

CANTERBURY

— | DISTRIBUTION CENTER | —

155,412 SF | SHAKOPEE, MN

CANTERBURY

DISTRIBUTION CENTER

3200 4TH AVE EAST | SHAKOPEE, MN

BUILDING SIZE	302,650 SF
LOT SIZE	24 acres
ZONING	Industrial
AVAILABLE SPACE	Up to 155,412 SF 6,833 SF Office 18 Docks 2 Drive-Ins
ALLOWED USES	Distribution, office, warehouse, manufacturing, corporate headquarters
RENTAL RATES	Negotiable
EST. TAX/CAM	\$4.55 PSF Total
FIRE PROTECTION	ESFR system
COLUMNS	50' x 50' with 60' speedbay
CLEAR HEIGHT	32'
LOADING	36 Docks and 3 Drive-ins
PARKING	252 Stalls
TRAILER PARKING	83 Stalls
CONSTRUCTION	• Energy efficient • Pre-cast concrete panel





CANTERBURY
DISTRIBUTION CENTER

**RECENT
LOCAL ROAD
UPGRADES**

4TH AVE

SHENANDOAH BLVD

**ACCESS TO
HWY 101**

**ACCESS TO
HWY 169**

169

101



**3200 4TH AVE E
SHAKOPEE, MN**





4TH AVE



LEASED

AVAILABLE

CANTERBURY ACCESS RD

SHENANDOAH BLVD

PONDING

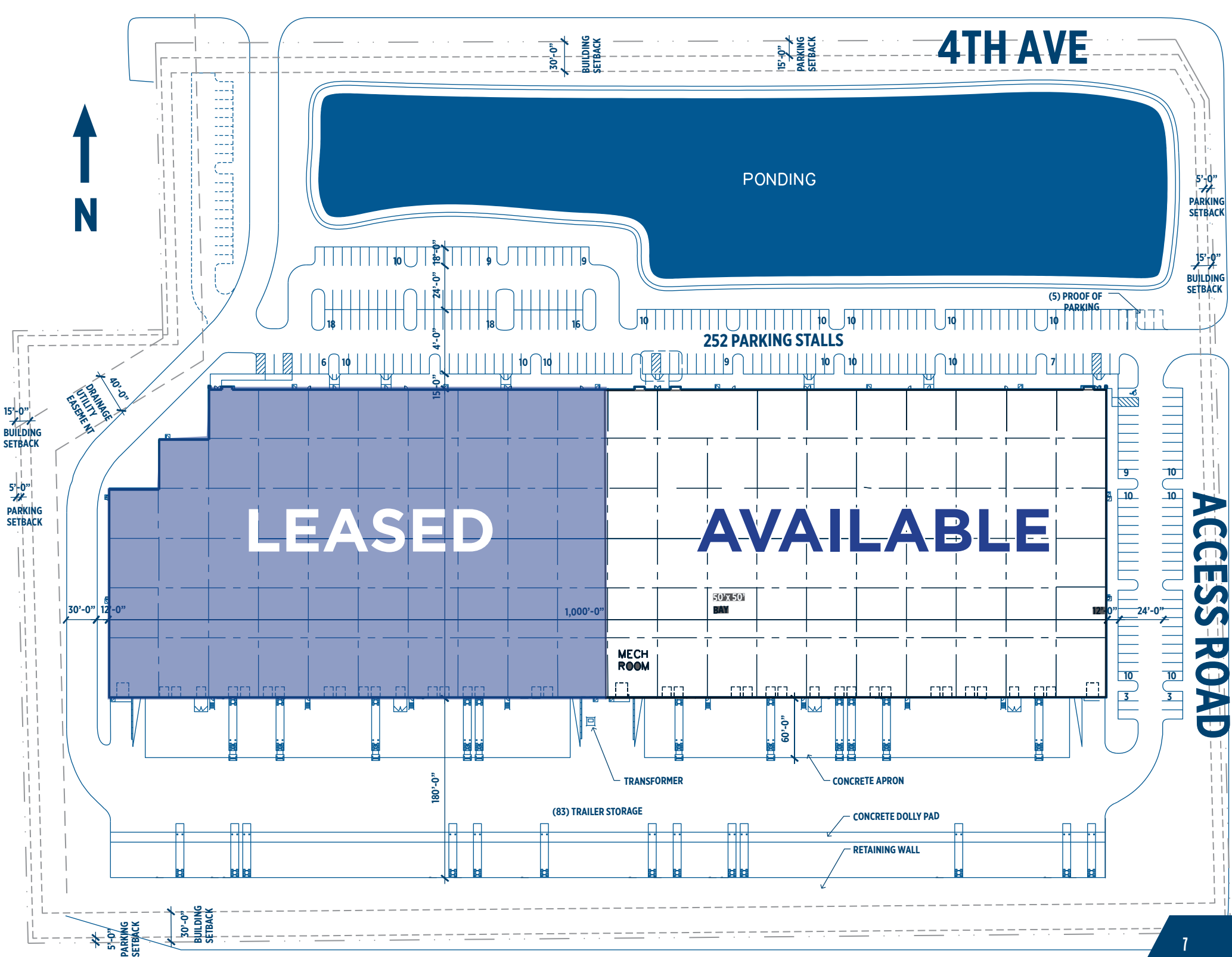
252 PARKING STALLS

LEASED

AVAILABLE

ACCESS ROAD

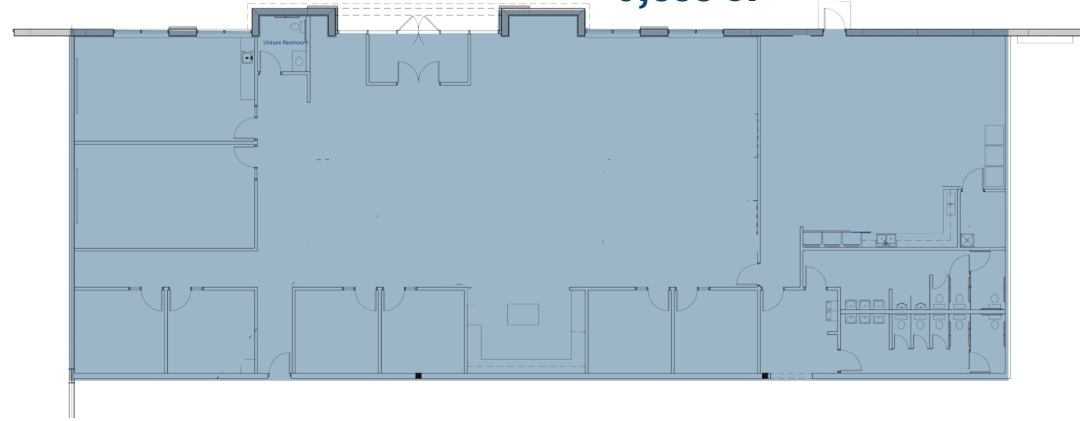
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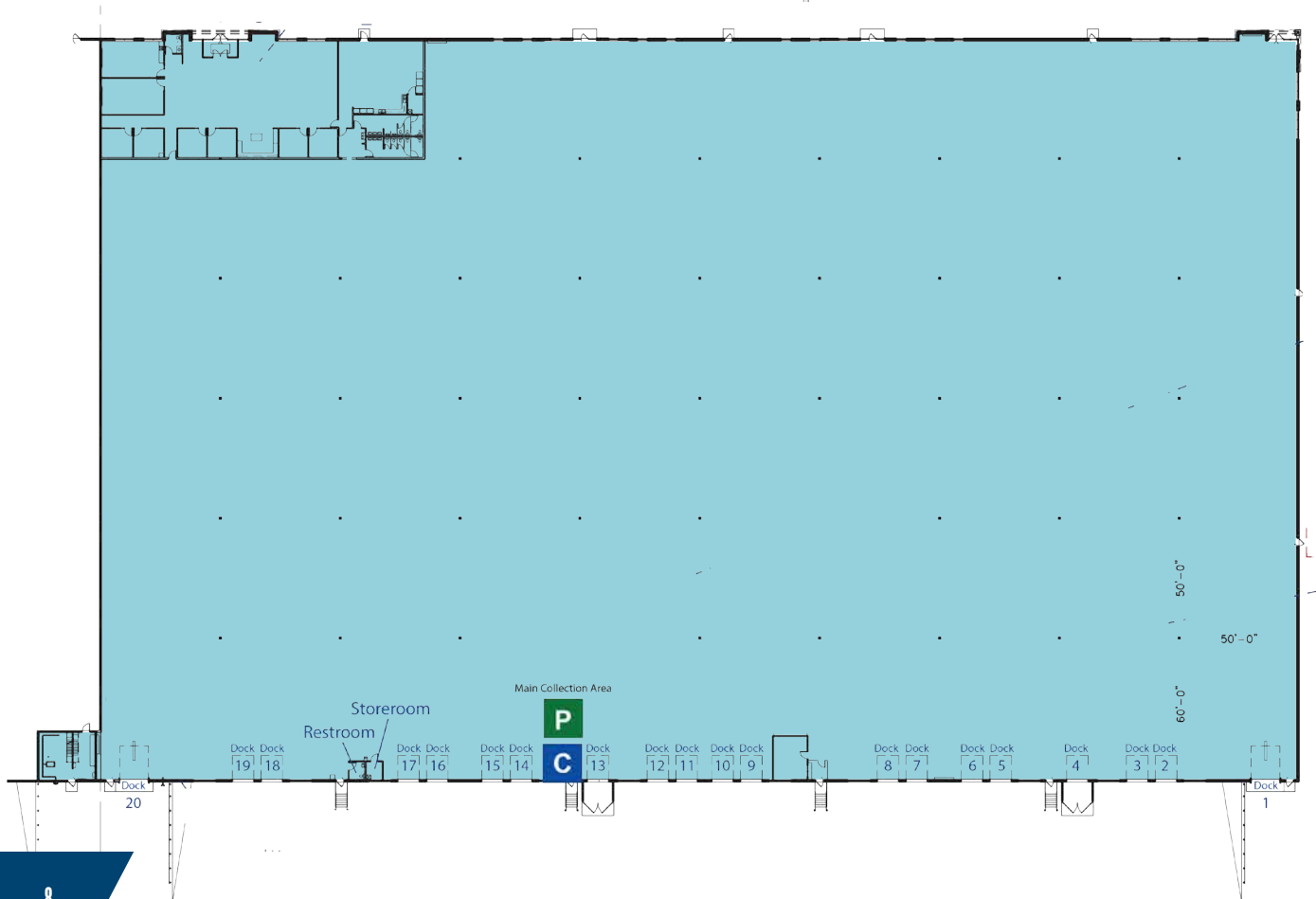


OFFICE PLAN

6,833 SF



WAREHOUSE PLAN







32' CLEAR HEIGHT



50' X 50' COLUMNS



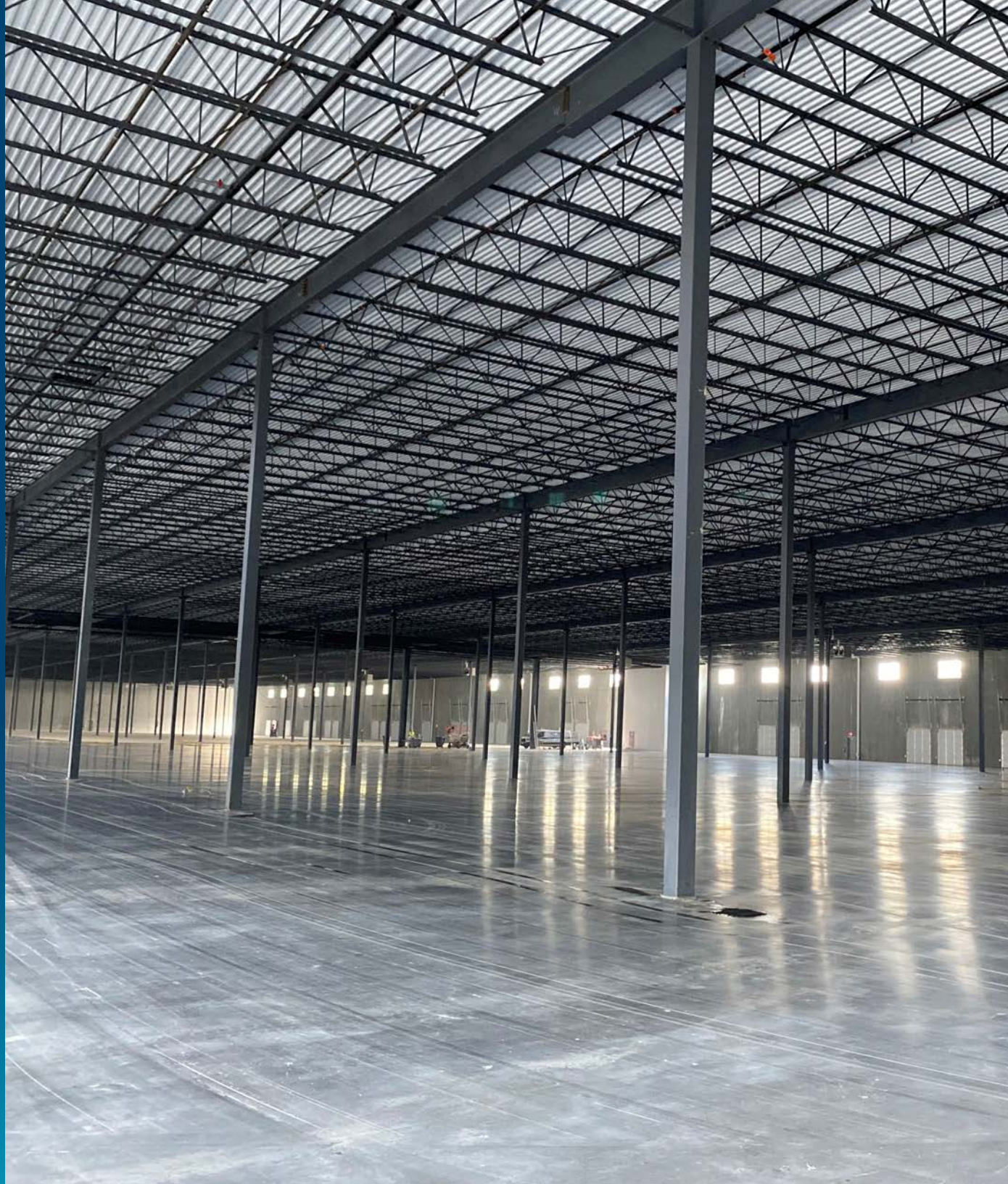
180' TRUCK COURT DEPTH



60' SPEEDBAY



PRIMX JOINTLESS FLOOR





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IndustrialMN.com

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