



Office / Warehouse Space for Lease

590 CITATION DRIVE
SHAKOPEE, MN 55379

Available Space:

Suite C/D:

420 SF- Office

3,852 SF-Warehouse

4,272 SF - Total

Suite F/G/H:

360 - Office

5,078 SF-Warehouse

5,438 SF - Total

Suite F/G:

360 - Office

3,307 SF-Warehouse

3,667 SF - Total

Suite H:

1,771 SF-Warehouse

Lease Rates:

Negotiable

2026 Est. Tax & CAM:

\$6.13 PSF

Highlights:

- 15,748 Total Building Size
- Built in 2008
- I-2 Heavy Industrial Zoning
- 18' Clear Height
- 14' x 14' drive-in doors in each suite
- 1.65 per 1,000 SF Parking; rail spur access
- Fully sprinklered with trench drainage and flam traps
- Outside storage and monument signage available
- 3-phase, 120/208 volt; 200 amp Power
- Suite F/G is fully temp controlled
- Active CUP for auto repair at the property

For information, please contact:

Brian Netz

Executive Managing Director

t 612-430-9947

brian.netz@nmrk.com

Lucas Long

Director

t 612-430-9952

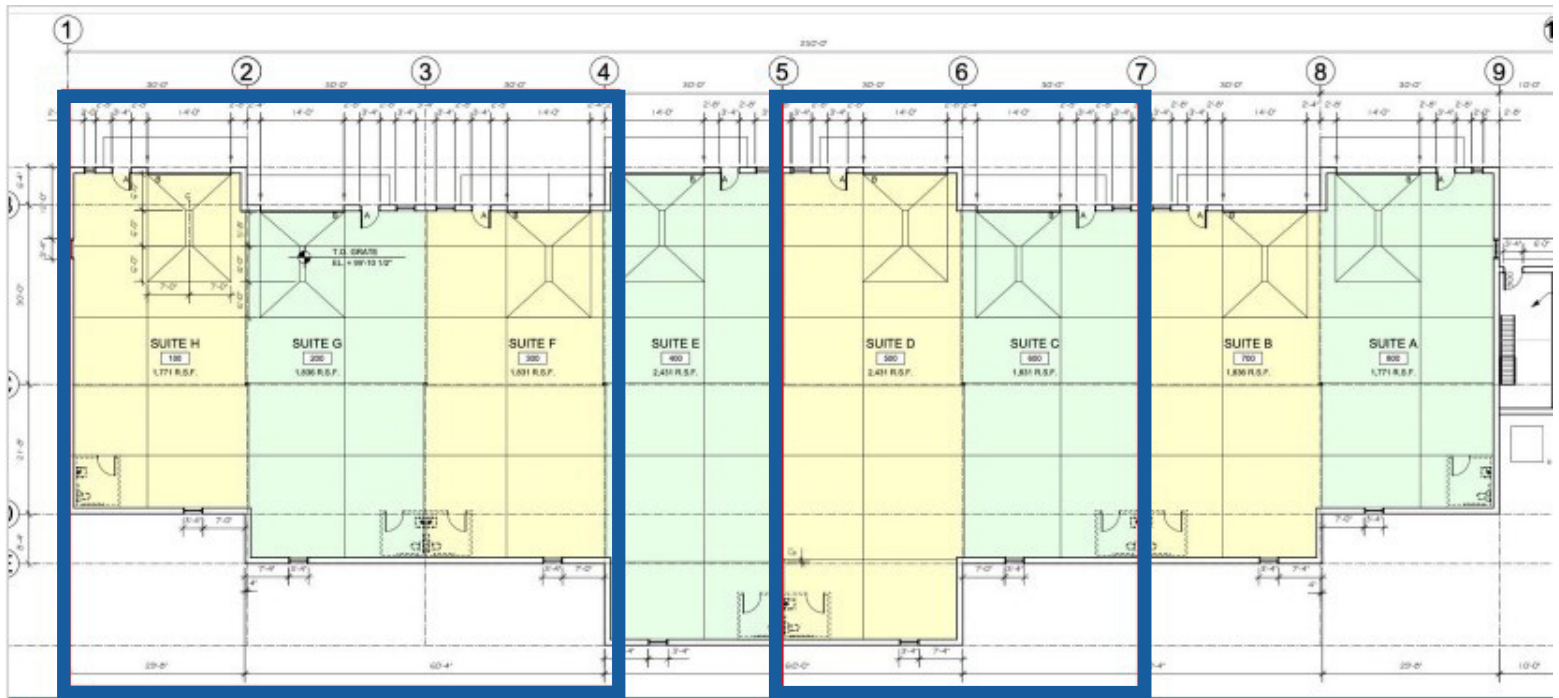
lucas.long@nmrk.com

nmrk.com

NEWMARK

100 South Fifth St, Suite 2100
Minneapolis, MN 55402

FLOOR PLAN



PHOTOS



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NEWMARK

PROPERTY AERIAL



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