

VALLEY PARK BUSINESS CENTER III



FOR MORE INFORMATION,
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750 INNOVATION DRIVE
SHAKOPEE, MINNESOTA

 TA REALTY

CBRE

WWW.CBRE.COM/MINNEAPOLIS

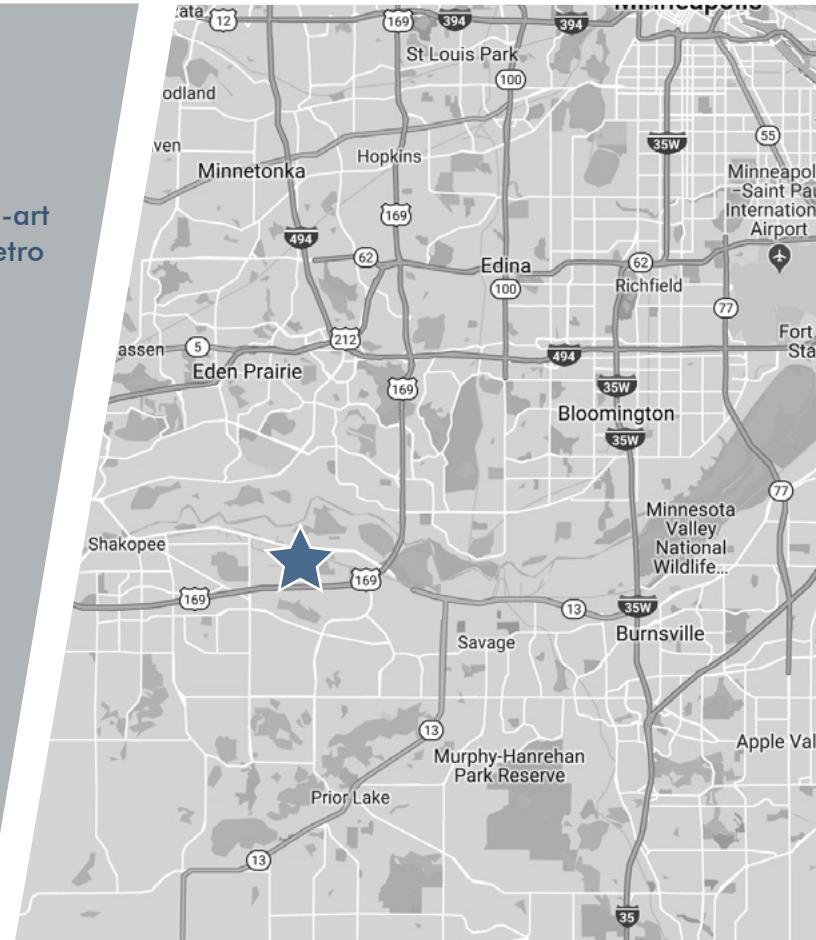
VALLEY PARK BC III

PROPERTY DESCRIPTION

Valley Park Business Center III offers a state-of-the-art office/warehousing opportunity in a premier SW metro location.

Benefits of the location include:

- * Near immediate freeway access to Hwy 169 and State Hwy 101
- * Numerous retail, restaurant, gas and hotel accommodations in close proximity
- * Mature business park setting with an abundance of recognized corporate users



BUILDING ECONOMICS

- Base Rent: Negotiable
- 2025 Tax/Opex: \$4.40 PSF
(\$3.26 PSF Tax, \$1.14 PSF Opex)



VALLEY PARK

BC III

SUITE 130

Available Immediately

48,990 SF Total

5,421 SF Office

43,569 SF Warehouse

LOADING

8 dock high loading doors, 9'x10' (6 w/ levelers)

3 drive-in doors, 12' x 14' with electric openers

POWER

600 amps 277/480 volt 3 phase

CLEAR HEIGHT

28'

FLOOR THICKNESS

7" slab on grade

PARKING

1.58/1000

COLUMN SPACING

40' x 40' typical, 200' building depth

ZONING

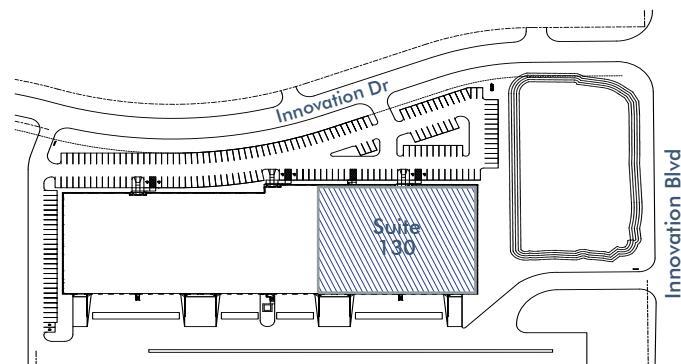
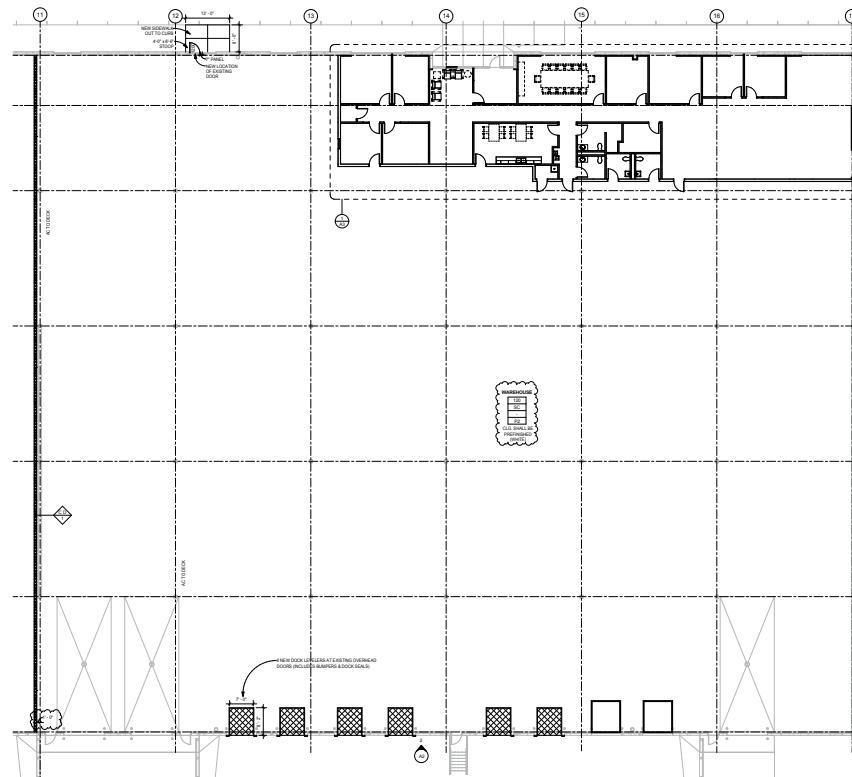
I2 (Heavy Industry)

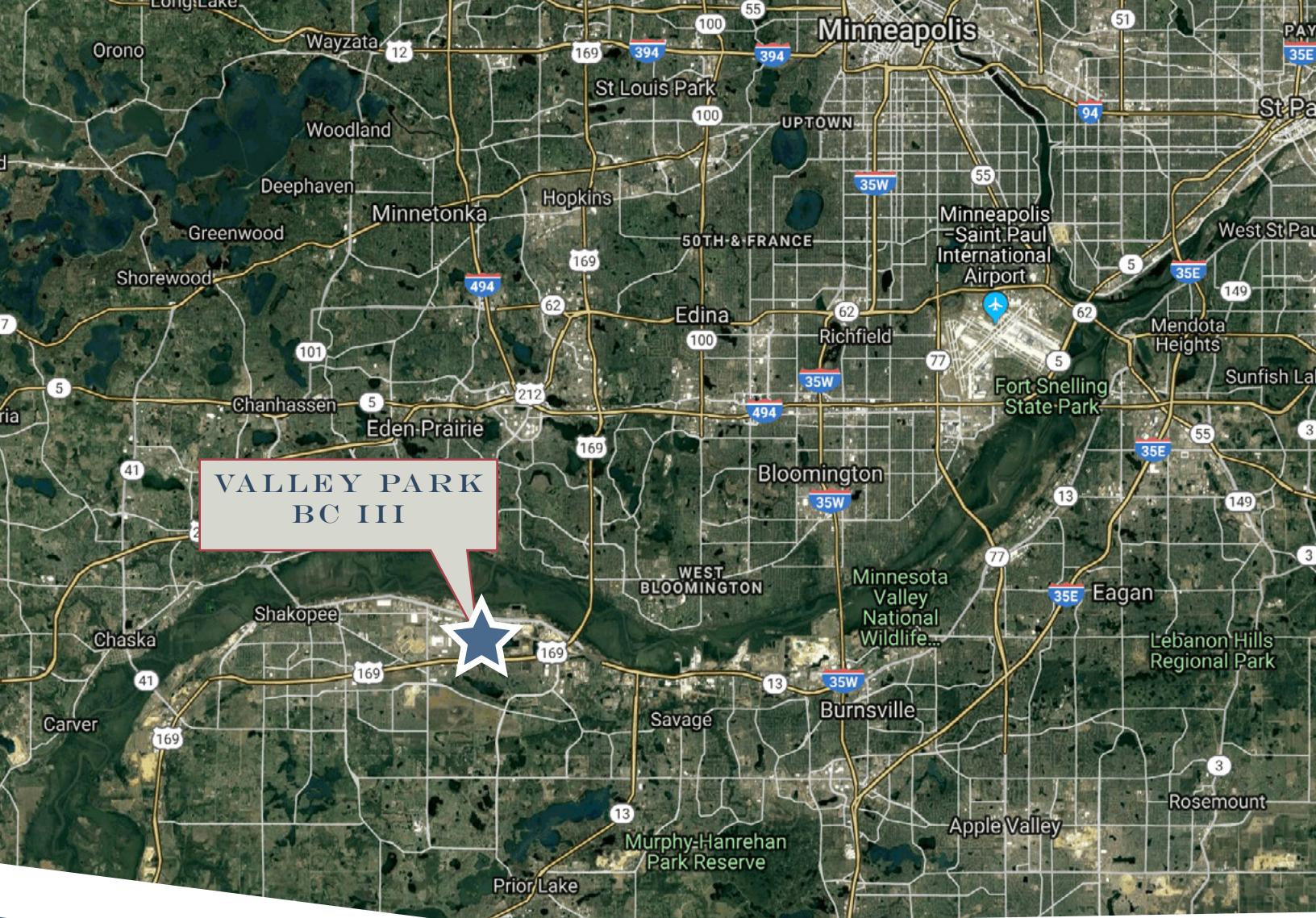
TELECOMMUNICATIONS

Comcast Business, Zayo, Eventis, Century Link

SIGNAGE

Park monument signage and building signage available





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 **LTG REALTY** 

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