

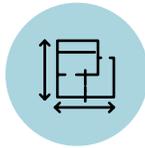
# For sale or lease

4471 Valley Industrial Blvd S, Shakopee, MN  
Two Buildings

**Building I: 78,000 SF**

**Building II: 17,000 SF**

# Building specifications



**Lot Size**  
8.03 Acres



**Zoning**  
I2 Heavy Industrial



**Asking Price/Rate**  
Negotiable



**2025 Taxes**  
\$209,594



**Rail Spur**  
Active



## BUILDING I

**Building Size** 78,000 SF

**Office** 2,500 SF (approx.)

**Clear Height** 21'

**Dock Doors** Six (6) dock doors (9' x 10')

**Drive-in Doors** One (1) drive-in (10' x 12')

**Column Spacing** 29'5" x 49'5"

**Auto Parking** 40 parking stalls



## BUILDING II

**Building Size** 17,000 SF

**Office** 1,850 SF

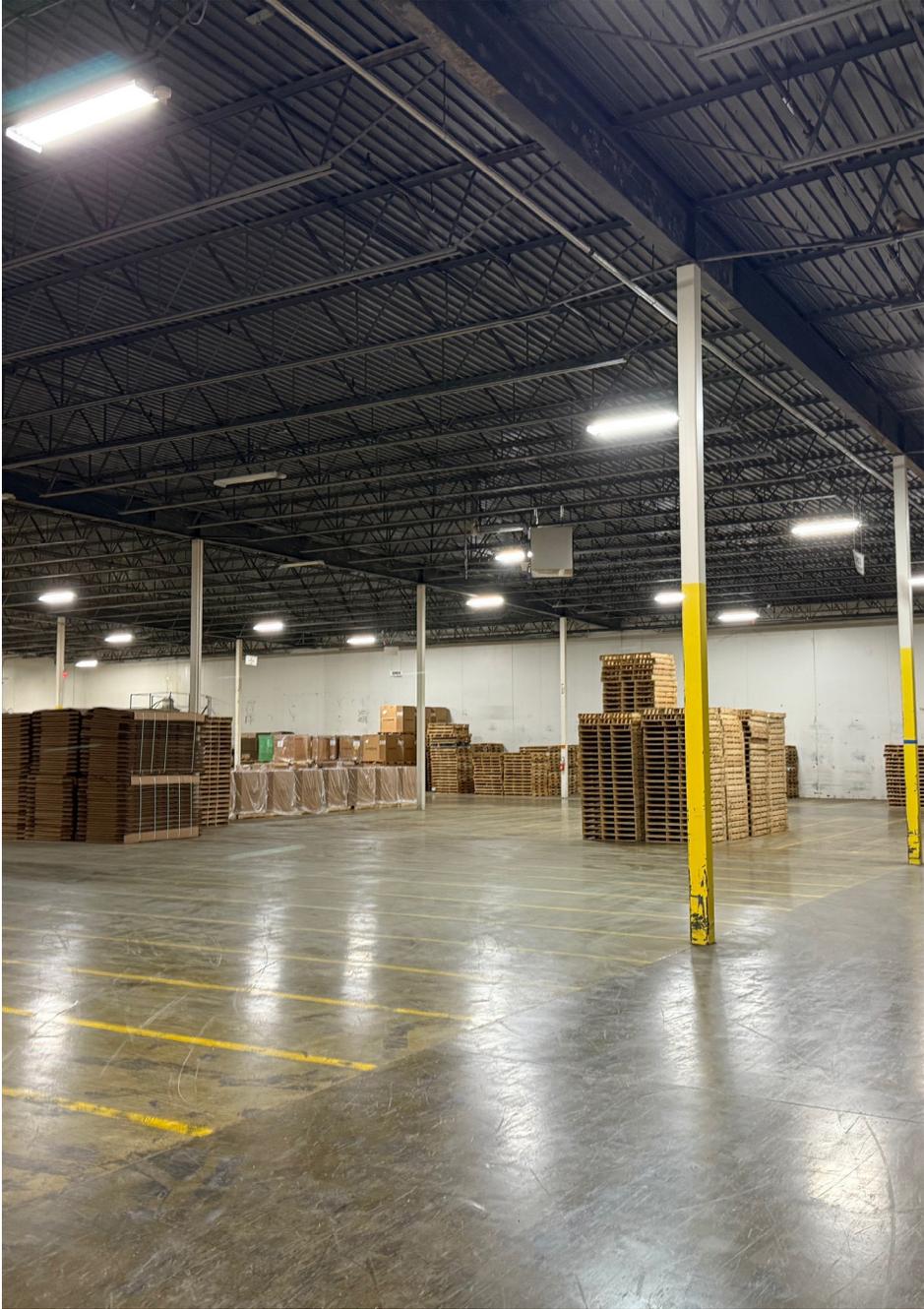
**Clear Height** 20'

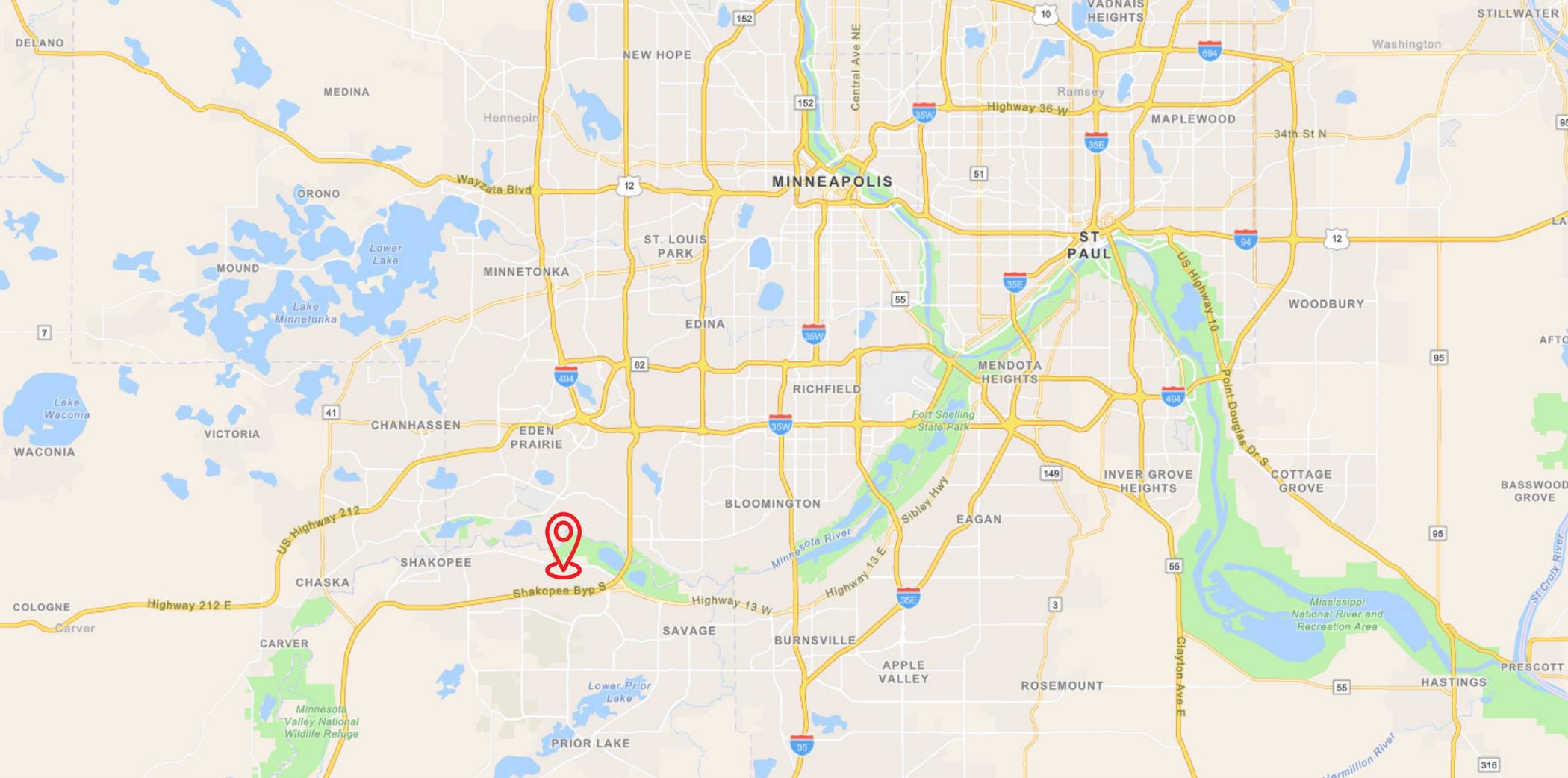
**Dock Doors** Four (4) dock doors

**Auto Parking** 15 parking stalls

**Year Built** 1980

Building photos





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