

RICH VALLEY

BUSINESS CENTER

3855 145TH ST E
ROSEMOUNT, MN



FOR SALE OR LEASE

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PROPERTY OVERVIEW

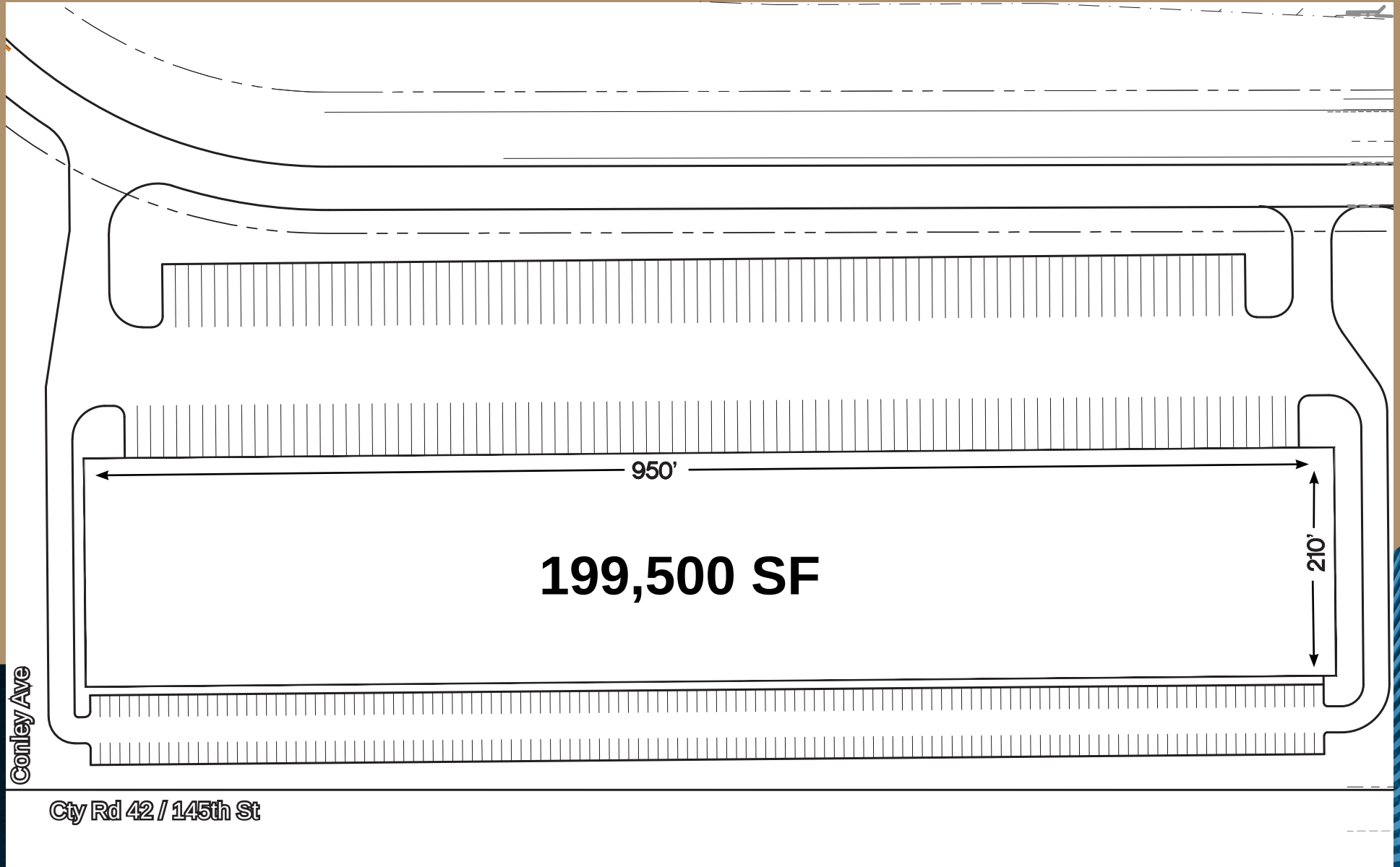
SPACE AVAILABLE	199,500 SF
SITE AREA	14.4 acres
CLEAR HEIGHT	32' (ability to modify)
LOADING	Docks & Drive-ins
COLUMN SPACING	50' x 50' with 60' speed bay
BUILDING DEPTH	Building A: 950' x 210'
AUTO PARKING	Ample
TRAILER PARKING	Ample
SPRINKLER	ESFR
LEASE RATES	Negotiable
SALE PRICE	Negotiable

(Ability to modify building specs)



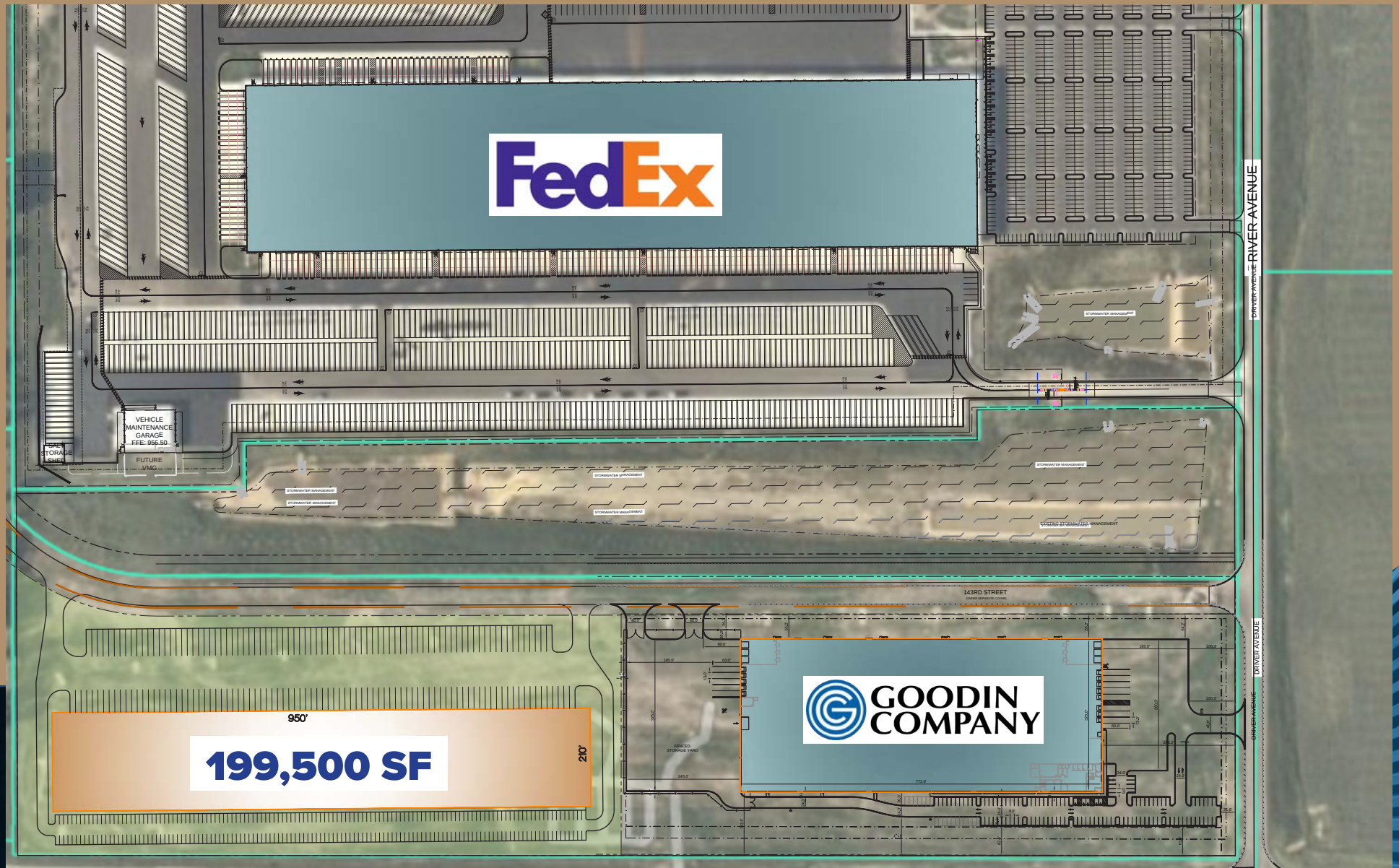
FLOOR PLAN

Available Building



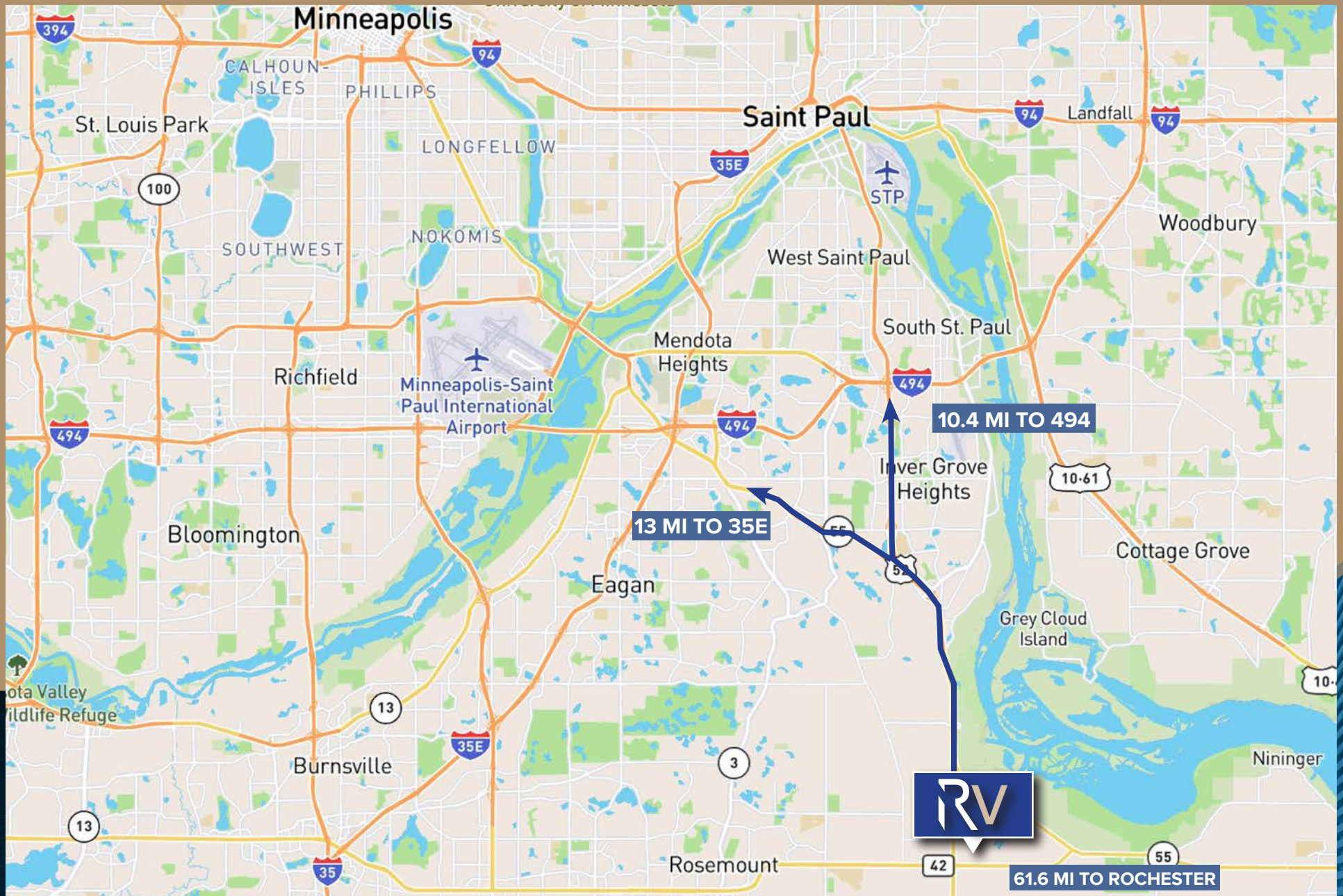
SITE PLAN

Rich Valley Business Center

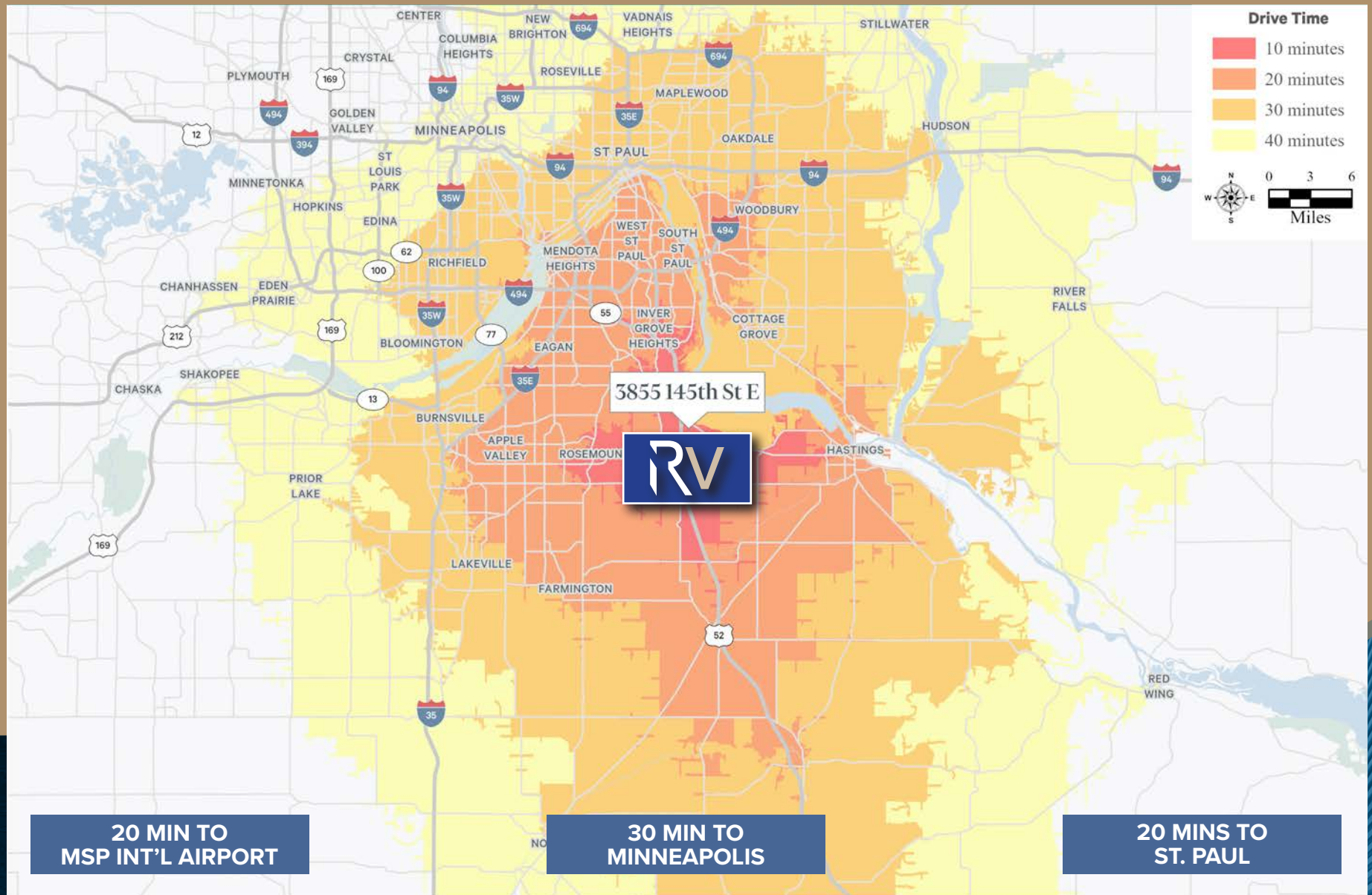


This aerial map displays a commercial and industrial area in Shakopee, Minnesota. The map is overlaid with a grid of streets and labels for various businesses and landmarks. The streets shown include 140th St E, 141st St W, 143rd St E, 145th St W, 152nd St E, 155th St E, E 156th St, 158th St E, W 160th St, and 160th St E. The businesses and landmarks labeled are Kwik Trip, Lifetime Fitness, Dakota County Technical College, Meta, CHS, Wayne Transports, Halvor Lines, FedEx, Goodin Company, RV, and Lunda Construction. A blue box highlights a large industrial building complex, which is the subject of the map.

REGIONAL MAP



DRIVE TIME MAP



WHY SCANNELL

At Scannell Properties, our proven turnkey development model ensures we consistently meet our client's unique business needs by providing innovative building solutions that improve operational efficiencies and productivity, while delivering the highest quality construction at the most competitive cost.

CONTACT US

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EXPERIENCE

29 years / 450 projects / 114,000,000 square feet developed

GEOGRAPHIC REACH

In Northern America: 44 states, 3 Canadian Provinces
In Europe our focus is on the core markets of France, Italy, Germany, the Netherlands, Spain and the UK

RESOURCES

In-house team of architects, engineers, development managers, finance, legal and construction management with local market knowledge throughout the U.S and Europe.

EXPERTISE

National build-to-suit and speculative development of industrial, office, retail, government and multi-family facilities

CAPITALIZATION

Financial capacity that allows us to fund investments and developments of any size, type or location without reliance on joint venture or third party equity sources, which ensures our ability to execute and deliver projects on time.

STRUCTURE

Flat organization that enables us to provide clients with greater accessibility to decision makers, faster response times, fluid communications and flexibility to changing conditions and client needs.

CBRE

