

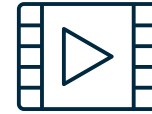


DEAN LAKES CORPORATE CENTER

TWO BUILDINGS TOTALING 362,516 SF

Building A | 226,424 SF | 5225 Dean Lakes Blvd | Shakopee, MN 55379

Building B | 136,092 SF | 5201 Dean Lakes Blvd | Shakopee, MN 55379



CLICK HERE FOR
THE VIRTUAL
TOUR AND VIDEO.

Ready for Immediate Occupancy, Dean Lakes Corporate Center is a two building Class A industrial development located along Highway 169 in the southwest Minneapolis industrial market. The location provides tenants with immediate access to area amenities and provides visibility along Highway 169.

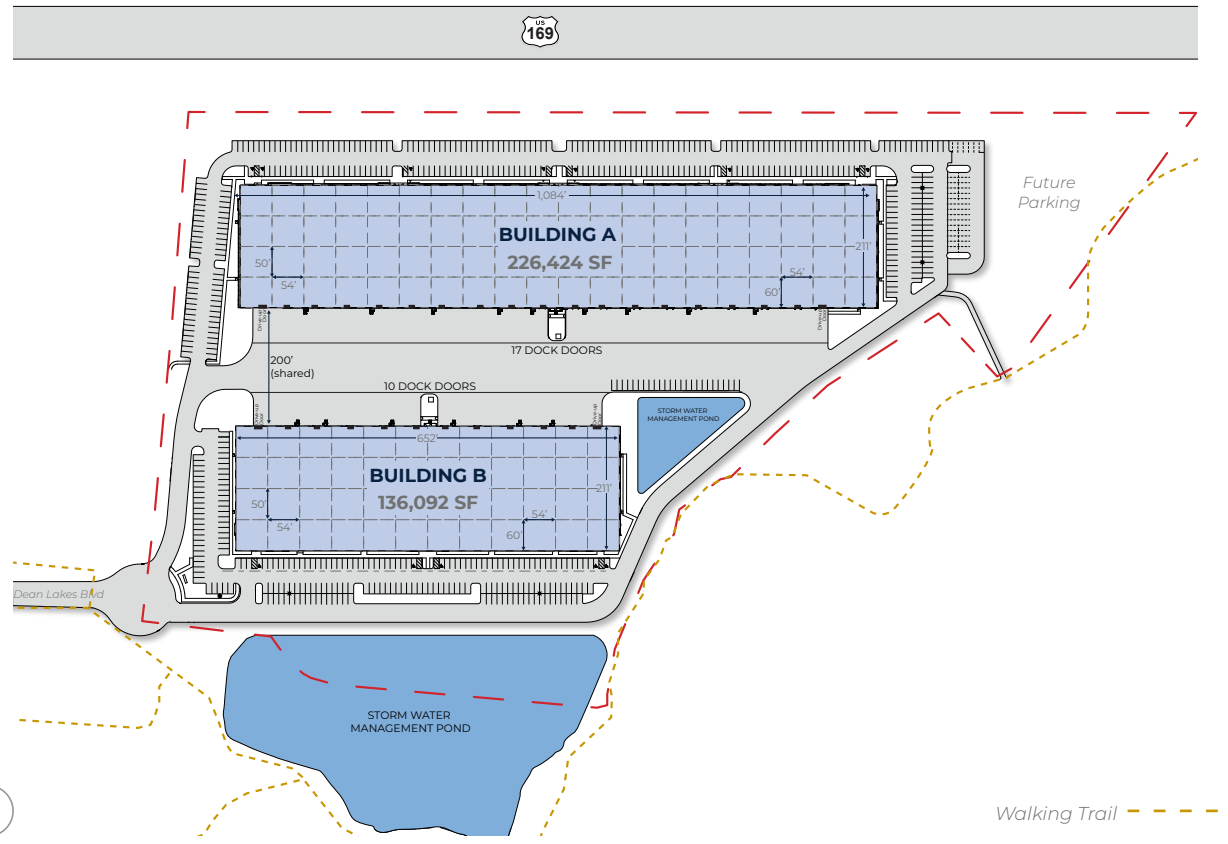




DEAN LAKES CORPORATE CENTER

5201 AND 5225 DEAN LAKES BLVD | SHAKOPEE, MN 55379

PROPERTY OVERVIEW | MASTER PLAN



Two buildings totaling 362,516 SF available on 26.13 acres



Office build-to-suit opportunities



Bldg A. - 2 drive-in doors
Bldg B. - 2 drive-in doors



Immediate Occupancy



Bldg A. - 17 dock doors
Bldg B. - 10 dock doors



LED lighting with 30 foot candles



Bldg A. - 354 auto parking spaces (36 future auto parking)
Bldg B. - 215 auto parking space (24 future auto parking)



50' x 54' column spacing
60' speed bays



ESFR - K-17 sprinkler heads



28' clear heights



3,000 amps, 480 V

A Joint Venture Development



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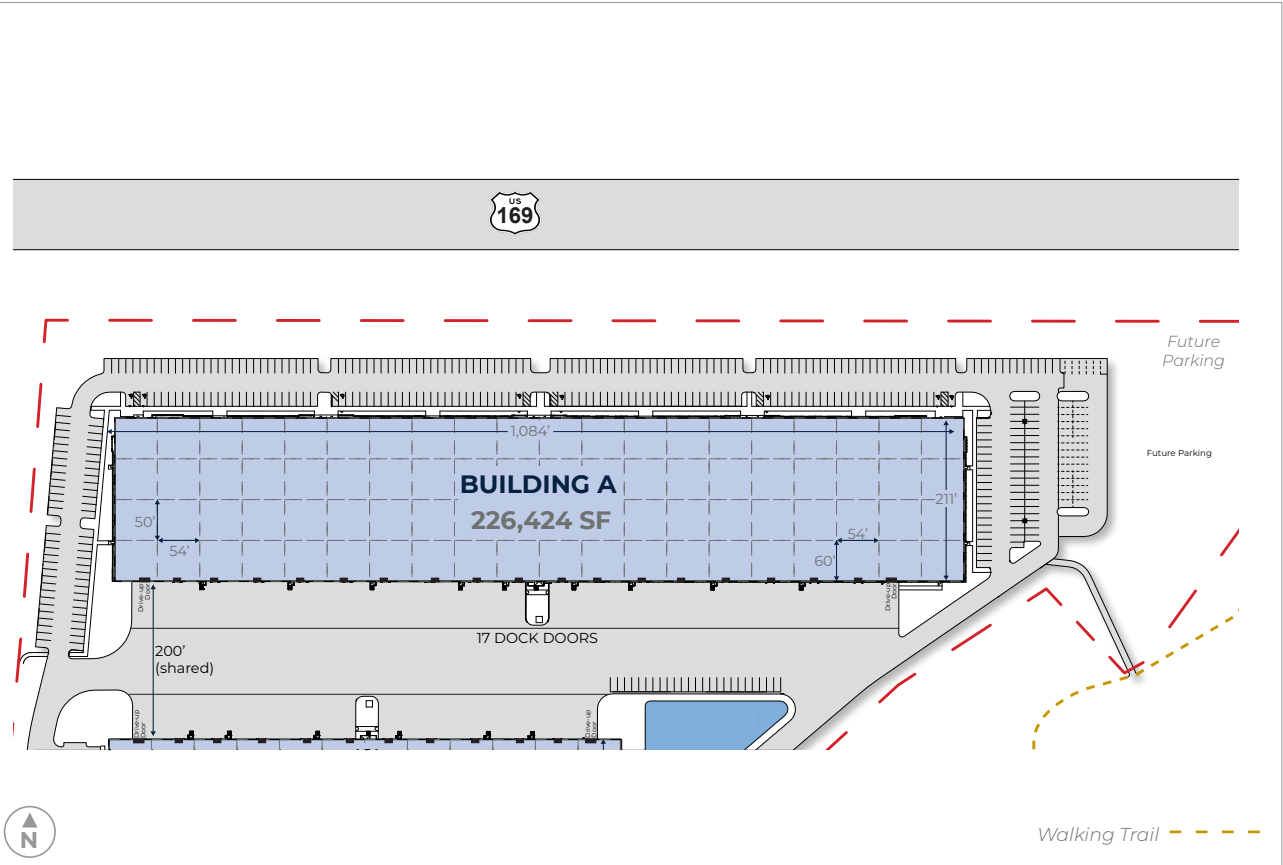
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DEAN LAKES CORPORATE CENTER

5201 DEAN LAKES BLVD | SHAKOPEE, MN 55379

PROPERTY OVERVIEW | BUILDING A



- 226,424 SF available
- Building dimensions 1,084' x 211'
- ESFR - K-17 sprinkler heads
- Office build-to-suit opportunities
- LED lighting with 30 foot candles
- 28' clear heights
- 2 drive-in doors
- 17 dock doors
- 50' x 54' column spacing
60' speed bays
- Immediate Occupancy
- 354 auto parking spaces
(36 future auto parking)

A Joint Venture Development



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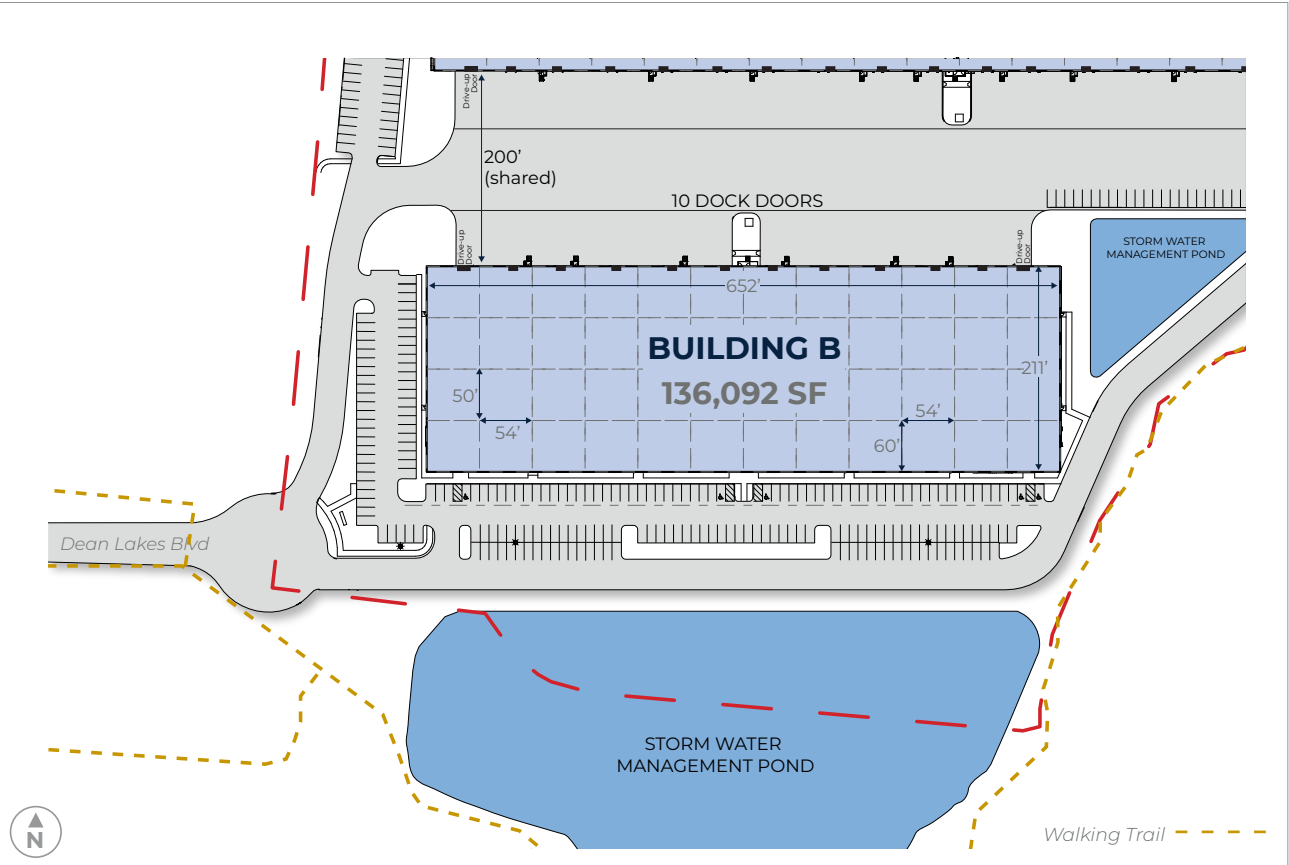
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DEAN LAKES CORPORATE CENTER

5225 DEAN LAKES BLVD | SHAKOPEE, MN 55379

PROPERTY OVERVIEW | BUILDING B



- 136,092 SF available
- Building dimensions 652' x 211'
- ESFR - K-17 sprinkler heads
- Office build-to-suit opportunities
- LED lighting with 30 foot candles
- 28' clear heights
- 2 drive-in doors
- 10 dock doors
- 50' x 54' column spacing
60' speed bays
- Immediate Occupancy
- 215 auto parking spaces
(24 future auto parking)

A Joint Venture Development



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DEAN LAKES CORPORATE CENTER

5201 AND 5225 DEAN LAKES BLVD | SHAKOPEE, MN 55379

AREA INFORMATION



BUSINESSES

- 1. Amazon - MSP1
- 2. Seagate Technology
- 3. SanMar
- 4. Murphy Logistics
- 5. Bayer
- 6. Cytexera Data Center
- 7. Shutterfly
- 8. Imagine Print Solutions
- 9. Amazon - MSP5
- 10. FedEx Ground

DRIVE TIMES

- Interstate 494
 - 9 mi. 10 min.
- Interstate 35
 - 13 mi. 16 min.
- Minneapolis -Saint Paul Int'l Airport
 - 17 mi. 20 min.
- Minneapolis
 - 23 mi. 28 min.



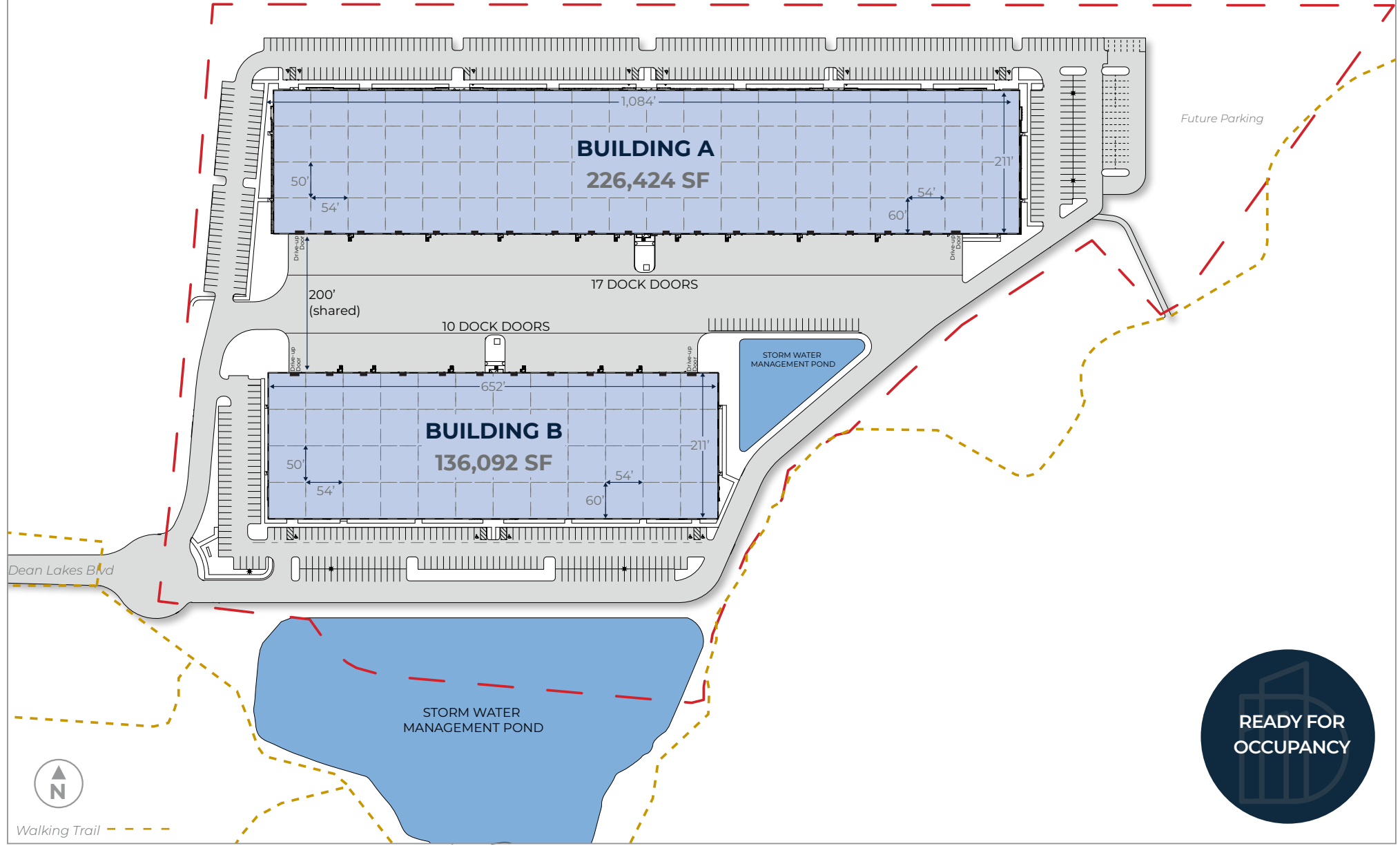
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PRIME LOCATION



WALKING TRAIL



**DEAN LAKES
CORPORATE CENTER**

5201 AND 5225 DEAN LAKES BLVD | SHAKOPEE, MN 55379

SITE PLAN



DEAN LAKES CORPORATE CENTER

5201 AND 5225 DEAN LAKES BLVD | SHAKOPEE, MN 55379

CONTACT

A JOINT VENTURE DEVELOPMENT

LEASING



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