

Rare Zone C-3 Lease Opportunity

2,400, 4,800 and 7,200 SF

17125 Adelman St. SE Prior Lake, MN 55372



Position your business at 17125 Adelman Street SE in Prior Lake, MN

Key Lease Features

- **Flexible Square Footage:** Choose an adaptable footprint between 2,400, 4,800 and 7,200 Square Feet.
- **General Commercial Zoning:** Zoned C-3, supporting diverse applications from light manufacturing to office and service businesses.
- **Build-to-Suit Shell:** Features an open shell interior, allowing custom design layouts tailored to exact operational workflows.
- **Possession Timeline:** Move-in and operations setup are scheduled to begin Late December 2026.

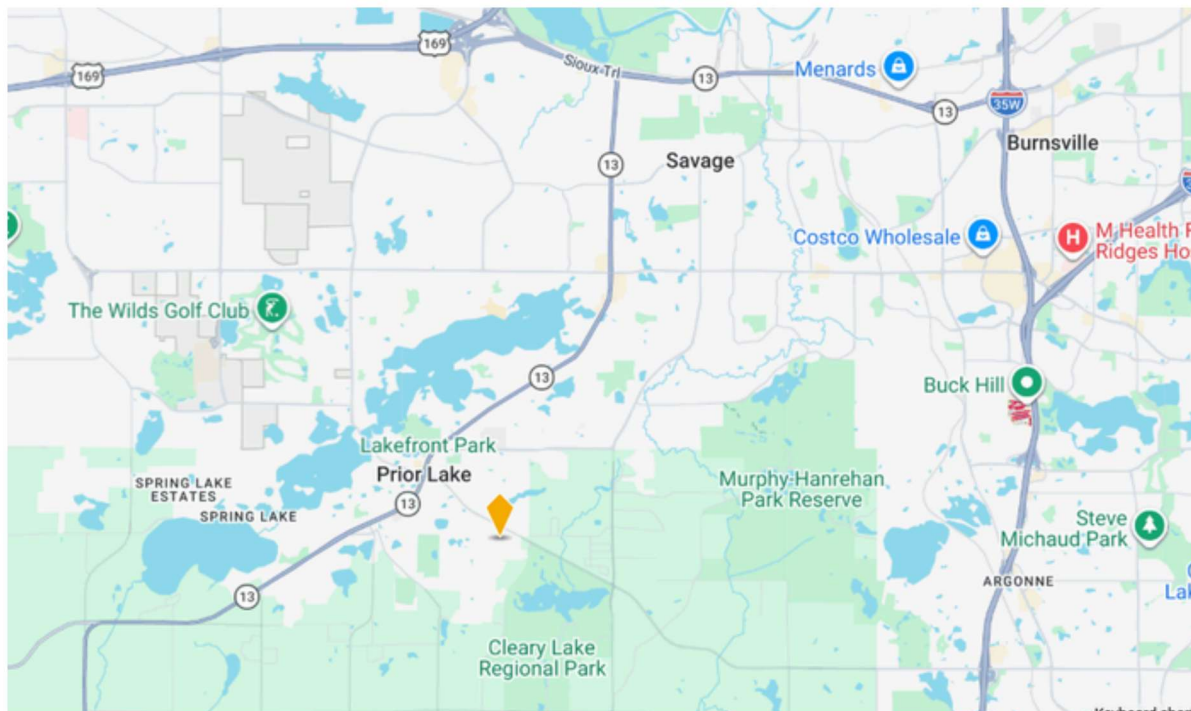
Contact

Steven Edlefsen
The Edlefsen Group Commercial Advisors
Edina Realty Commercial
A Berkshire Hathaway Affiliate
StevenEdlefsen@EdinaRealty.com
Mobile: 952-250-8409
<https://edlefsengroup.com>

Brad Edlefsen
The Edlefsen Group Commercial Advisors
Edina Realty Commercial
A Berkshire Hathaway Affiliate
BradEdlefsen@EdinaRealty.com
Mobile: 612-810-3295

Strategic Location Highlights

- **Excellent Regional Connectivity:** Immediate access to Highway 13, County Road 42, Highway 169, and Interstate 35 links operations seamlessly to the broader Twin Cities metro.
- **Fast-Growing Market:** Positioned in Scott County, which stands out as one of the fastest-growing economic and residential counties in Minnesota.
- **Active Business Ecosystem:** Situated within an established industrial park housing top-tier regional manufacturers, distributors, and service providers



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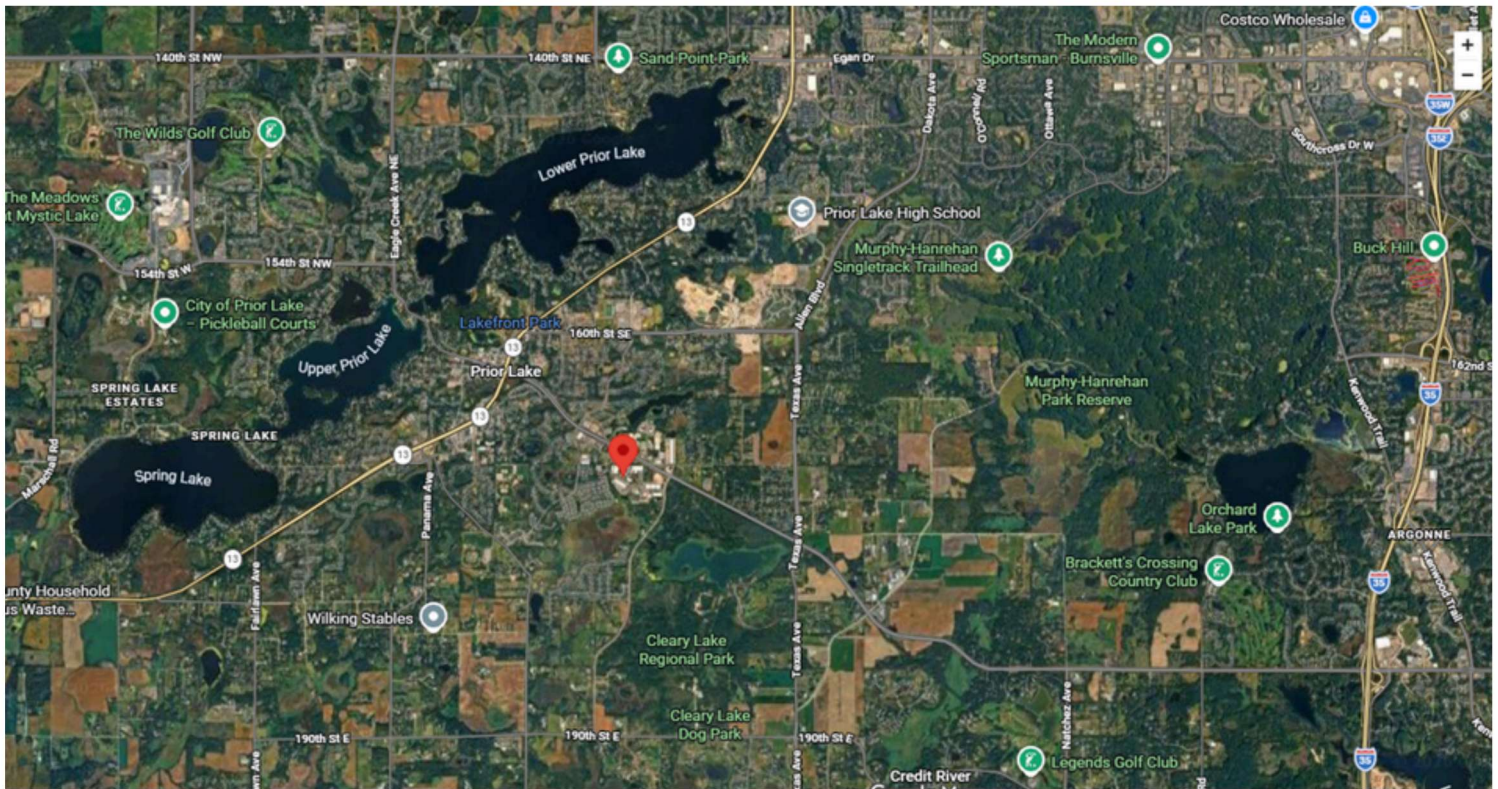
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Top Reasons to Live and Work in Prior Lake:

- **Abundant Lake Life:** Prior Lake is built around two major recreational lakes—Upper and Lower Prior. Residents enjoy excellent boating, jet-skiing, paddleboarding, and fishing right in their backyard, alongside public beaches and parks like Sand Point Beach and Lakefront Park.
- **Thriving Local Economy:** As a part of Scott County, the city is a growing hub for business and manufacturing. It is home to Mystic Lake Casino Hotel (owned by the Shakopee Mdewakanton Sioux Community), one of the largest employers in the region. The city is also expanding its commercial sectors, supporting local startups, breweries, and specialty manufacturers in local business parks.
- **Strong Financial & Housing Market:** Prior Lake is a highly prosperous community with a median household income exceeding \$130,000. The housing market offers great diversity, featuring everything from luxury waterfront estates and new builds to quiet, family-friendly suburban neighborhoods.

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Building Details:

Total Building Size: 7,200 SF**Spaces Available: 2,400 SF, 4,800 SF and 7,200 SF. 3 Suites of 30' x 80' each****Flexible Square Footage: Choose an adaptable footprint between 2,400, 4,800 and 7,200 square feet****Build-to-Suit Shell: Features an open shell interior, allowing custom design layouts tailored to exact operational workflows.****Construction: Steel****Ceiling Height: 19'3"****Parking: 57 Total - 3/1****Drive-in Doors: One 14' x 14' Each Suite - 3 Total****Utilities: Gas, Electrical (200 A / 3 Phase - Panel in Each Suite), City Water and Sewer****Sprinklers: TBD - Fire System roughed in and can be added if needed****Heating: Independent heating system for each suite and programable thermostat for each suite****Property Manager: Property Manager on Site****Lease Terms: Base Rent Negotiable with 3% annual increases. Lease Type NNN**

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