



**Available  
Today**



**126,160 SF Available**

3750 4th Ave. E, Shakopee, MN 55379



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Shakopee's newest industrial building

# THE OPPORTUNITY

Canterbury Industrial Center is a 126,000 SF Class A industrial property completed Q3 2024. The base building shell includes a 2,320 SF office pod, providing a move-in-ready option for prospective tenants. Conveniently positioned just 1 minute from I-169, 8 minutes from downtown Shakopee and 25 minutes from MSP International Airport, Canterbury Industrial Center provides easy access to area amenities and a convenient commute from surrounding cities. The property offers multiple sizing options, including suites ranging from 17,000 to 126,120 SF



# PRIME LOCATION

Listed among Money Magazine's 2020 Best Places to Live, Shakopee is recognized for its entertainment options, strong economy and favorable home prices.



## LABOR MARKET

Within 5 miles

Total population: **73,714**

Total labor force: **41,487**

Median Household Income: **\$90,032**

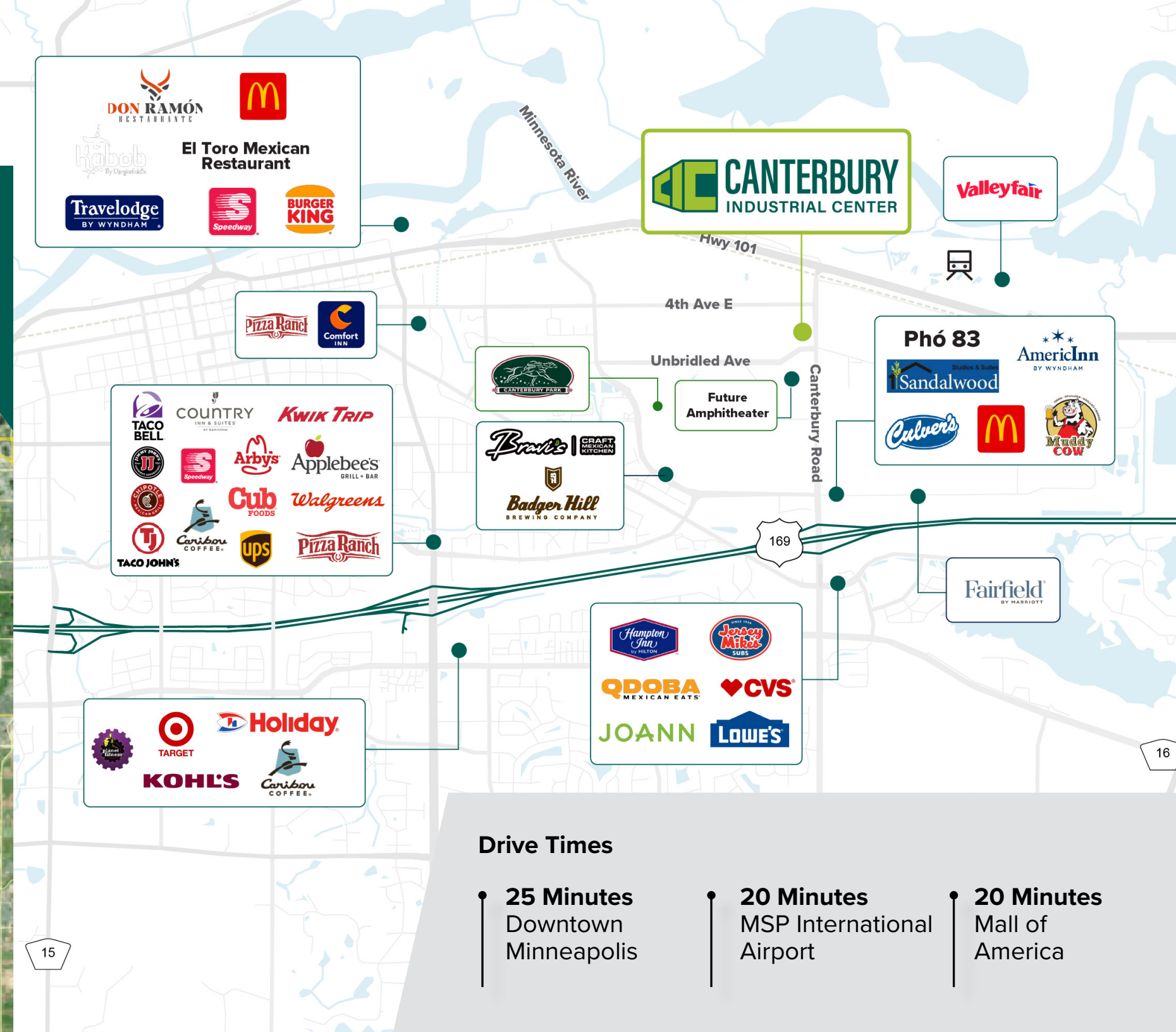
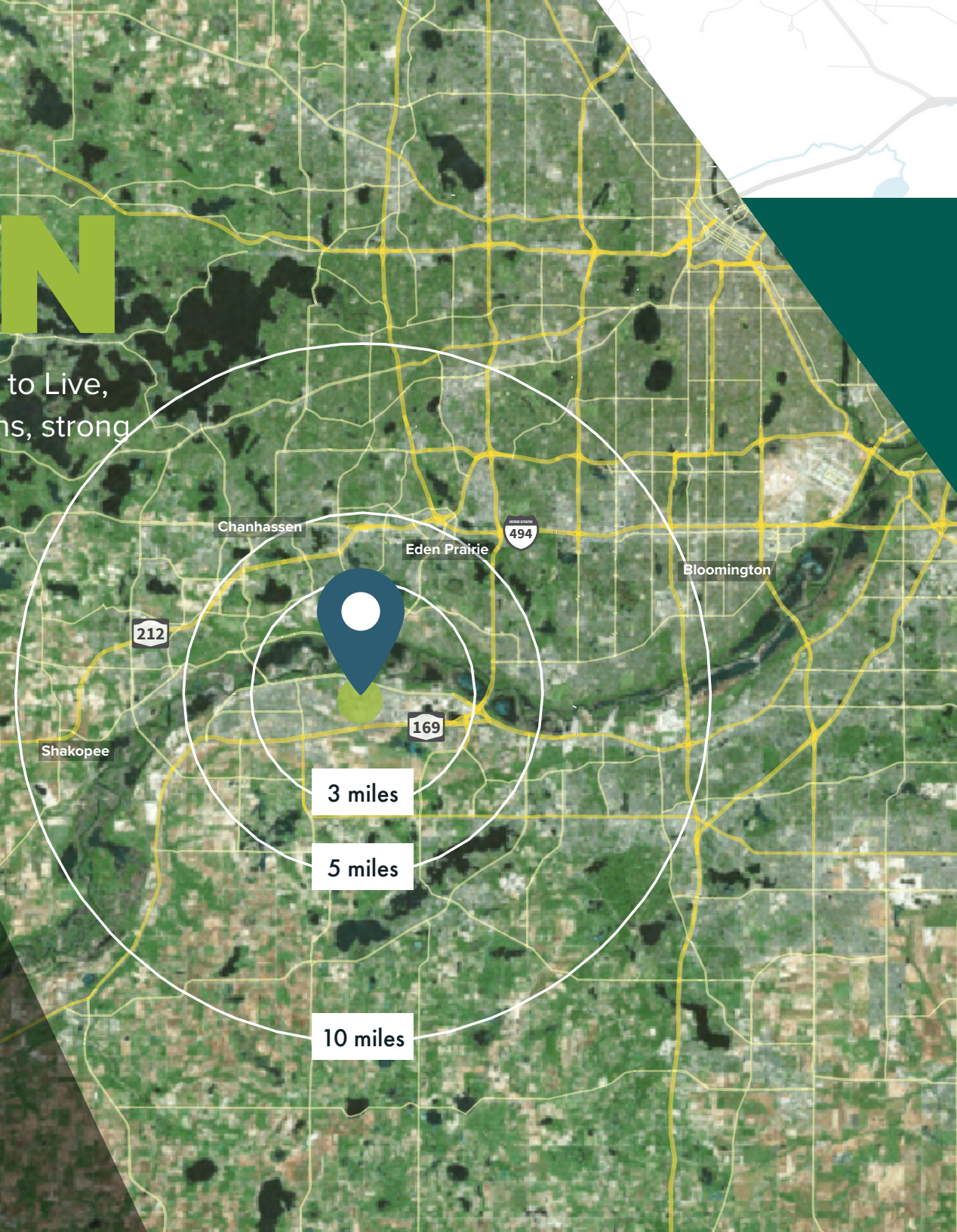
Median Age: **35.6**



## EDUCATION

High school graduate/  
GED Certificate: **93.4%**

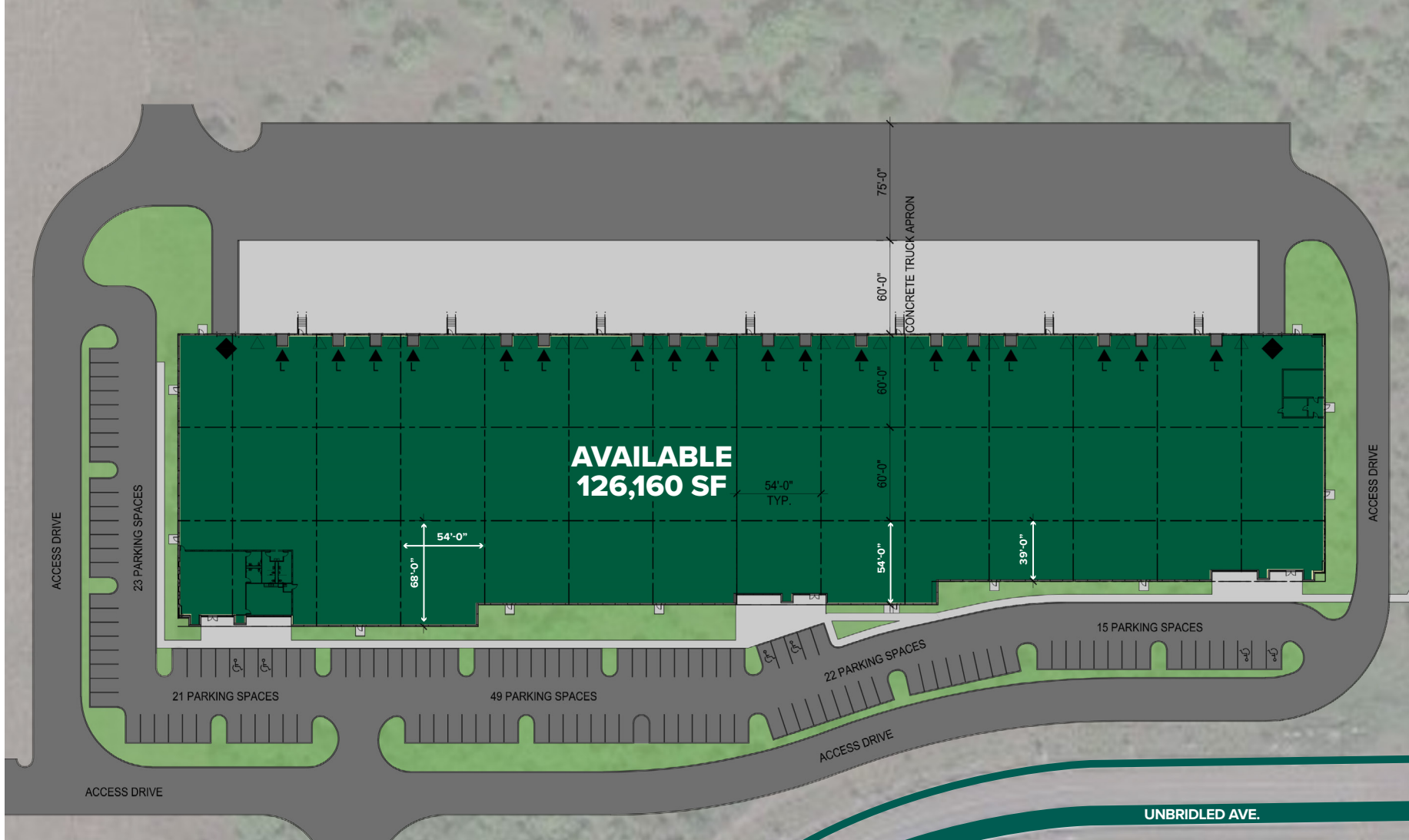
Bachelor's/Associate/  
Graduate Degree: **54.9%**



# BUILDING SPECIFICATIONS

- TOTAL SF**  
**126,160**
- EXISTING OFFICE SF**  
**2,320**
- CLEAR HEIGHT**  
**32'**
- SF - CAN DEMISE TO**  
**16,524**
- DEPTH VARIES FROM**  
**159' TO 188'**
- CONFIGURATION**  
**REAR LOAD**
- ACRES**  
**9.63**
- COLUMN SPACING**  
**60' & 54'**
- CAR PARKING**  
**129**
- OFFICE**  
**~ 2,000 SF**
- DOCK DOORS**  
**18**
- SPRINKLERS**  
**ESFR**
- TRUCK COURT**  
**135'**
- DRIVE IN DOORS**  
**2**
- POWER**  
**2000A**

# SITE PLAN



# BUILDING PHOTOS





**LEASING CONTACTS**

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