



4th Ave E

Shenandoah Drive



242,004 SF

Available 7/1/2024

# 2301 4th Ave E

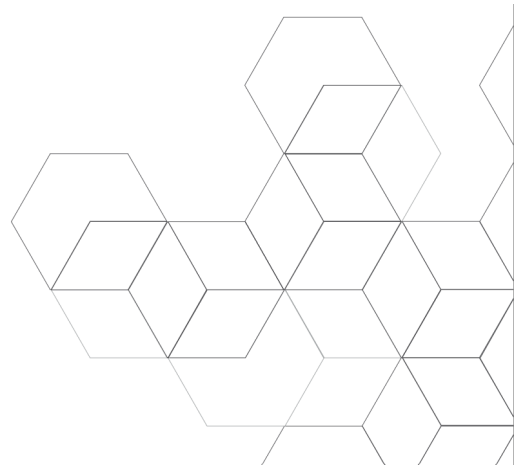
Shakopee, MN

32' Clear Bulk Warehouse  
Building For Sublease

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# 242,002 SF

## Bulk Warehouse Building for Sublease

# Floor Plan

2301 4th Ave E is a full-building sublease offering. Situated in a prime Shakopee location, the property features Class A office space, an efficient warehousing area, ESFR sprinklers and a deep truck court depth. This cross-dock facility is located at 4th Ave E and Shenandoah Drive with immediate access to Hwy 101 and Hwy 169.



### Property features

- > 602' x 402' Cross-dock facility
- > 130' deep truck court on North and South side of building, featuring a 60' concrete apron and 70' asphalt driveway
- > Sublease term through November 2026
- > ESFR fire suppression
- > 2,500 amp, 480/277V, 3-phase power

### Building information



**Building Size:**  
 242,004 SF Total  
 13,064 SF Office  
 228,940 SF Warehouse



**Site Size:**  
 16.77 Acres



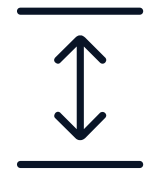
**Year Built:**  
 2016



**Parking:**  
 185 surface spaces  
 25 trailer parking stalls



**Loading:**  
 Twenty-six (26) 9'x10' dock doors  
 One (1) 12'x14' automatic drive-in door



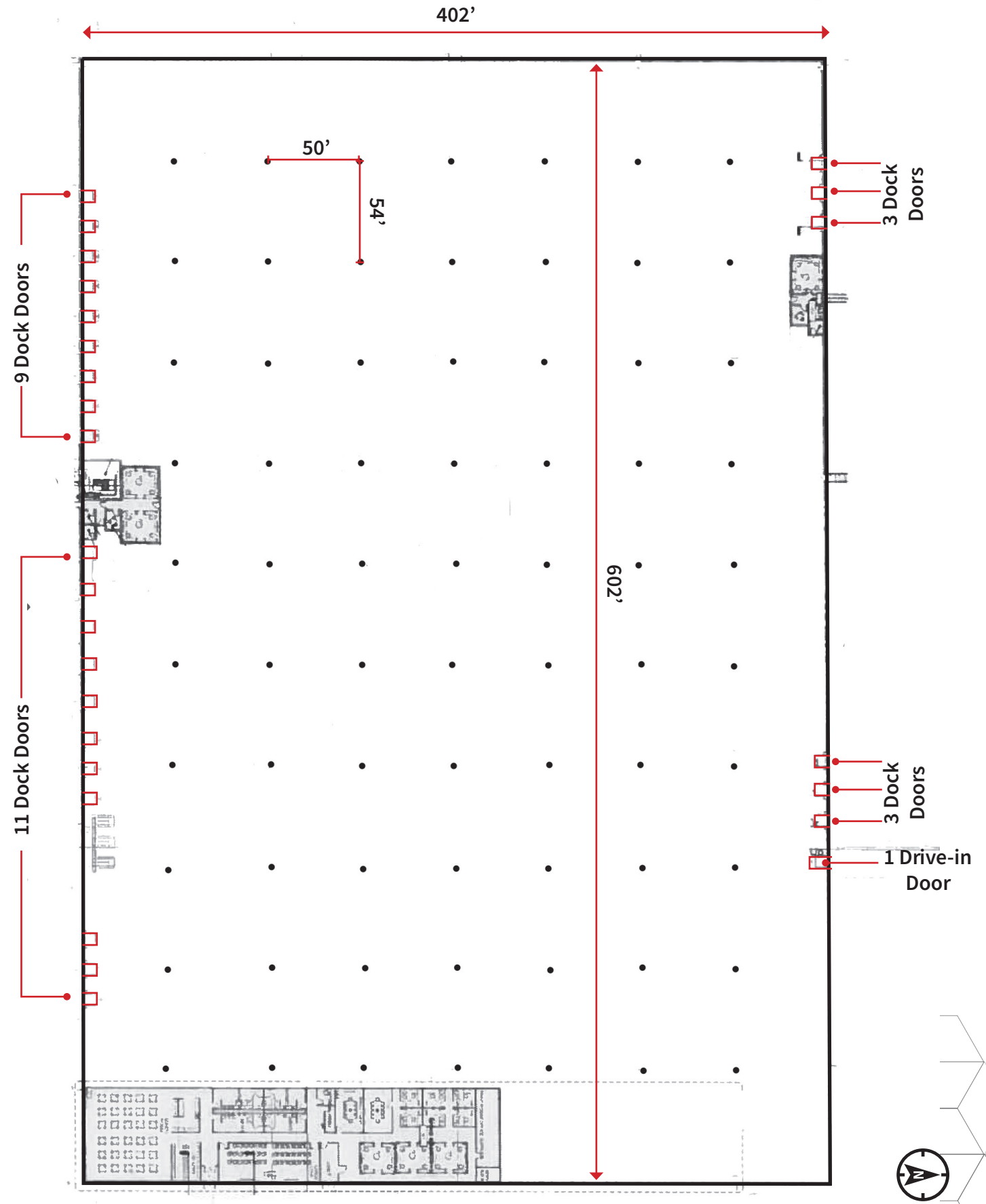
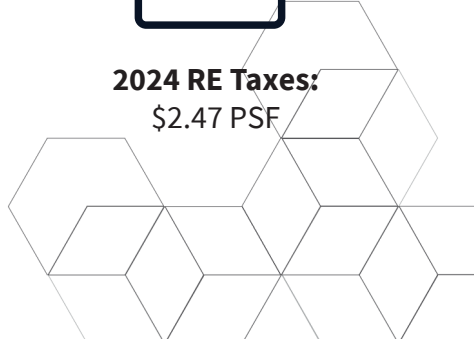
**Clear Height:**  
 32'



**Lease Rate:**  
 Negotiable



**2024 RE Taxes:**  
 \$2.47 PSF





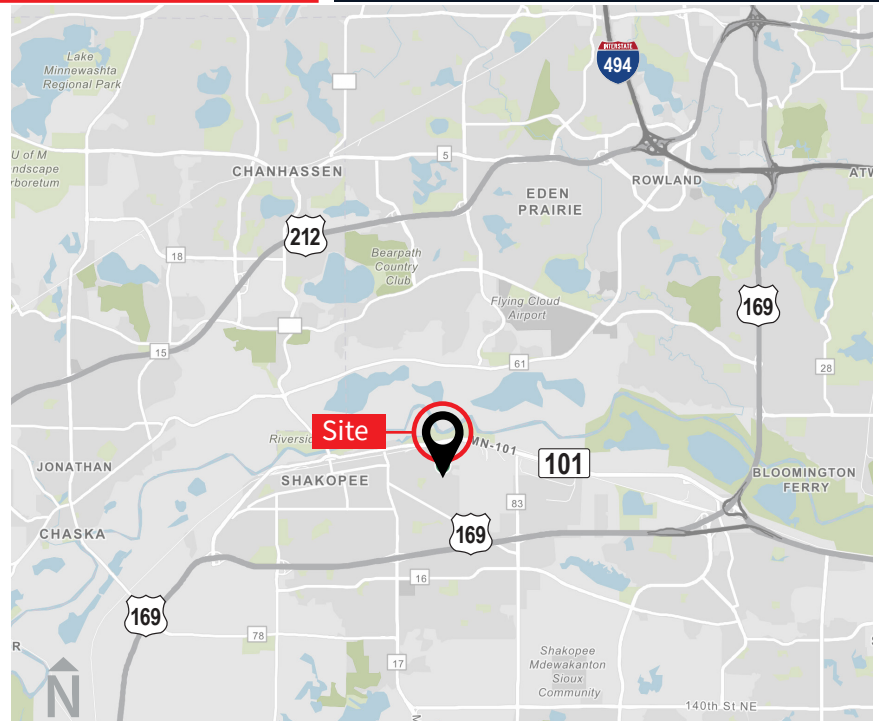
## Prime access and location

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