
3. Scientific research, investigation, testing or experimentation;
4. Offices and administrative facilities;
5. Adult Oriented Businesses subject to regulations in CMCO 5.40.

C. Uses by Special Permit.

1. Wind generators and other tower mounted energy devices;
2. Solar energy devices not an integral part of the principal structure;
3. Radio transmitters, microwave and telecommunications towers;
4. Open storage areas which require screen fences greater than eight (8) feet in height;
5. A State licensed day care facility;
6. Dwelling necessary for security and safety reasons in relation to a principal use;
7. Storage, processing and packaging of flammable liquids and gases in excess of 500 gallon quantities, and of any toxic or otherwise hazardous materials;
8. Hazardous and solid waste treatment facility;
9. Incineration of waste materials provided such incineration is incidental to a permitted principal use;
10. Wholesale automobile restoration, reconditioning and storage subject to the following:
 - A. Services performed shall be of a wholesale nature only, and same shall not be available to the general public.
 - B. Outdoor storage of vehicles for display and vehicles awaiting restoration or reconditioning shall not be permitted.
 - C. Outdoor storage of parts, materials or equipment used in or resulting from the conduct of the business shall not be permitted.
11. Minor heliport subject to provisions of CZO 15.28.220.

D. Permitted Accessory Uses. Customary accessory uses incidental to the foregoing principal uses including, but not limited to, the following:

1. Signs as regulated in CZO 15.32;
2. Off-street parking and loading facilities;
3. Retail sales or servicing of products manufactured or warehoused provided no more than ten (10) percent of the gross floor area is used for such purposes;
4. Offices and storage associated with the principal use;
5. Solar energy devices as an integral part of the principal building;
6. Satellite dish antenna subject to the provisions of CZO 15.28.170 paragraph B;
7. Vocational schools or other adult educational facilities. (Ord. No. 655, Sec. 1, 7/19/99)

ZONING DETAILS

E. Open Storage / Screening. For the purposes of this Ordinance, open storage shall include storage of raw materials, supplies and finished and semi-finished products and equipment provided that motor vehicles necessary to the operation of the principal use and of not more than one ton capacity may be stored within permitted parking lot areas. Open storage shall not include materials, supplies, merchandise or other similar matter on display for direct sale, rental or lease to the ultimate consumer such as auto and truck dealers, recreational equipment, farmand garden equipment, and building materials sales.

1. All open storage areas shall be fully screened by a fence subject to the provisions of CZO 15.28.210 paragraph D,1;
2. Open storage areas shall comply with building setback requirements and shall not be located forward of the principal buildings as constructed;
3. Open storage areas shall be properly graded for drainage purposes and surfaced to provide a durable, dustless surface;
4. There shall be no open storage of scrap or cannibalized autos, machinery or equipment.

F. Loading Docks. Loading docks or berths for trucks shall not face street frontage unless special permission is granted by the City Council, and shall be no closer than 15 feet to a side or rear lot line. Access to berths or docking space shall be no closer than 25 feet from the intersection of two street right-of-way lines and shall be so located as to least interfere with traffic.

G. Setback and Surfacing of Parking and Driving Areas.

1. Off-street parking and driving areas shall be set back from property lines a minimum distance as follows:
 - Front - 10 feet
 - Side & rear - 5 feet
2. All off-street parking and driving areas within front and side yard areas shall be surfaced with bituminous or concrete. The portion of such areas which is used by the general public shall have curbing of a type acceptable to the City Engineer. Rear storage areas which receive relatively little traffic movement shall be surfaced with durable, dust free material.

H. Landscaping. All open areas of a lot which are not used and improved for off-street parking,loading and driving areas shall be landscaped with lawn, ground cover, trees, shrubs, etc., or left in a natural state. Any areas left natural shall be kept free of litter, debris and noxious or unsightly weeds.

The following minimum standards shall be required:

- Overstory Deciduous Trees - 2 1/2 inch diameter
- Ornamental Trees - 1 1/2 inch diameter
- Coniferous Trees - 6 feet tall
- Major Shrub Planting - 5 gallons

I. Procedures. Applications for building permits in the I - Industrial District shall be accompanied by complete site development and building design plans, as required by CZO 15.08.040 paragraph C,2, and/or CZO 15.08.040 paragraph D,2 shall be transmitted by the Community Development Department to the Planning Commission for its review and recommended action, and thence to the City Council for its review and final action. Any tract of five (5) acres or more under single ownership or control, to be developed, shall be subject to the Planned Development District (PDD) procedures of CZO 15.16.010 and the regulations of the Planned Industrial Development District (PID) in CZO 15.16.040.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 105-107 Peavey Rd, Chaska, MN 55318 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.