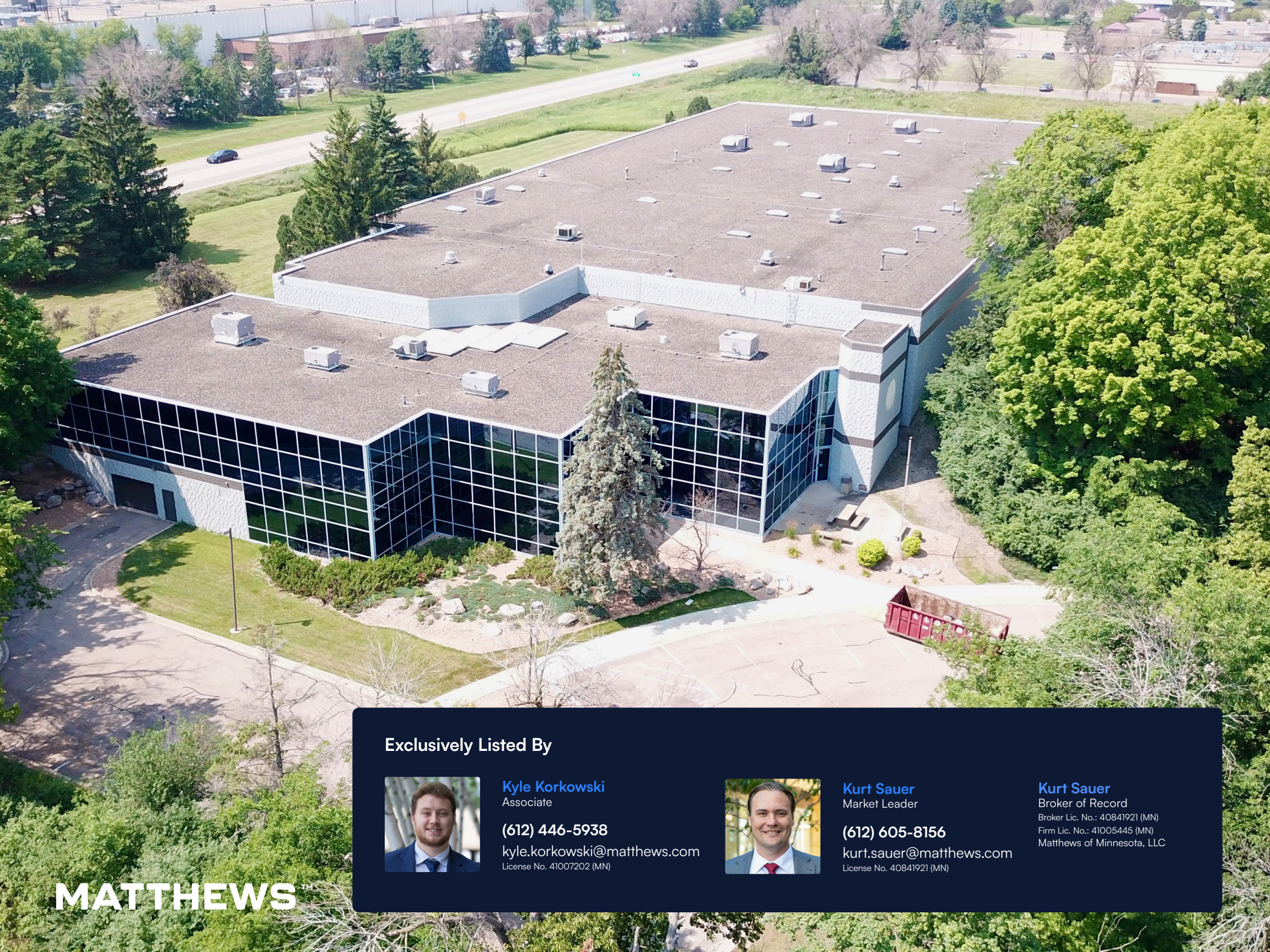


4100 PEAVEY RD | CHASKA, MN 55318

INDUSTRIAL FACILITY FOR LEASE

Positioned Directly along Hazeltine Blvd | $\pm 16,680$ VPD





Exclusively Listed By



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Matthews of Minnesota, LLC

MATTHEWS™

Site Overview

Property Details

Address	4100 Peavey Rd, Chaska, MN
Building SF	±78,029 SF (including ±4,068 SF of underground parking garage)
Site Size	±5.59 acres
Loading	3 dock doors; 1 drive-in
Parking	Significant employee parking including underground parking garage stalls
Zoning	PID: Planned Industrial Development
Year Built	1988
Clear Height	±17 ft
Power	2,400 amp, 277/480 volt
Gas	CenterPoint Energy
Electric	City of Chaska



Headquarters Opportunity

A rare opportunity to lease a highly functional industrial facility offering flexible office and warehouse configurations ideal for corporate headquarters, advanced manufacturing, engineering, R&D, distribution, or technology users.

Flexible Suite Sizes

Available spaces can accommodate a variety of tenant requirements, from approximately ±3,000 SF office suites to full-floor office opportunities and warehouse space, allowing tenants to scale as their business grows.

Extensive Office Capabilities

Tailored office space features private offices, conference rooms, open work areas, training rooms, break rooms, and executive finishes.

Excellent Southwest Metro Location

Located just minutes from Highway 212 & 5, the property provides convenient access to Minneapolis, Eden Prairie, Chanhassen, Shakopee, and the greater Twin Cities metropolitan area.

Ample Parking

Generous surface parking and an underground parking garage provide convenient parking for employees and visitors, supporting office-intensive users.

Efficient Floor Plates

The building's layout offers flexible demising options with a combination of private offices, collaborative workspace, and warehouse areas to meet a wide range of occupancy needs.

Tailored to Your Business

The available space offers tenants the opportunity to create a custom workplace designed around their operations, with flexible layouts that can accommodate office, manufacturing, showroom, or warehouse requirements.

Professionally Managed Property

Well-maintained institutional-quality building with flexible lease terms available to accommodate a variety of tenant requirements.



LEASE RATES

NEGOTIABLE
BASE RENT

\$3.74 PSF
CAM/TAX

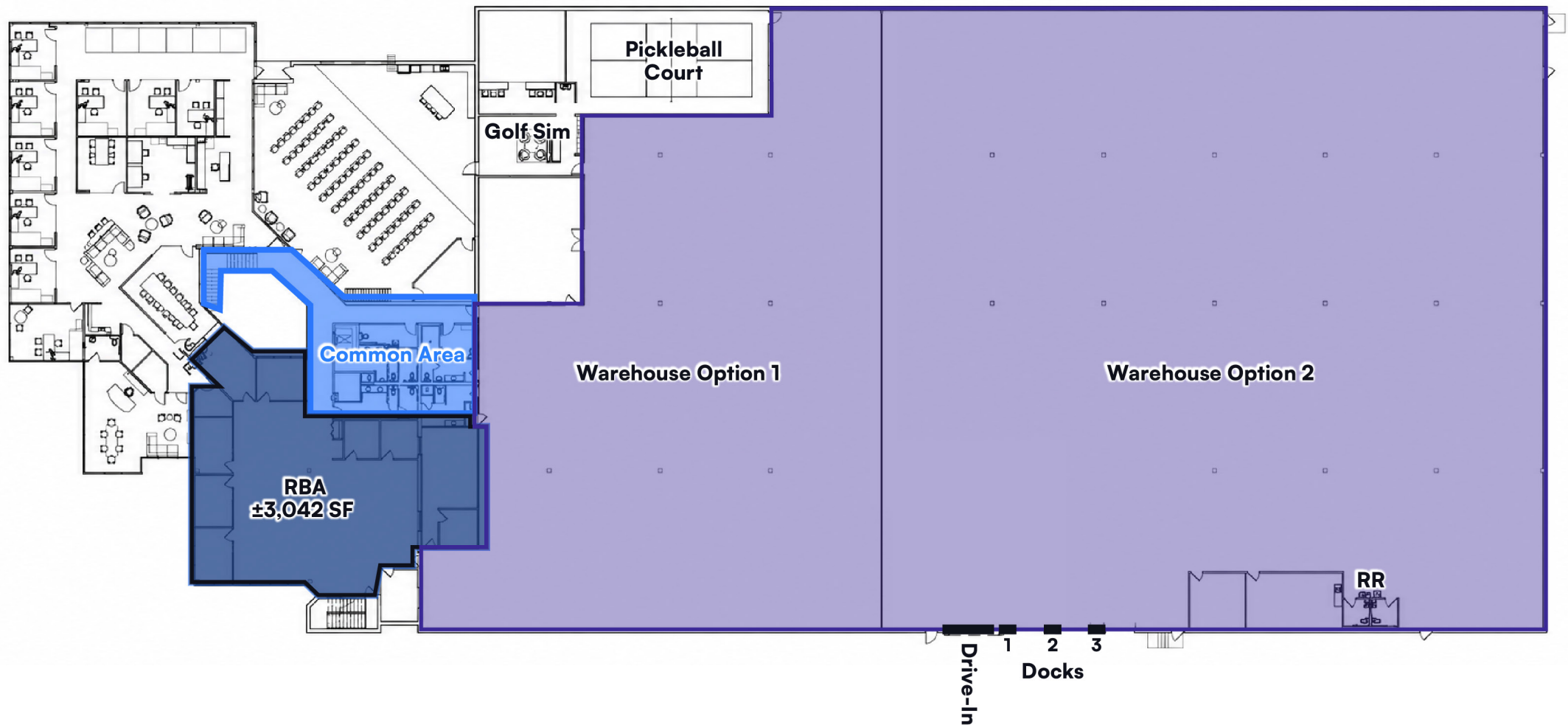


2nd Floor Space Available

Warehouse SF | $\pm 13,110$ - $31,646$

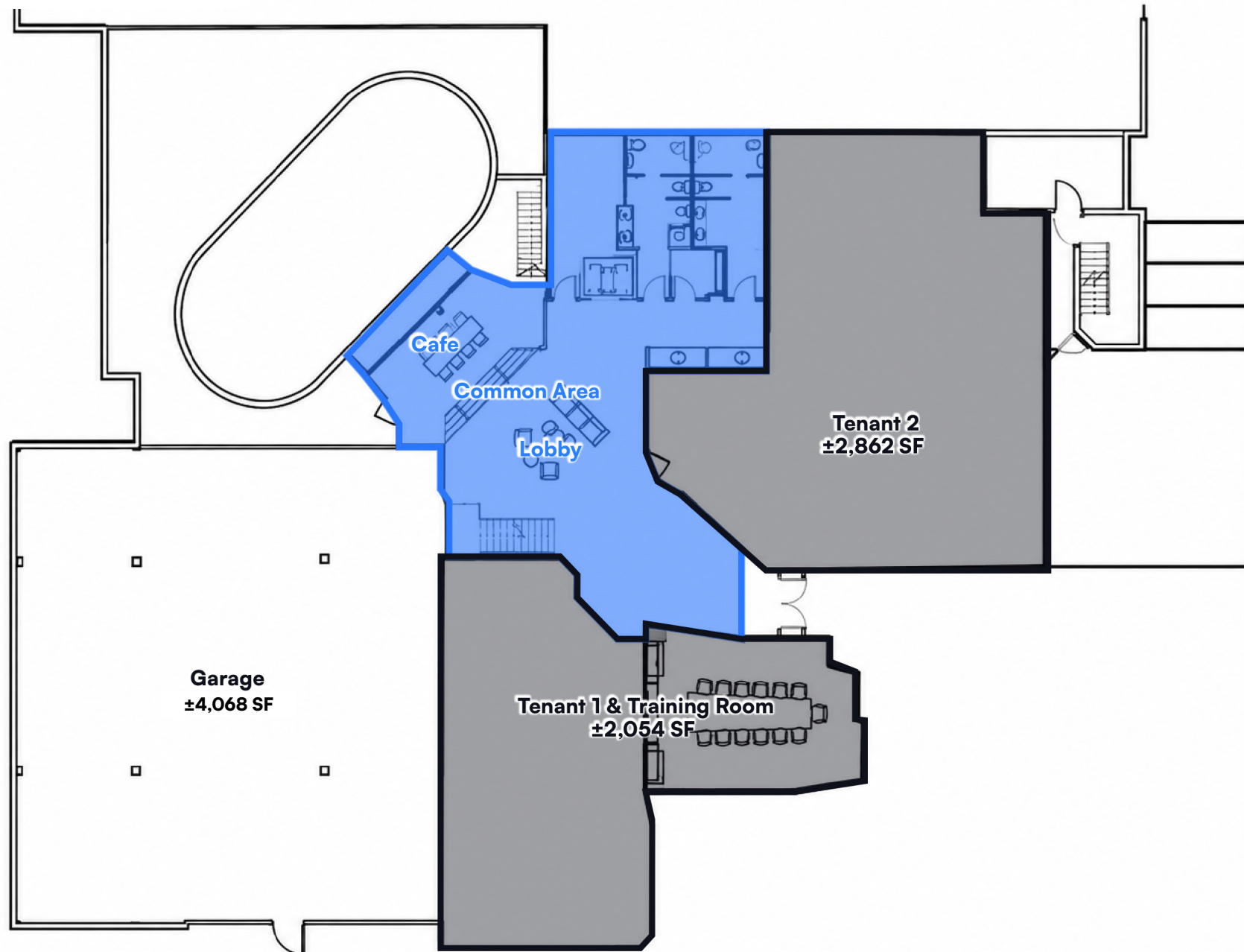
Office SF | $\pm 3,042$

Total SF | $\pm 34,688$



1st Floor Space Available

Office | $\pm 4,916$ SF

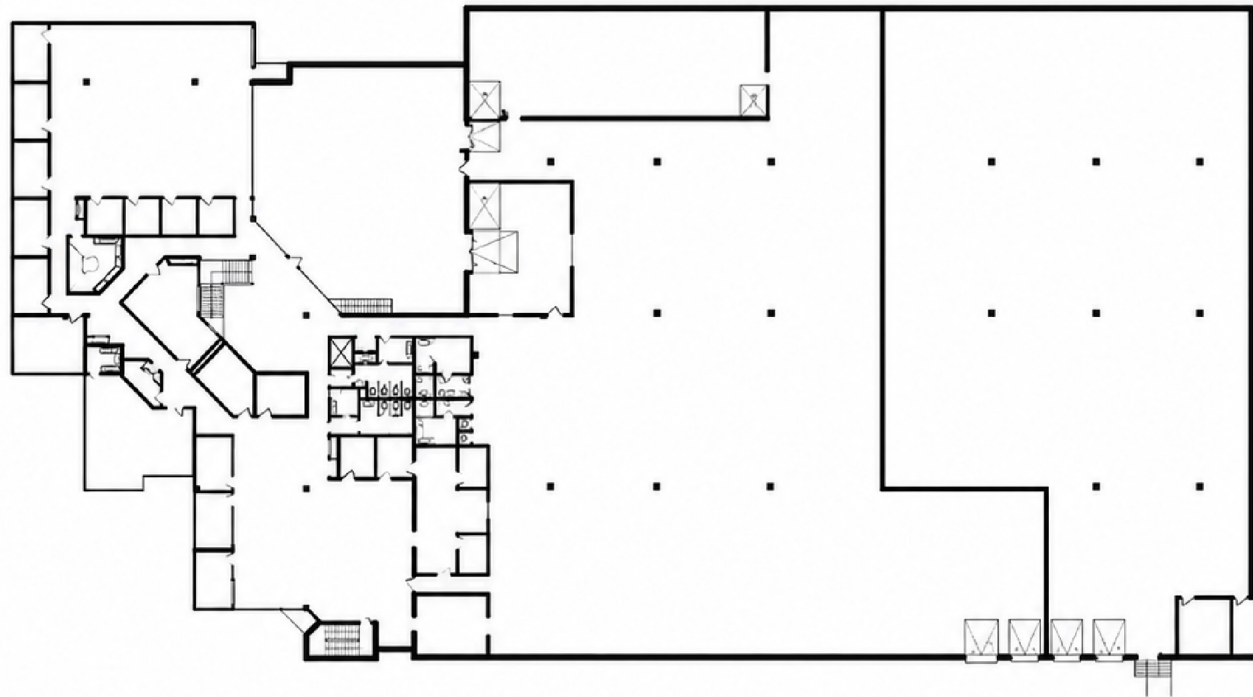


2nd Floor

Office | ±11,978 SF

Whse. | ±53,806 SF

Total | ±65,784 SF

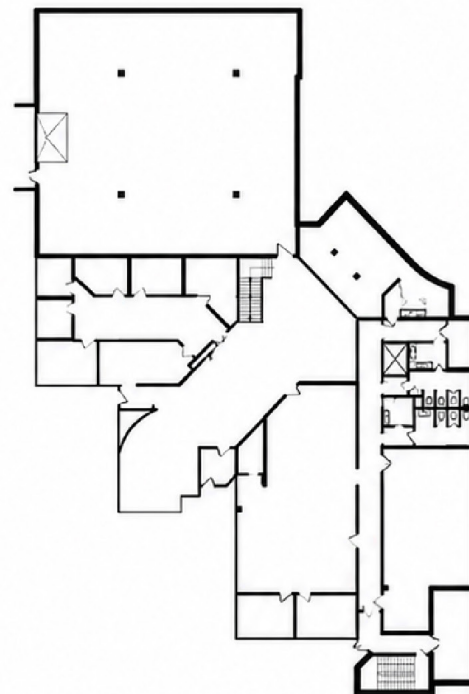


1st Floor

Office | ±8,406 SF

Garage | ±4,068 SF

Total | ±12,474 SF





Augie Mueller Mem Hwy ± 45,500 VPD

Hazeltine Blvd ± 16,680 VPD

Lyman Blvd ± 20,000 VPD

± 51,000 VPD

MICHAEL FOODS INC.
Potato Processing Plant
±350 Employees

driasi
Headquarters
±125 Employees

Xcel Energy
Corporate Office
±60 Employees

Public Storage

SAFETY RAIL CO.
THE SAFEST

MAMAC SYSTEMS
Headquarters
±75 Employees

General Mills
Manufacturer
±320 Employees

FLEXENTIAL
Data Center
±30 Employees

Subject Property

IDI
INSULATION DISTRIBUTORS INC.
Headquarters
±75 Employees

fp LABS
Manufacturer
±150 Employees

EMERSON
Manufacturer
±2,500 Employees

Twin Cities & Western Railroad
Primary purpose is to move heavy industrial products and bulk commodities more efficiently than trucks.

MED SOURCE LABS
Headquarters
±125 Employees

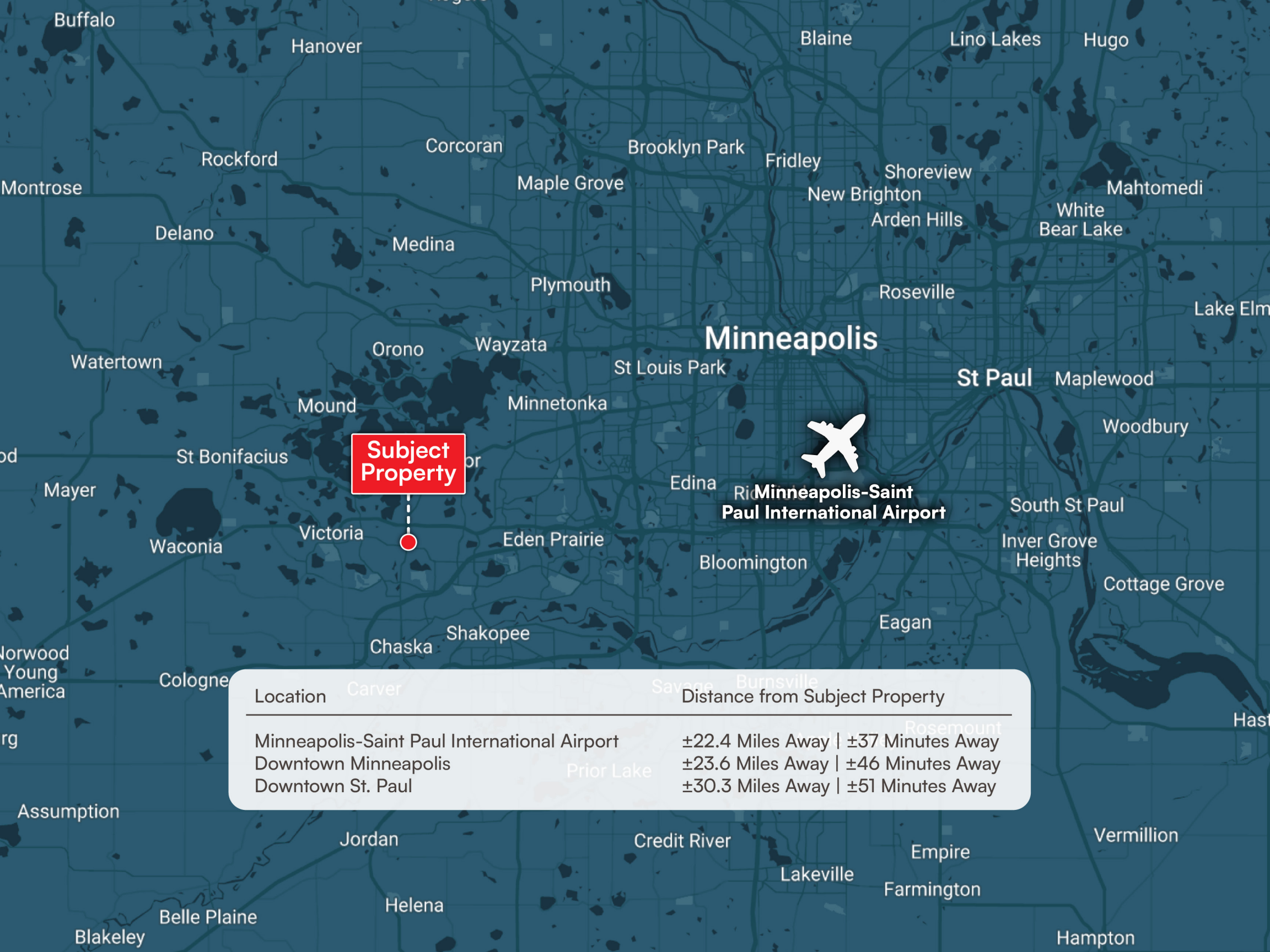
COSTCO WHOLESALE

APEX
Headquarters
±500 Employees

BECKMAN COULTER
Manufacturer
±1,600 Employees

Lake Region MEDICAL
Manufacturer
±740 Employees





**Subject
Property**



**Minneapolis-Saint
Paul International Airport**

Location	Distance from Subject Property
Minneapolis-Saint Paul International Airport	±22.4 Miles Away ±37 Minutes Away
Downtown Minneapolis	±23.6 Miles Away ±46 Minutes Away
Downtown St. Paul	±30.3 Miles Away ±51 Minutes Away

Chaska, MN

Located within the Minneapolis—Saint Paul metropolitan area, Chaska has become one of the Twin Cities’ premier industrial and advanced manufacturing communities. The city benefits from direct access to U.S. Highway 212, providing efficient connectivity to Interstate 494, Minneapolis, Minneapolis—Saint Paul International Airport (MSP), and the broader Upper Midwest logistics network. Corporate investment has accelerated over the past decade, fueled by high-quality business parks, expanding data center campuses, life sciences operations, and advanced manufacturing facilities. Continued residential growth and strong household incomes support a stable labor force, while Carver County remains one of Minnesota’s fastest-growing counties.

Industrial demand in the southwest Twin Cities continues to be driven by warehouse/distribution, precision manufacturing, medical technology, and logistics users seeking modern facilities with regional transportation access. Chaska’s business-friendly development environment, ongoing infrastructure investment, and availability of developable industrial land position the community for continued employment and commercial growth. Recent development within Southwest Chaska Corporate Park and the emerging Big Woods Industrial Park further reinforces the city’s long-term outlook as one of the metro’s leading industrial investment locations.



Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2025 Population	1,809	36,290	93,797
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 Households	676	13,599	34,844
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$201,843	\$170,704	\$171,835

Twin Cities, MN – MSA

The Minneapolis—Saint Paul—Bloomington Metropolitan Statistical Area (MSA) is the largest economic center in the Upper Midwest and one of the nation's most diversified regional economies. Home to approximately 3.8 million residents, the Twin Cities offers a deep labor pool supported by nationally recognized universities, a highly educated workforce, and a broad mix of industries including healthcare, advanced manufacturing, financial services, technology, logistics, and corporate headquarters operations. The region consistently attracts business investment due to its exceptional quality of life, extensive transportation infrastructure, and collaborative public-private economic development initiatives. Minneapolis—Saint Paul International Airport (MSP), one of the busiest airports in the United States, provides direct access to domestic and international markets, while an extensive interstate highway network facilitates efficient freight movement throughout the Midwest.

HOME TO 17 FORTUNE 500 HEADQUARTERS

RANKED AMONG THE TOP 10 BEST STATES FOR BUSINESS BY CNBC

BEST U.S. METROS FOR QUALITY OF LIFE



Confidentiality Agreement & Disclaimer

This Leasing Package contains select information pertaining to the business and affairs of 4100 Peavey Rd, Chaska, MN 55318 ("Property"). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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

In no event shall a prospective lessee 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 of the Property.

This Leasing Package 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 this Leasing Package.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



4100 Peavey Rd

Chaska, MN 55318

Industrial Property For Lease

Leasing Brochure

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