

# Available

For Lease

Up to 41,000 Square Foot  
Office / Warehouse Space

*Encore Industrial Park  
11300 K-Tel Drive  
Minnetonka, MN*

## Property Highlights:

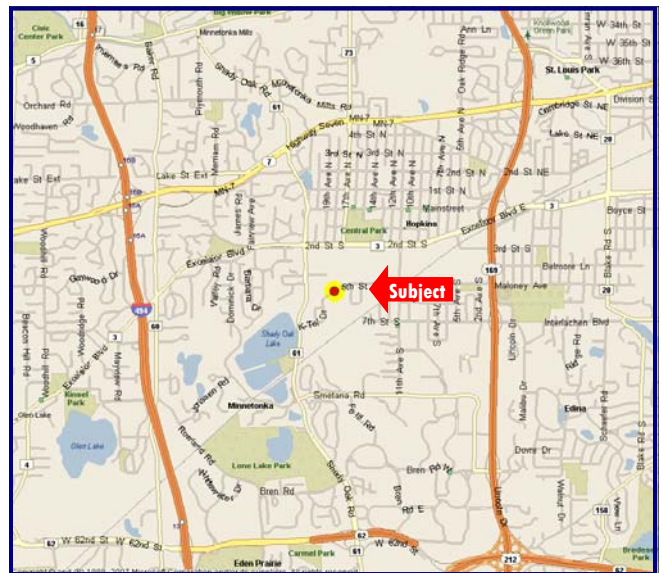
- Located conveniently on Hopkins/Minnetonka border
- Flexible bay sizes from 4,800 SF to 41,000 SF
- 6 bays - 4,800 SF (W/H) & 2,400 SF (Office)
- Open Warehouse of 29,300 SF
- Multiple docks & large drive-in
- 19' clear ceiling height
- Heavy power
- High efficiency lighting
- Fully sprinklered
- Excellent rates & operating expenses

## Exclusively Marketed by:

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**The C. Chase Company**  
5353 Gamble Drive, Suite 310  
Minneapolis, MN 55416-1509



**The C. Chase Company**  
Real Estate Brokerage and Consulting



Typical Lunch Room



Warehouse Area

**FOR LEASE**  
Encore Industrial Park Industrial Building  
Minnetonka, MN

<b>Address:</b>	11300 K-Tel Drive Minnetonka, MN (Hopkins border)
<b>PID Number:</b>	26-117-22-14-0002
<b>Lot Size:</b>	3.52 acres or 153,137 SF
<b>Building Size:</b>	
Office – First Floor	10,800 SF
Office – Mezzanine	10,800 SF
Warehouse	<u>48,000 SF</u> + docks
<i>Total</i>	<i>70,540 SF</i>
<b>HVAC:</b>	Ceiling hung gas forced air; air conditioning in office area
<b>Lighting:</b>	Fluorescent – T-8
<b>Fire Protection:</b>	Full wet system
<b>Electrical:</b>	2000+ amps/208/120V; 3 phase
<b>Construction:</b>	Concrete/steel
<b>Column Spacing:</b>	40' x 37'
<b>Age &amp; Construction Company:</b>	Built in 1974
<b>Ceiling Height:</b>	19 foot clear
<b>Roof:</b>	Built up; re-roofed approximately 10 years ago
<b>Loading:</b>	9 docks; one 12' x 13' drive-in (one PVT Dock per bay)
<b>Parking:</b>	Bituminous; 75+ cars
<b>Outside Storage:</b>	Small area
<b>Taxes (2009):</b>	\$102,631 (\$1.45 PSF)
<b>Additional Operating Expense (2009):</b>	\$56,092 (\$0.79 PSF)
<b>For Lease:</b>	\$5.25 PSF Blended
<b>Remarks:</b>	<ul style="list-style-type: none"><li>• 28,800 SF warehouse comprises one existing bay.</li><li>• Flexible bay sizes with combinations up to 100%</li></ul>

For further information, contact:

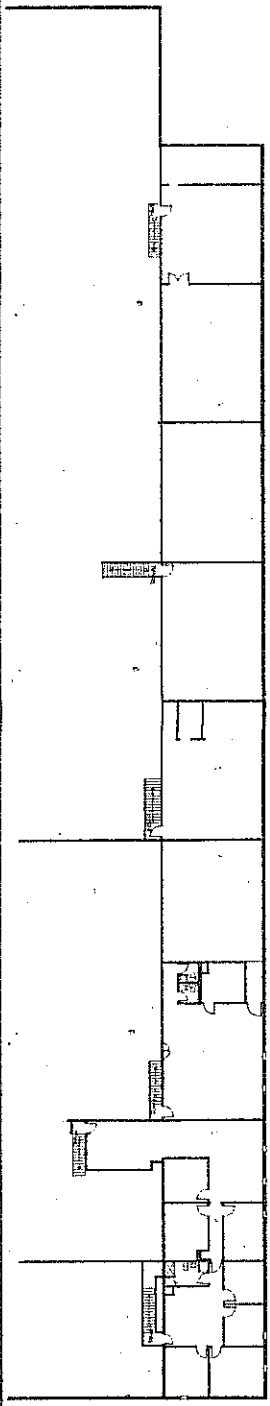
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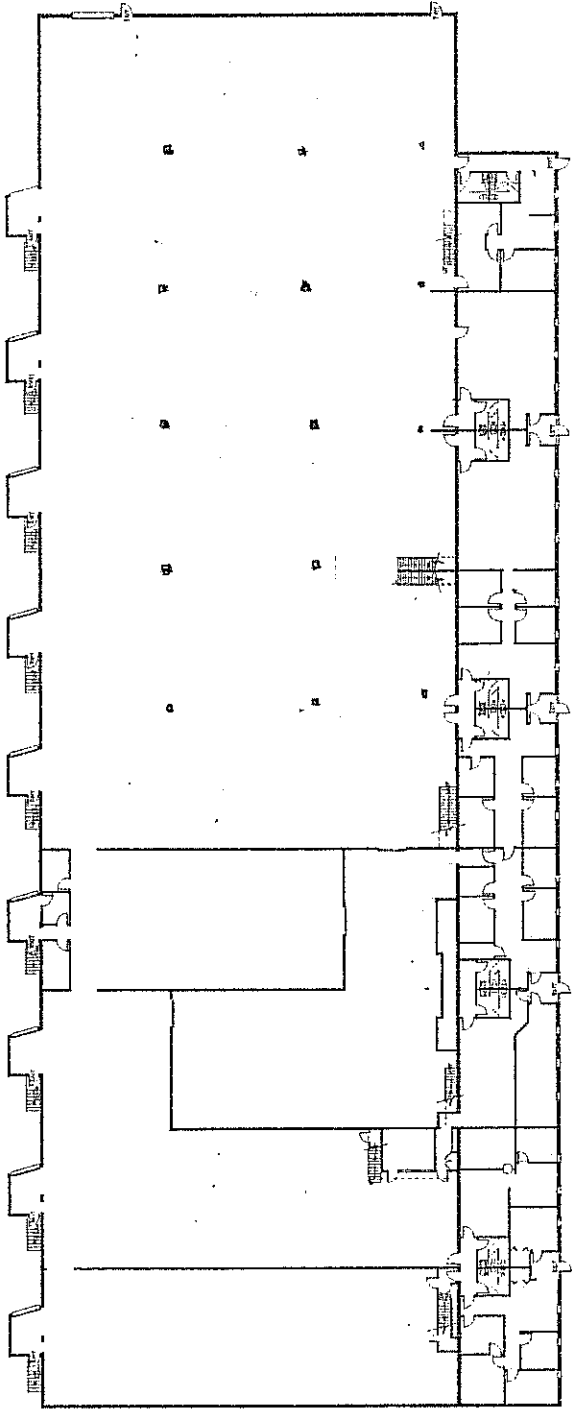
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2ND LEVEL FLOOR PLAN  
SCALE 1/8" = 1'-0"



PARKING

1ST LEVEL FLOOR PLAN  
SCALE 1/8" = 1'-0"

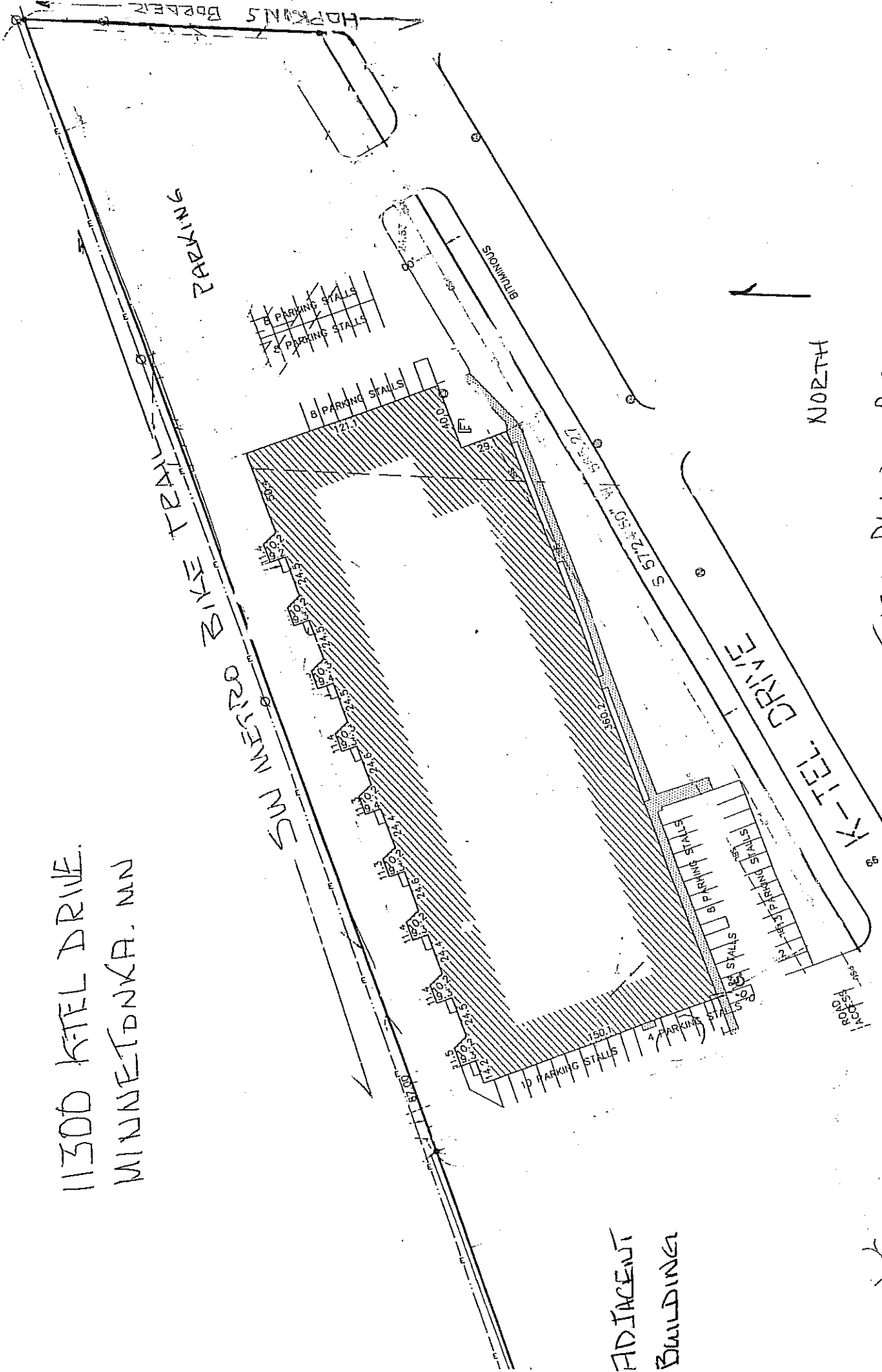


PARKING

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<b>PG&amp;I DESIGN</b> DRAFTING AND HOME DESIGN 10400 W. 11th Ave., Suite 100 Denver, CO 80231 Phone: (303) 751-1000	DESIGNED FOR: <b>PG&amp;I COMPANIES, INC.</b> 15151 E. 3rd AVE. DENVER, CO 80231	DATE: 11/17/90 DRAWN BY: J. G. S. CHECKED BY: J. G. S.	SHEET NO. 1 OF 1
	REGISTERED DATE: ARCHITECT: 11/17/90 ENGINEER: 11/17/90 MECHANICAL: 11/17/90 ELECTRICAL: 11/17/90	PROJECT NO.: 11/17/90 CLIENT: PG&I COMPANIES, INC.	SCALE: 1/8" = 1'-0" TITLE: 1ST & 2ND LEVEL FLOOR PLANS

11300 KTEL DRIVE.  
MINNETONKA, MN



ADJACENT  
BUILDINGS

SITE PLAN - PARKING