



Net Asking Rates: \$5.50 – \$6.50 PSF

Holasek Business Park **for lease**

8600-8700 Shelby Ct, Chanhassen, MN

- 24' – 28' clear height
- Dock and Drive-in loading
- BTS Office
- Many Area Amenities

Accelerating success.

Available:

21,445 –
53,612
SF

Joe Owen CCIM, SIOR

Executive Vice President
+1 952 897 7888
joe.owen@colliers.com

Brad Bohlman SIOR

Executive Vice President
+1 952 897 7733
brad.bohlman@colliers.com

Corbin Chapman

Vice President
+1 952 374 5811
corbin.chapman@colliers.com

George Brekke

Associate
+1 952 210 1953
george.brekke@colliers.com





SITE PLAN

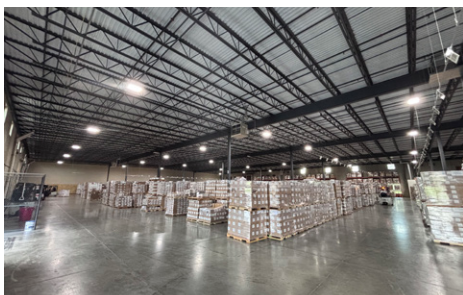
Positioned in the highly desirable Southwest submarket of the Twin Cities, Holasek Business Park is a newer development opportunity for warehouse and distribution space.

Building A

Building Size	255,650 SF
Year Built	2019
Clear Height	28'
Loading	30 docks 4 drive-ins
Column Spacing	40' x 50'
Speed Bay	50'
Building Depth	250'

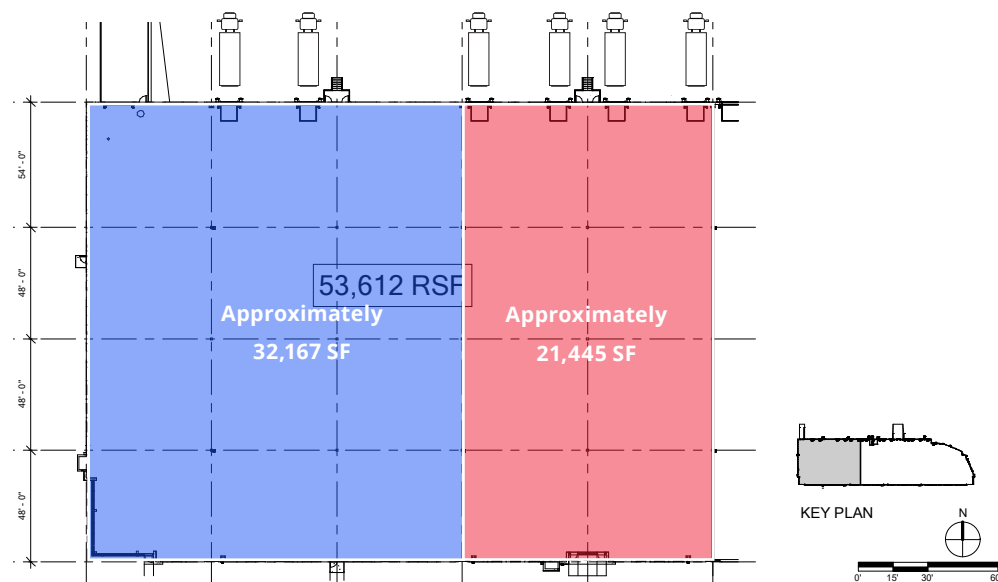
Building B

Building Size	140,960 SF
Year Built	2019
Clear Height	24'
Loading	30 docks 4 drive-ins
Column Spacing	48' x 54'
Speed Bay	54'
Building Depth	198'



Building B

Address	8700 Shelby Court, Chanhassen, MN
Building Size	140,960 SF
Year Built	2019
Clear Height	24'
Available	Approx. 21,445 SF Total • BTS Office
	Approx. 32,167 SF Total • BTS Office
	Approx. 53,612 SF Total (Endcap) • BTS Office
Loading	6 docks 1 drive-in
Column Spacing	48' x 54'
Speed Bay	54'
Building Depth	198'
Lease Rates	\$5.50 – \$6.50 PSF
2026 Est. CAM/Tax	\$3.70 PSF



Building Features:



Great access
to Hwys 212,
41, 5



Dock and
drive-in
loading



Newer
construction



BTS Office



24' clear
height



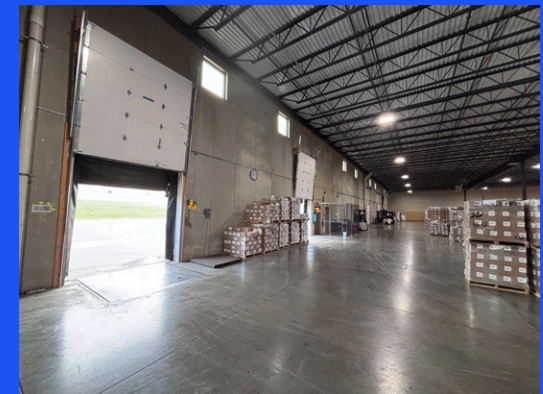
Area
amenities



Site Plan

53,612 square feet
available





53,612
square feet
available

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+1 952 897 7888
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Vice President
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