



Available
For Lease

New Bulk Space Offering!

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Park 2000 Phase II 5555 12th Ave E, Shakopee, MN

Multi-Tenant Class A Industrial Property

- Up to 128,000 SF
- Endcap space available
- ESFR sprinkler system
- Close proximity to local area amenities
- Easy access to Highway 169, Hwy 13, and I-494
- Under New Ownership!

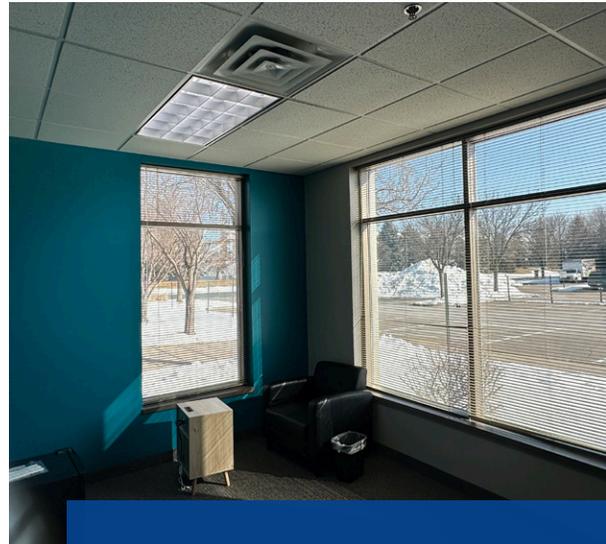


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For Lease

Building Highlights



Address: 5555 12th Ave E, Shakopee, MN

Building SF: 128,872 SF

Year Built: 2000

Site Area: 15.62 acres

Clear Height: 24'

Column Spacing: 40' x 36'

Parking: 206 stalls

Available Today:
Suite 100

3,770 SF Office
7,313 SF Warehouse
11,083 SF Total
• Two (2) dock doors

Available 11/1/2026:
Suite 200

23,558 SF Office
94,231 SF Warehouse
117,789 SF Total
• Thirteen (13) dock doors

Available Today -
11/1/2026:
Suites 100-200

27,328 SF Office*
101,544 SF Warehouse
128,872 SF Total
• Fifteen (15) dock doors
* Ability to decrease office SF

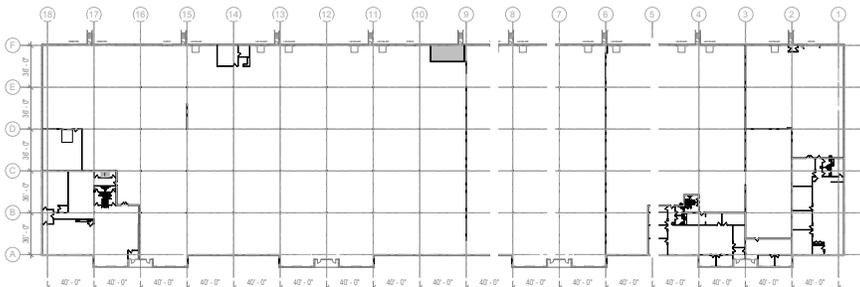
Lease Rates: Negotiable

2026 Est. CAM/Tax: \$5.12 PSF

Available: Immediately - 11/1/2026

Power: 3 phase/1400 Amp/480 Volt

Building Plan



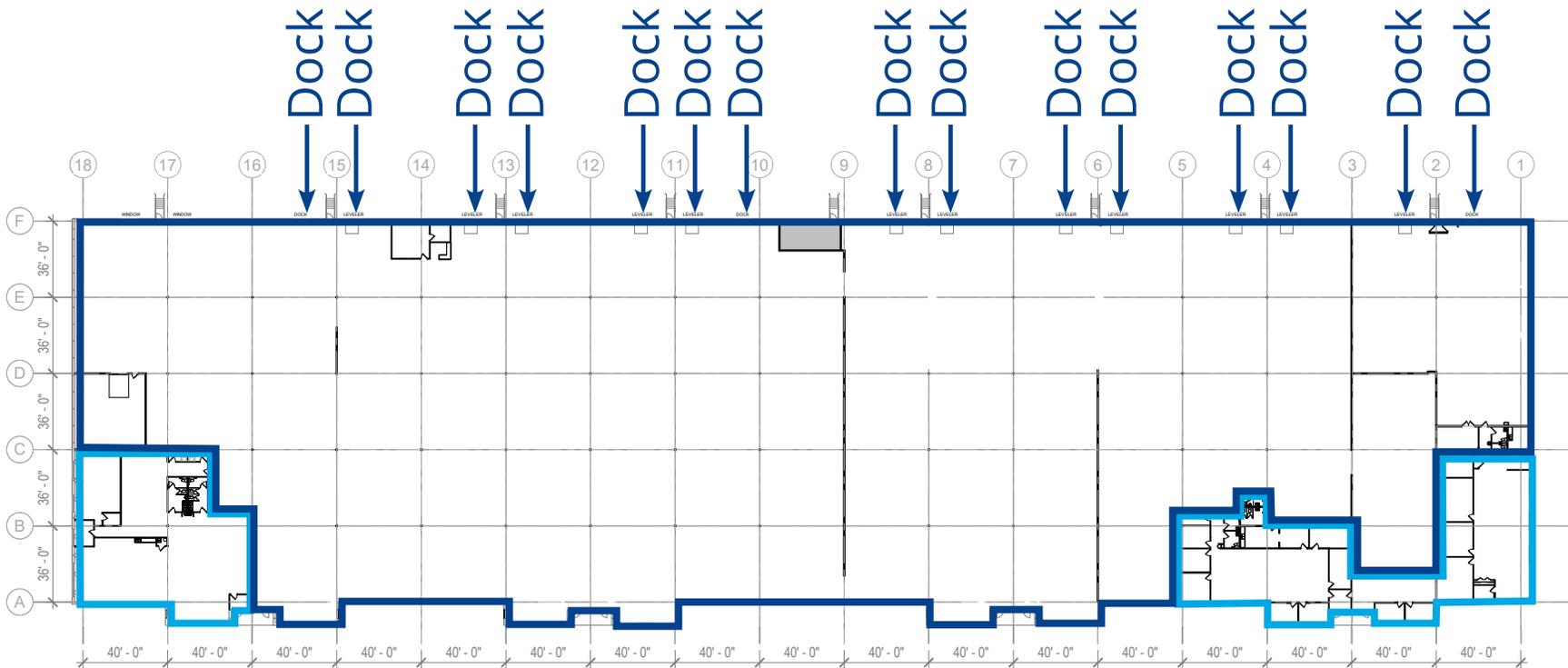
Floor Plan

Full Building

128,872 SF

 14,600 SF Office

 114,272 SF Warehouse



Option 1

Suite 1

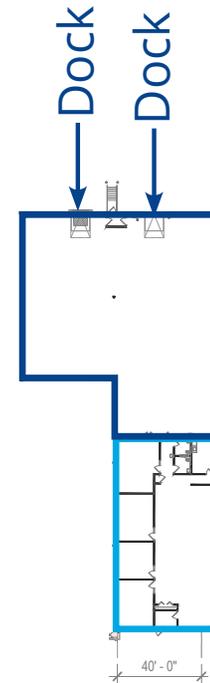
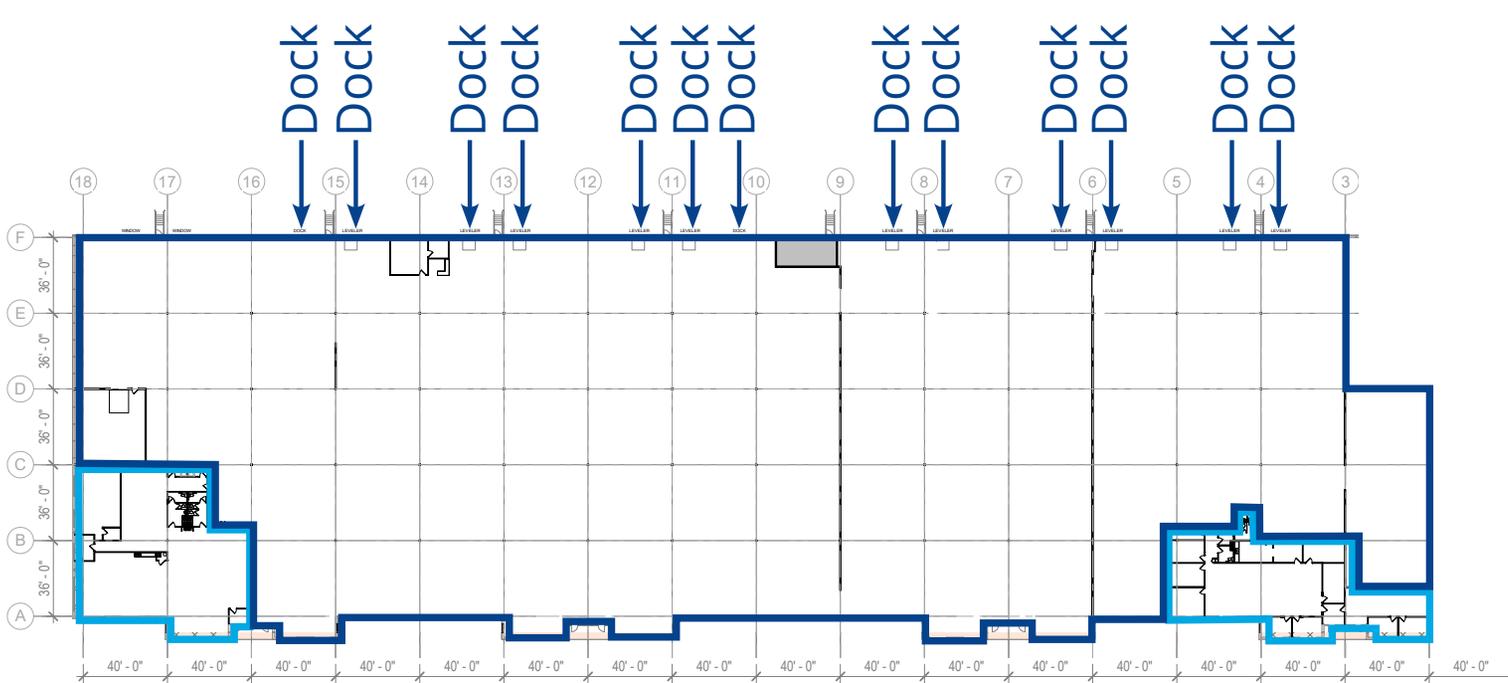
117,789 SF

- 23,558 SF Office
- 94,231 SF Warehouse

Suite 2

11,149 SF

- 3,796 SF Office
- 7,353 SF Warehouse

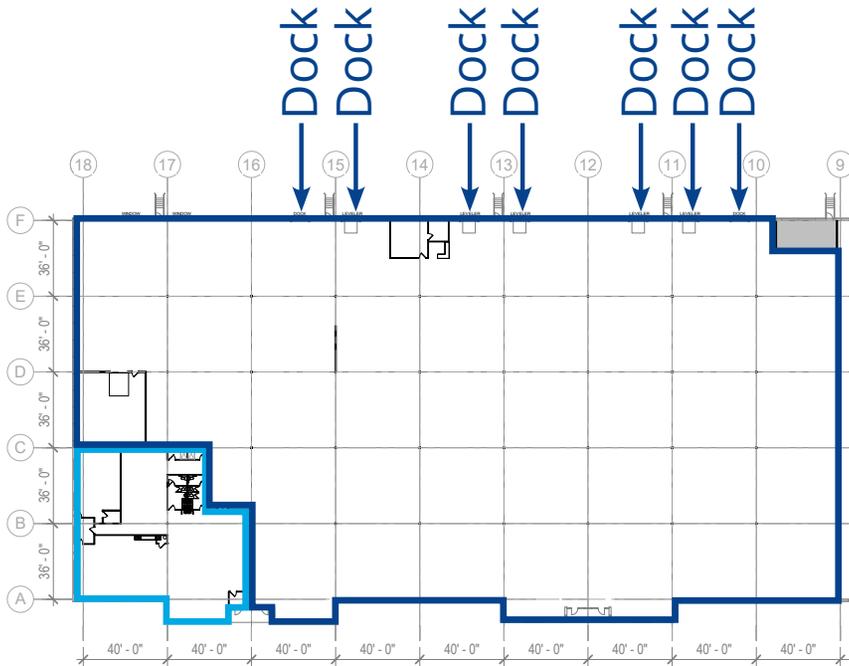


Option 2

Suite 1

67,848 SF

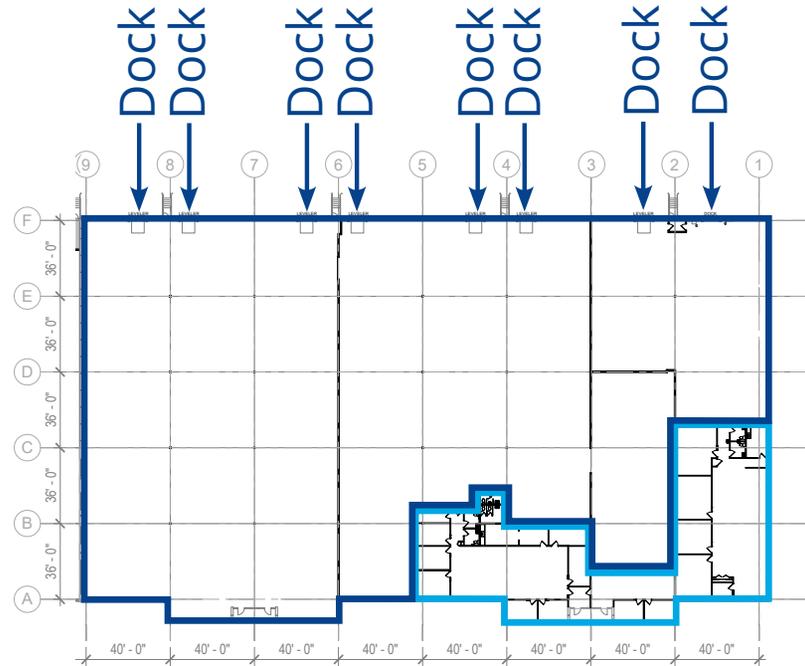
- 5,897 SF Office
- 61,951 SF Warehouse



Suite 2

61,024 SF

- 8,505 SF Office
- 52,519 SF Warehouse



Option 3

Suite 1

45,979 SF

- 5,897 SF Office
- 40,082 SF Warehouse

Suite 2

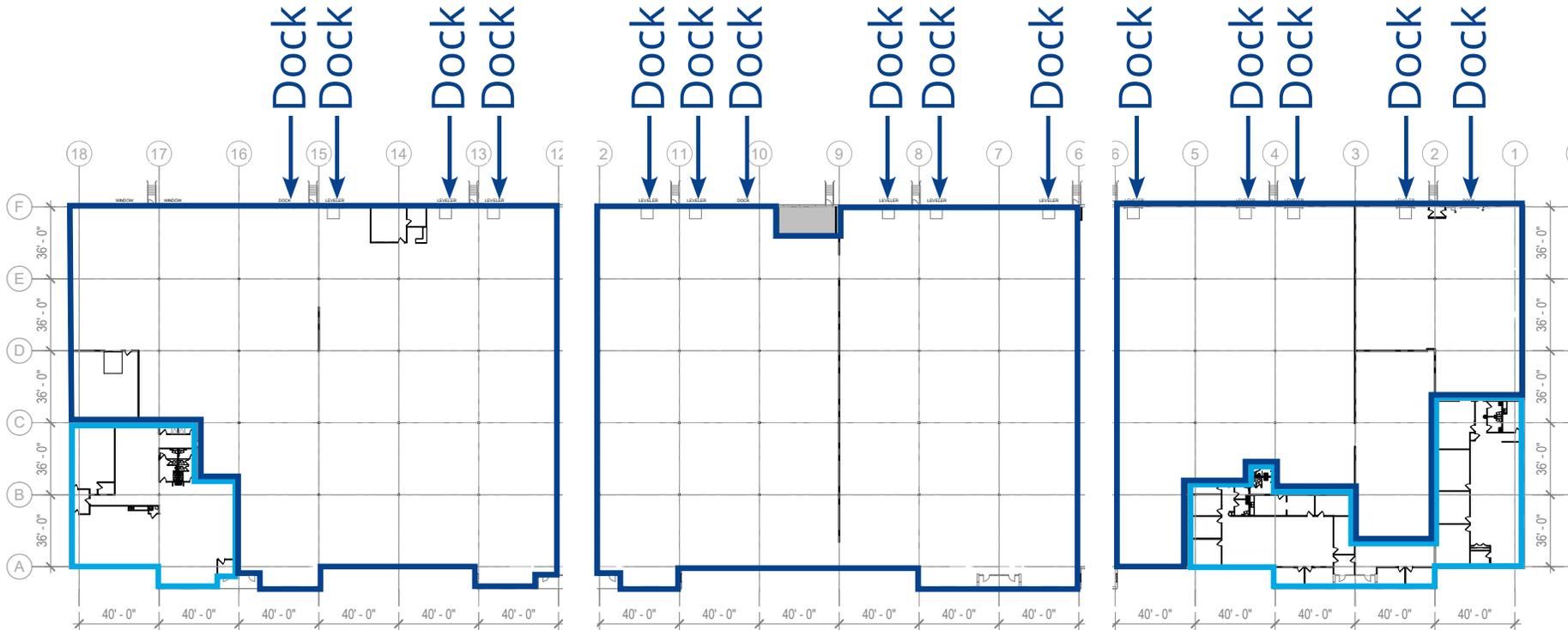
44,641 SF

- 44,641 SF Warehouse

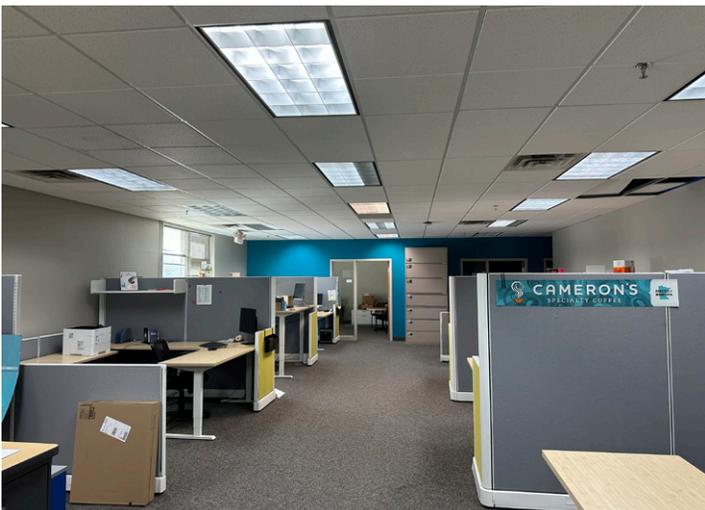
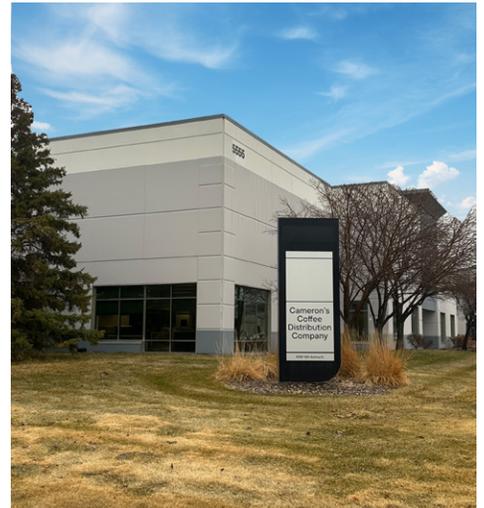
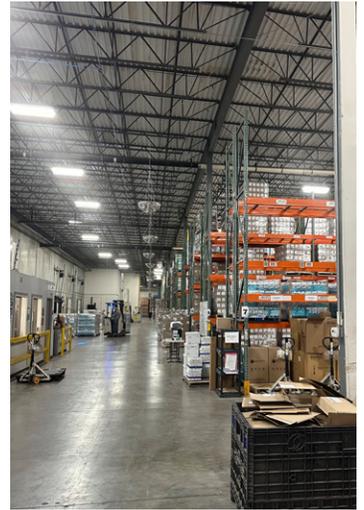
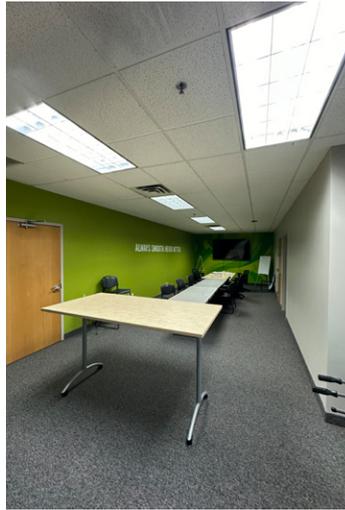
Suite 3

38,252 SF

- 8,504 SF Office
- 29,748 SF Warehouse



Property Gallery



View Online
colliers.com/msp


MSP International Airport
Drive Time: 22 Minutes
(18.9 Miles)

 **I-494**
Drive Time: 10 Minutes
(8.3 Miles)



Contact



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Our mission

Maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.



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