



SHAKOPEE DISTRIBUTION CENTER

804 VALLEY PARK DRIVE • SHAKOPEE, MN 55379

PREMIER BULK WAREHOUSE OPPORTUNITY

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CBRE

**LINCOLN
PROPERTY
COMPANY**

FOR LEASE

SHAKOPEE DISTRIBUTION CENTER

804 VALLEY PARK DRIVE • SHAKOPEE, MN 55379

PROPERTY DESCRIPTION

Shakopee Distribution Center represents a rare 32' clear bulk/warehouse opportunity to lease in an established business park setting. This front-loaded asset offers abundant dock-high loading in a modern and functional facility. Quick freeway access to the Twin Cities metro via either US 169 @ Canterbury Road or Hwy 101/169 at Valley Park Drive.

NET RENTAL RATES

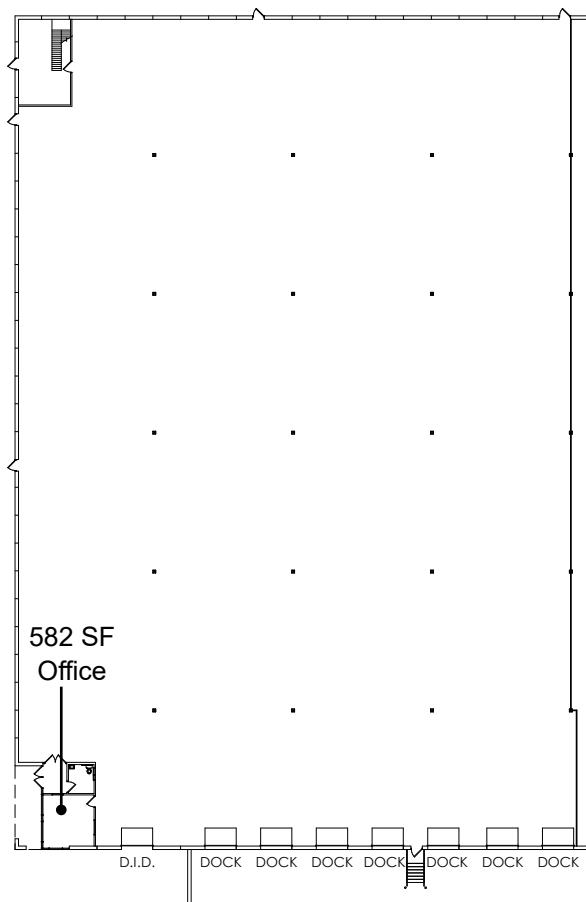
- Negotiable

EST. 2025 RE TAXES & CAM

- \$4.61 PSF Total (\$3.24 PSF RE Tax, \$1.37 CAM)

AERIAL





PROPERTY SPECIFICATIONS

TOTAL BUILDING SF
105,713 SF

AVAILABLE SF
38,513 SF
(582 SF Office / 37,931 SF Warehouse)

LAND AREA
6.70 acres

LOADING
7 dock doors (expandable): 9' x 10' with levelers, bumpers, seals, dock locks and 50' concrete apron, 125' truck court depth

1 drive-in door (expandable): 12' x 14'

COLUMN SPACING
40' x 40' (240' bay depth)

CLEAR HEIGHT
32'

SPRINKLER
ESFR

PARKING
16 stalls at vacancy

YEAR BUILT
1998

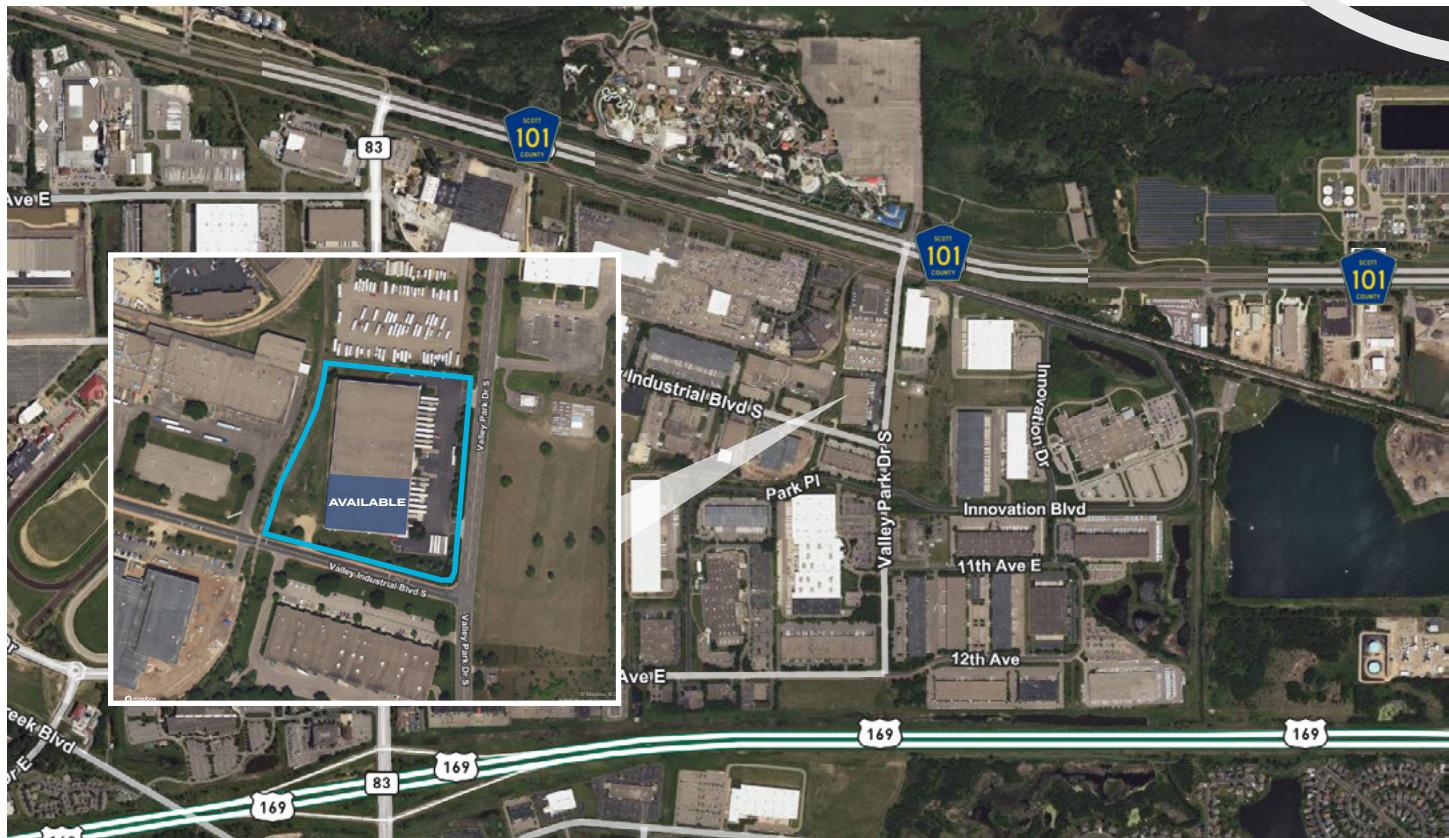
POWER
400 Amp 277/480 volt 3-phase

ZONING
I-2, Heavy Industrial

TELECOM/FIBER PROVIDERS
Multiple providers available including Centurylink, Comcast & Nextra

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CONTACT US

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