

# VALLEY PARK BUSINESS CENTER I

MINNEAPOLIS  
SOUTHWEST

5651 Innovation Blvd  
Shakopee, MN 55379



FOR LEASE

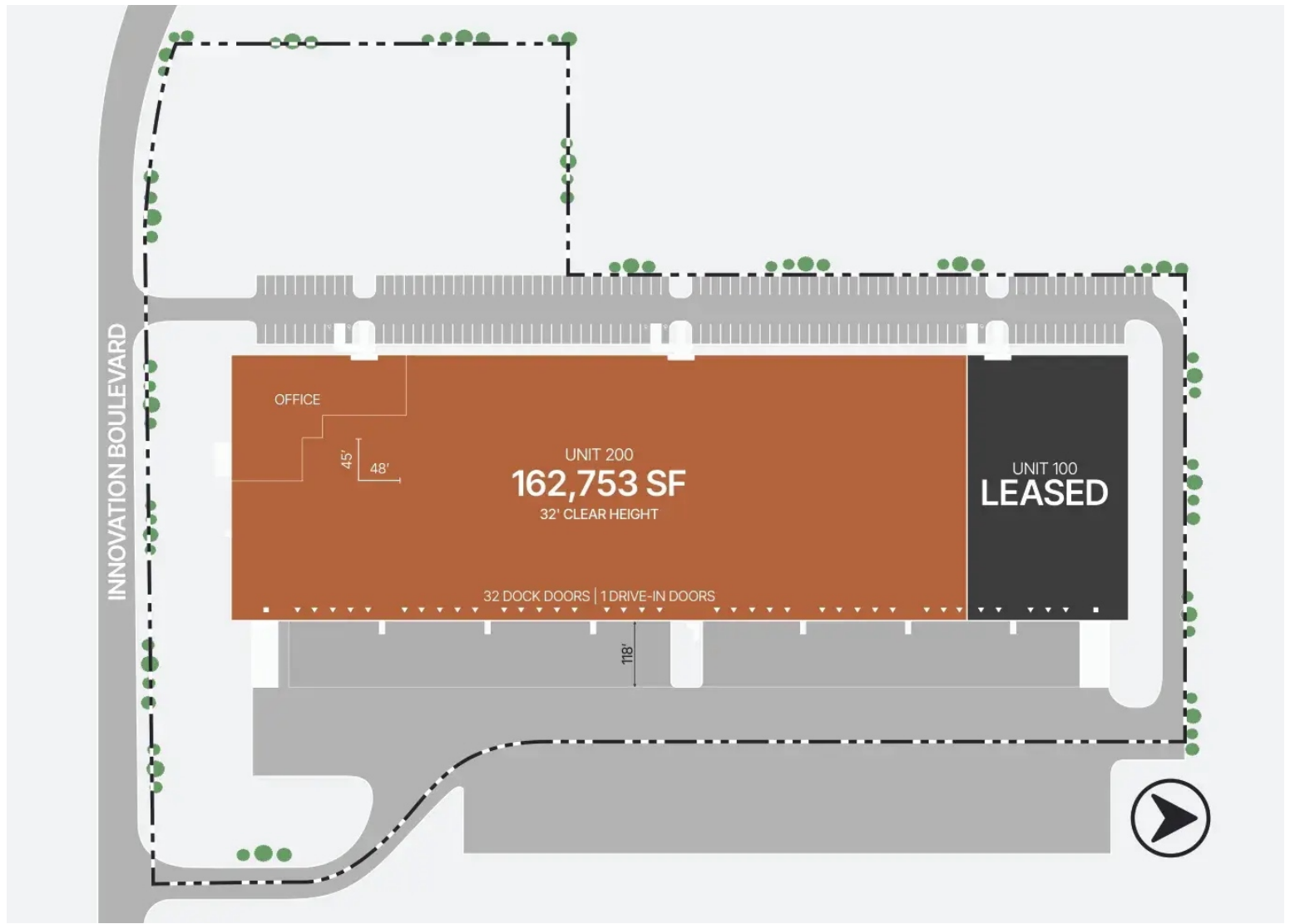
UNIT 200

±162,753 SF



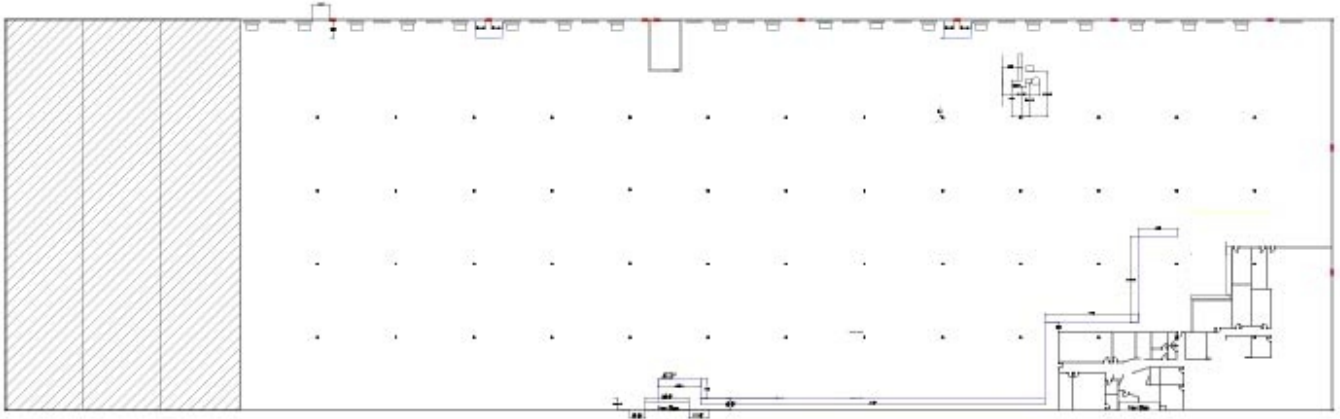
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**CBRE**



# PROPERTY SPECS

Available		162,753 SF Total	Truck Court		130' depth, 60' concrete apron
Office		12,000 SF	Building Size		197,956 SF
Warehouse		150,753 SF	Clear Height		32'
Net Rental Rates		Negotiable	Loading		32 docks(19 with levelers), 1 drive-in
2025 Est. Expenses		\$3.78 PSF Total	Power		2000amp, 480/277v, 3P
CAM / RE Taxes		\$0.98 PSF / \$2.81 PSF	Parking		1.03/1000
Truck Parking		At dock positions	Zoning		Heavy Industrial
			Sprinkler		ESFR

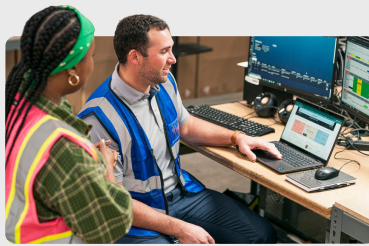


PROPERTY SPECS	
Floor Specs	7" depth, 4,000 psi; 50 FF / 40 FL
Building Dimensions	60' speed bay
	242' building depth
	11,625 SF bays

# 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.

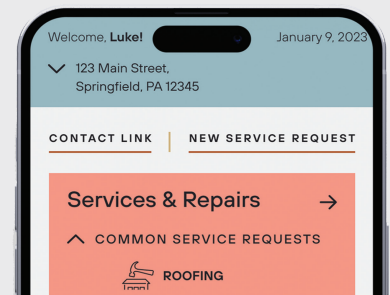


## Best-in-Class Customer Service

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

## Link+

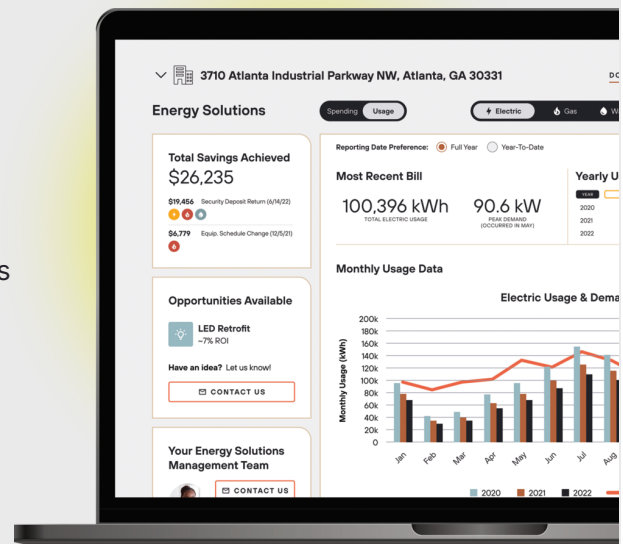
Our digital customer experience platform provides easy access to your property management teams, lease documents, billing and service requests. Sign up today!



500 Million  
Square Foot  
Portfolio

## 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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