

VALLEY PARK BUSINESS CENTER I

MINNEAPOLIS
SOUTHWEST

5651 Innovation Blvd
Shakopee, MN 55379



FOR LEASE

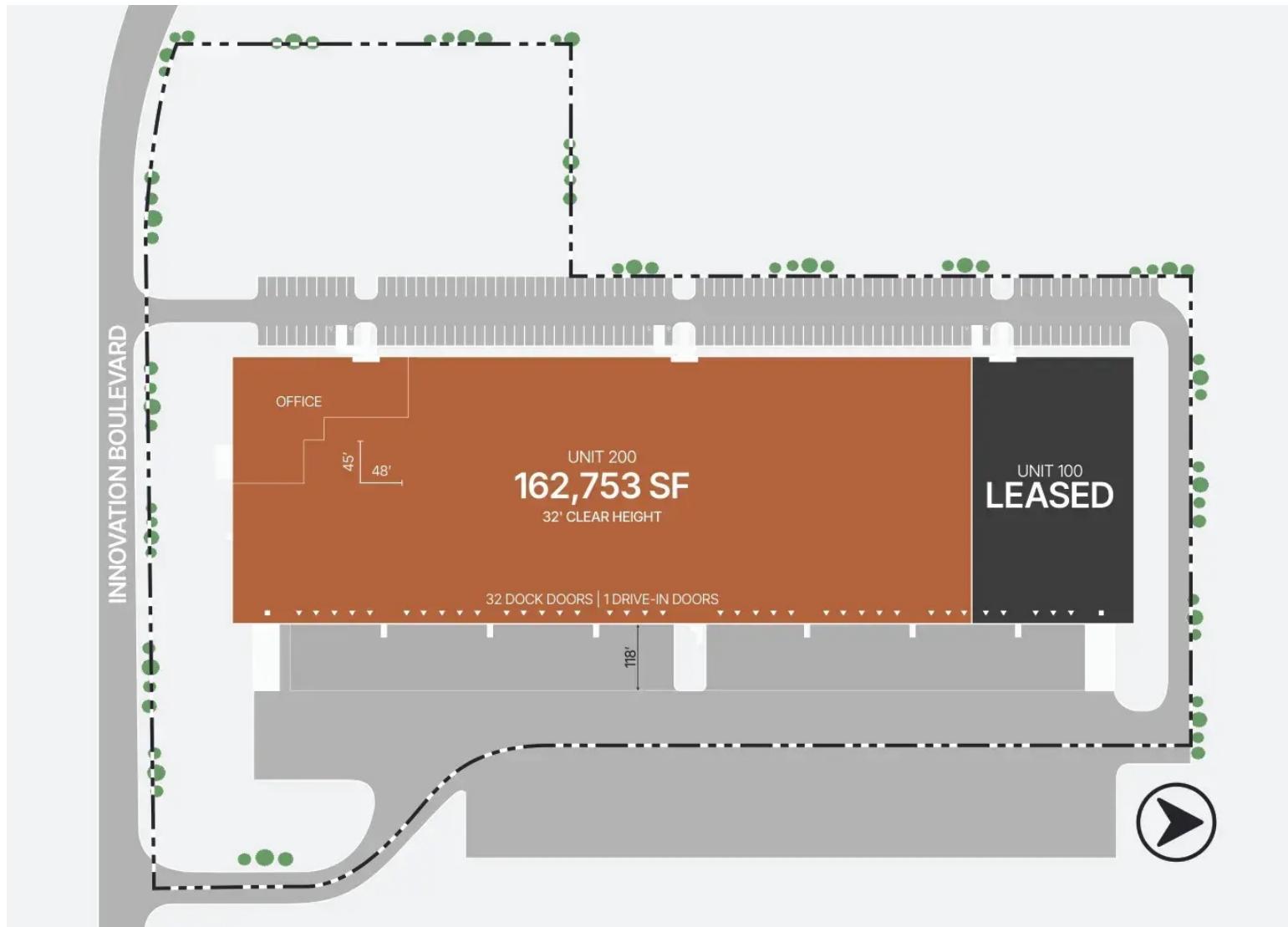
UNIT 200

\pm 162,753 SF

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LEASED BY

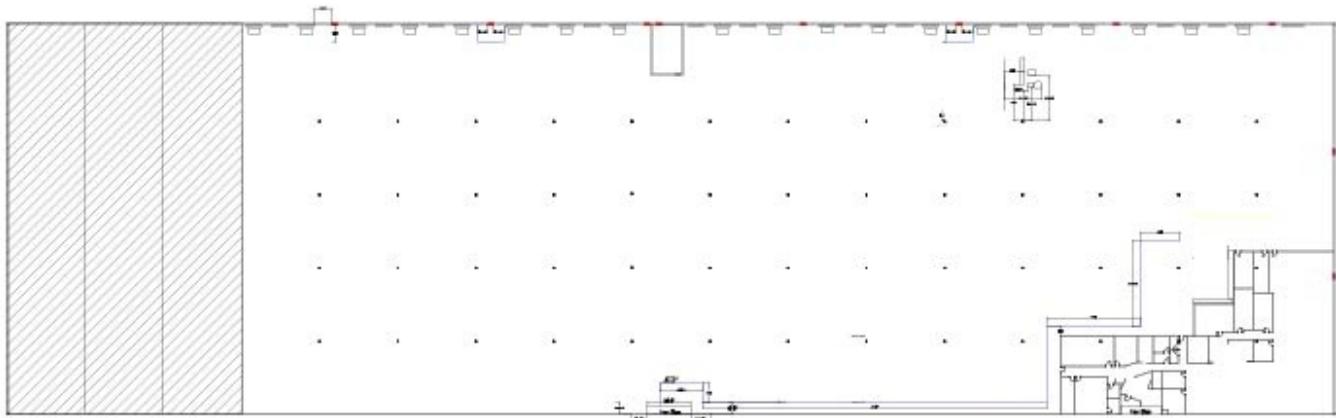
 CBRE



PROPERTY SPECS

Available	162,753 SF Total
Office	12,000 SF
Warehouse	150,753 SF
Net Rental Rates	Negotiable
2025 Est. Expenses	\$3.78 PSF Total
CAM / RE Taxes	\$0.98 PSF / \$2.81 PSF
Truck Parking	At dock positions

Truck Court	130' depth, 60' concrete apron
Building Size	197,956 SF
Clear Height	32'
Loading	32 docks(19 with levelers), 1 drive-in
Power	2000amp, 480/277v, 3P
Parking	1.03/1000
Zoning	Heavy Industrial
Sprinkler	ESFR



PROPERTY SPECS

Floor Specs

7" depth, 4,000 psi; 50 FF / 40 FL

Building Dimensions

60' speed bay

242' building depth

11,625 SF bays

Committed to Driving Value for Our Customers

Properties with a Competitive Edge

Our scale, proprietary data and local relationships allow our 1,200+ skilled team members to help customers stay ahead of market trends.



500 Million Square Foot Portfolio

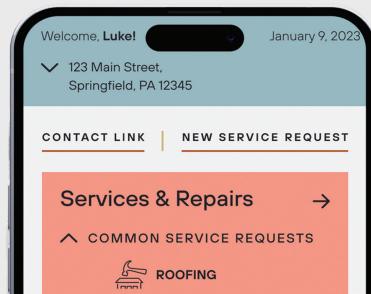


Best-in-Class Customer Service

Our on-the-ground regional teams provide you with local expertise, leveraging data-driven insights to find the right solutions for your business.

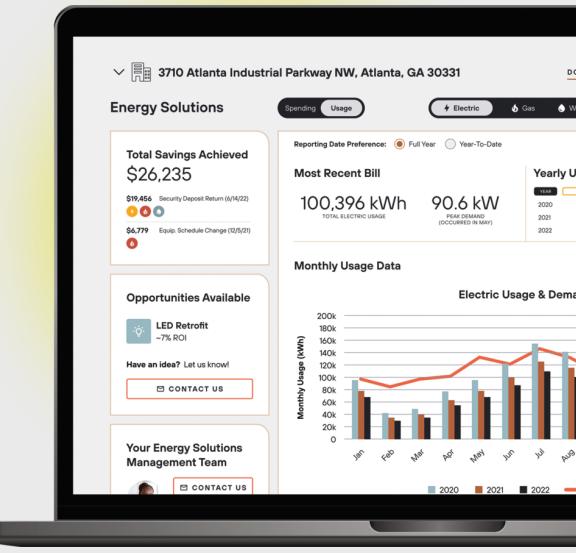
Link+

Our digital customer experience platform provides easy access to your property management teams, lease documents, billing and service requests. Sign up today!



Energy Solutions

Our comprehensive energy and utility management program enables customers to achieve savings and access our in-house sustainability experts. Enroll through Link+.



CONTACT INFORMATION



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