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Disc Drive

Shakopee, MN



Minneapolis Southwest Industrial Market
R&D, Lab, Cleanroom, Warehouse & Office
Sublease Opportunity

Up to 170,000 SF Available

Sublease Opportunity Highlights

- Up to 170,000 SF available; will subdivide
- Flexible lease term through December 2033
- Campus-style amenities with full service cafeteria, fitness center, conference facilities, and outdoor recreation space
- Plug-and-play office space
- Robust infrastructure can support light manufacturing, warehouse, industrial, and flex uses
- Warehouse space with seven (7) docks
- Parking ratio of 3.52 spaces per 1,000 SF
- Signage opportunity with highway visibility on Route 169

PROPERTY SUMMARY

Building Size	405,146 SF
Stories	2
Year Built	1999
Acres	28.62
Available Size	Up to 170,000 SF; will subdivide
Rental Rate	Negotiable
Term Through	December 31, 2033
Parking Spaces	1,401 (3.52/1,000 SF)
Zoning	Light Industrial
Electric Service	Two (2) 2,500-KVA, 13,800-volt primary, 480/277-volt secondary, 3 phase, 4-wire services
Loading	Warehouse space with seven (7) docks
Elevators	Two (2) 2,500lb passenger elevators; One (1) 10,000lb freight elevator
Site & Building Features	Full-service cafeteria, fitness center, two (2) basketball courts, bike storage, sand volleyball court, walking/ biking trails, and abundant natural light



Cafeteria

OPTIMAL LOCATION

Situated on 28.62 acres, the building is highly visible from Route 169 and is located just 20 miles from Minneapolis-St. Paul (MSP) Airport and 23 miles from Minneapolis.



Fitness Center



Cafeteria Seating



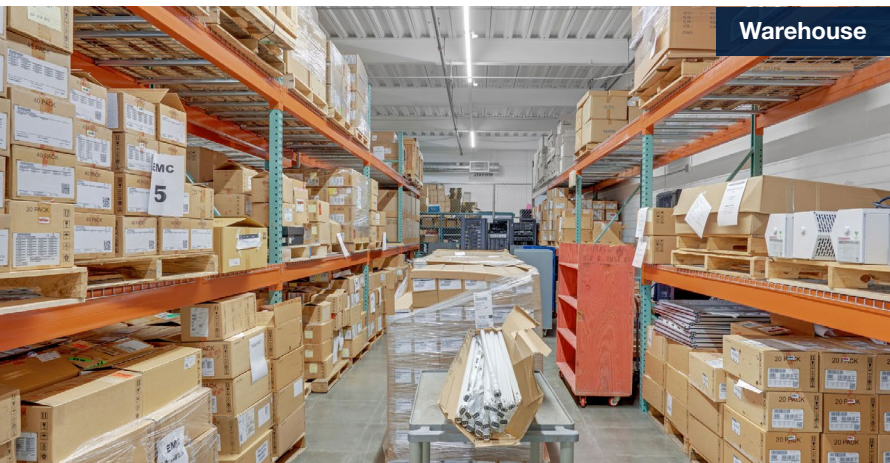
Atrium



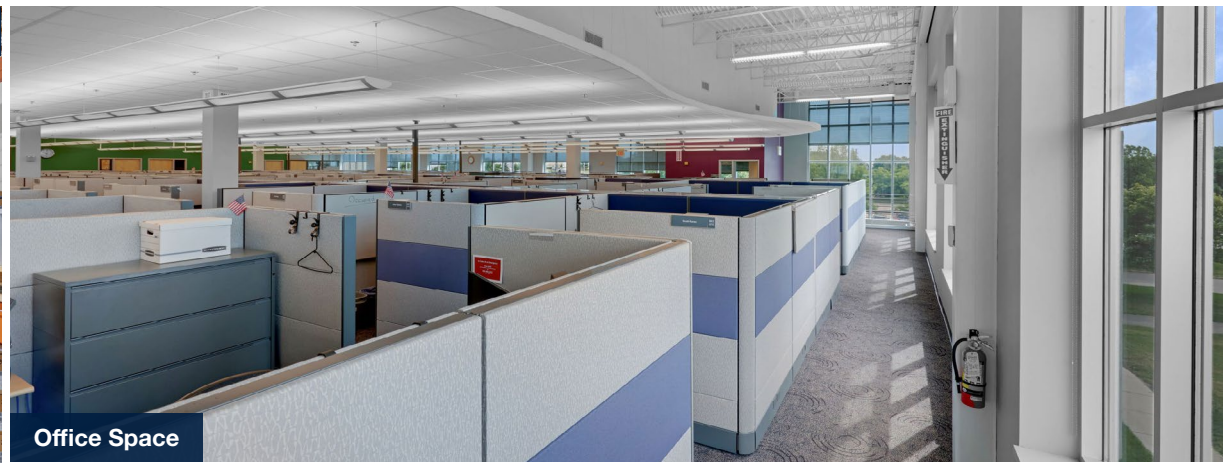
Bright and Open Lobby/Reception



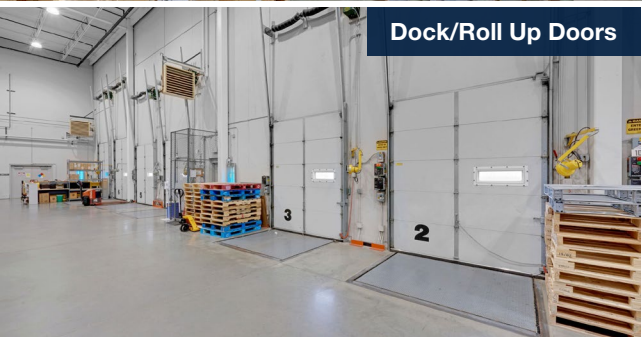
Conference Room



Warehouse



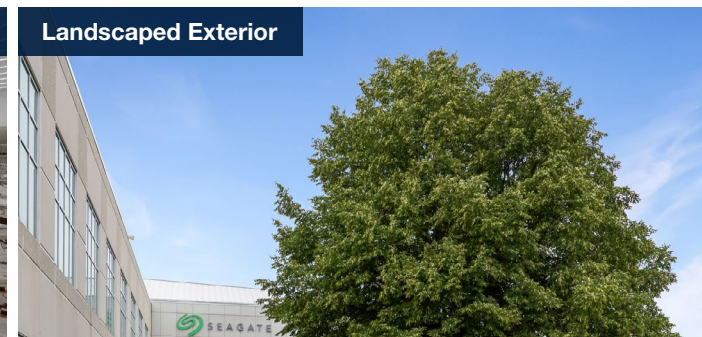
Office Space



Dock/Roll Up Doors



Technical Workspace



Landscaped Exterior



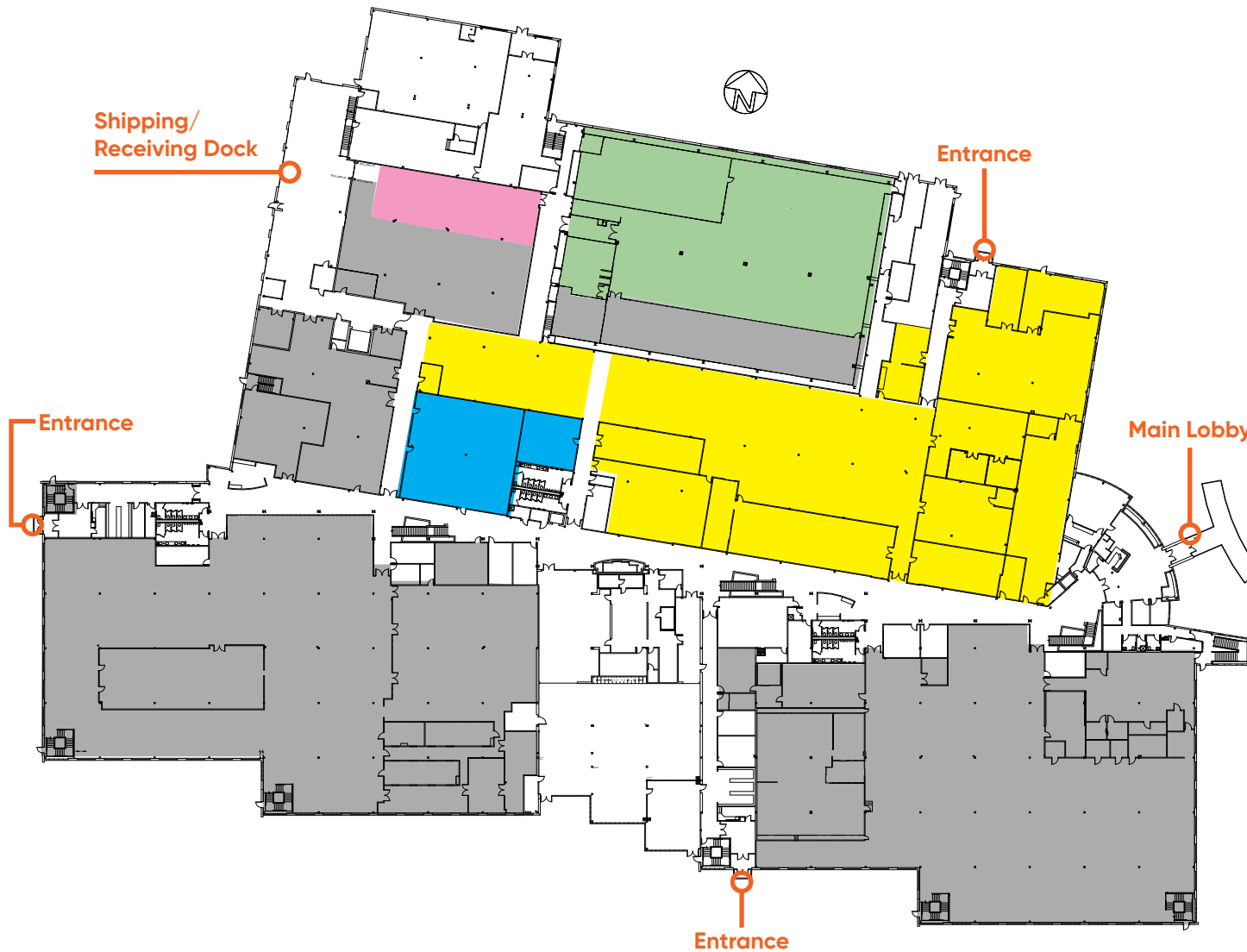
Parking Areas Recently Repaved



Outdoor Seating Area



Floor 1: 85,914 SF Available



Available Spaces:

- 6,805 SF Office
- 48,821 SF Lab
- 26,231 SF Clean Lab
- 4,058 SF Warehouse

Other Spaces:

- Occupied
- Common Areas/
Support Spaces

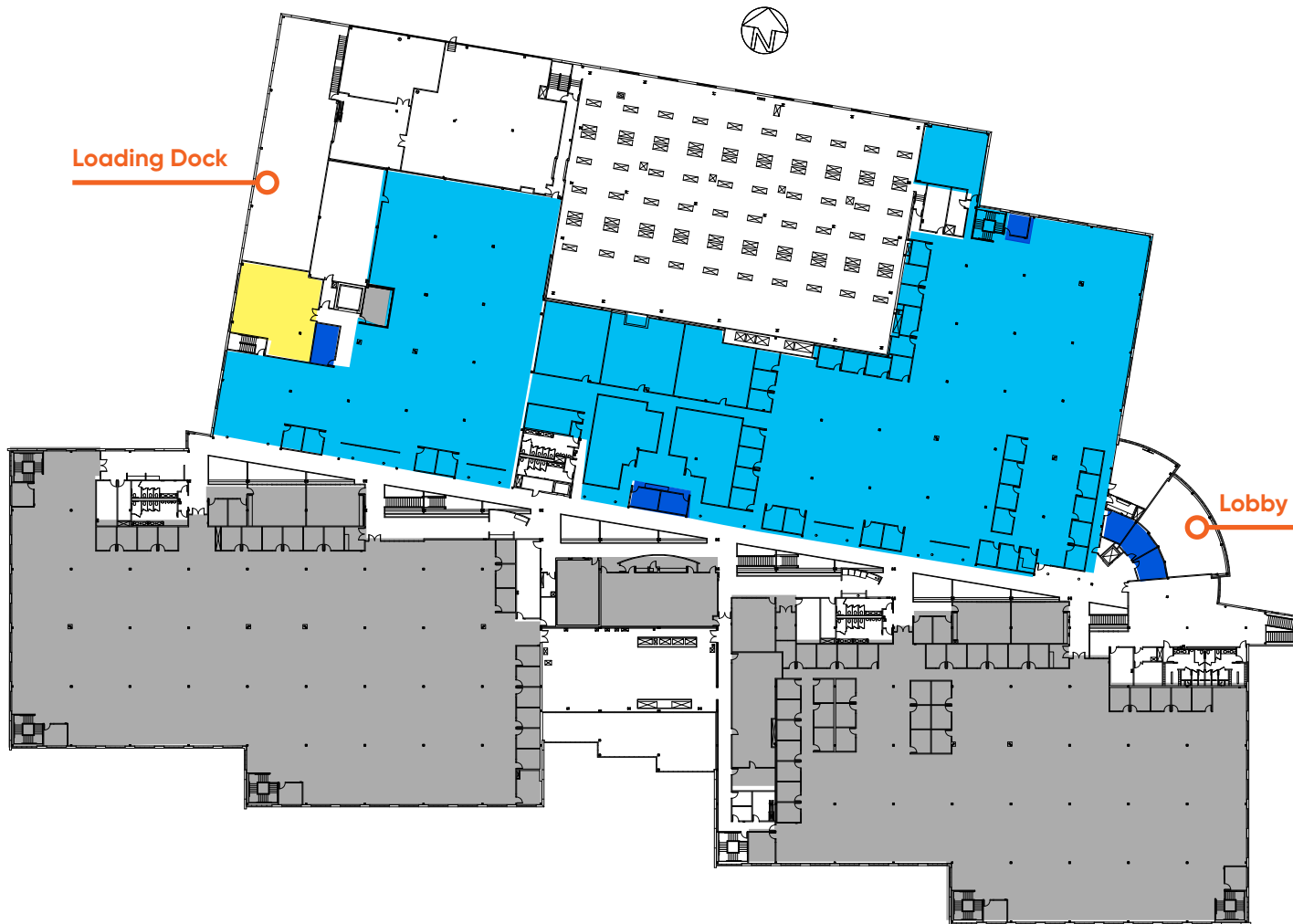
Floor 2: 84,325 SF Available

Available Spaces:

- 82,088 SF Office
- 2,237 SF Lab
- Conference Room

Other Spaces:

- Occupied
- Common Areas/
Support Spaces





For More Information

cresa

Vicki Keenan
vkeenan@cresa.com
617.592.5259

Kelly Lagergren
klagergren@cresa.com
617.461.3548

Charlie Morrison
cmorrison@cresa.com
978.505.0691

 **JLL** SEE A BRIGHTER WAY

Eric Batiza, SIOR
eric.batiza@jll.com
612.217.5123

Brent Karkula
brent.karkula@jll.com
612.217.5153

Jack Nei
jack.nei@jll.com
612.217.5128

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Shakopee, MN

 **JLL** | cresa