

MN VALLEY DISTRIBUTION CENTER

5825 11TH AVE E
SHAKOPEE, MN

For Lease
162,000 SF



FOUNDERS



**CUSHMAN &
WAKEFIELD**

// PROPERTY FEATURES



162,000 SF BUILDING



32' CLEAR HEIGHT



31 DOCKS & 1 DRIVE-IN



141 TRAILER PARKING SPACES



STRONG SOUTHWEST LOCATION



FULLY AIR CONDITIONED



EXCELLENT HWY 169 AND 101 ACCESS

CONTACT

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// BUILDING SPECS

BUILDING SIZE

7,560 SF OFFICE
154,440 SF WAREHOUSE
162,000 SF TOTAL*

CLEAR HEIGHT

32'

YEAR BUILT

1998

ZONING

I-2 HEAVY INDUSTRIAL

LOADING DOCKS

31 DOCKS
1 DRIVE-IN

TRAILER PARKING

141 SPACES

ELECTRICAL

2000 AMPS, 480/3 PHASE

SPRINKLERS

ESFR

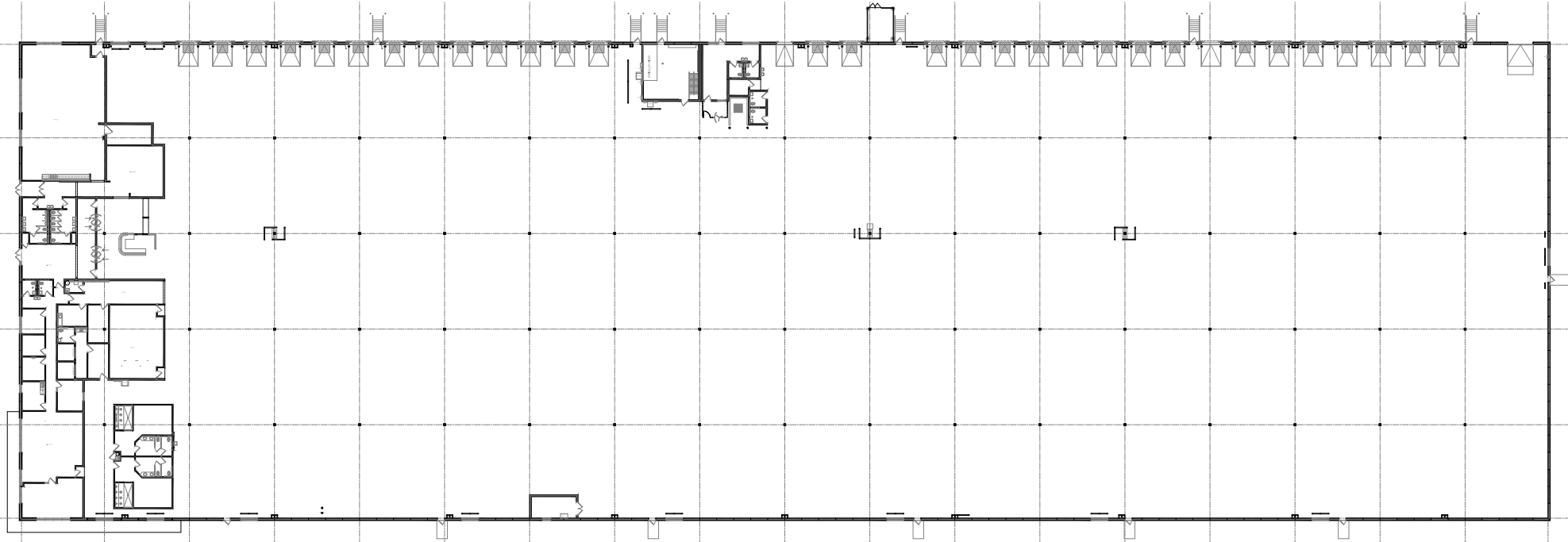
LEASE RATES

NEGOTIABLE

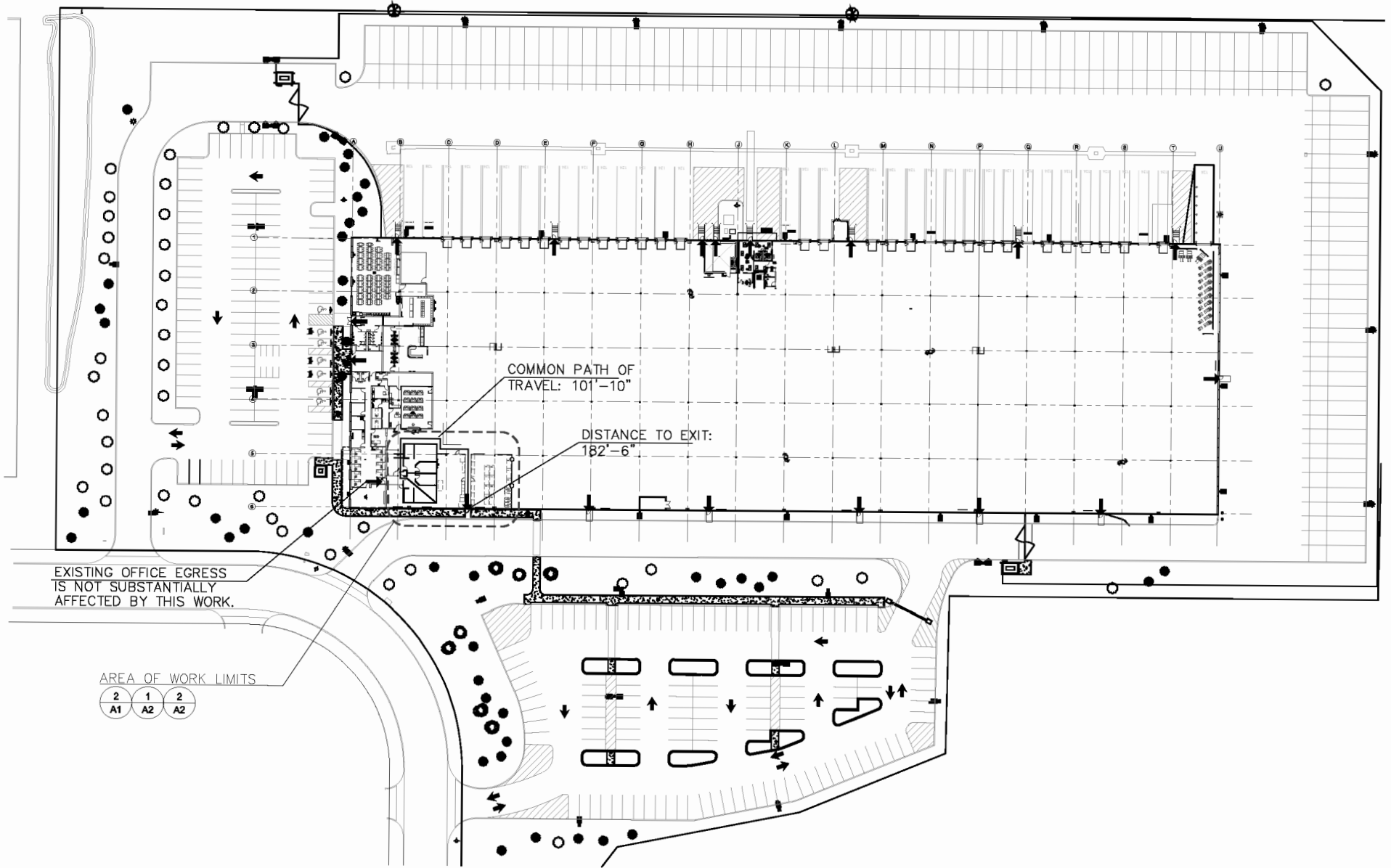
2022 ESTIMATED TAX & CAM

\$1.02 PSF CAM
\$2.42 RE TAX
\$3.44 TOTAL

// FLOOR PLAN



// SITE PLAN







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