



**AVAILABLE**

# SHAKOPEE DISTRIBUTION CENTER

804 VALLEY PARK DRIVE • SHAKOPEE, MN 55379

**PREMIER BULK WAREHOUSE OPPORTUNITY**

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**CBRE**

**LINCOLN  
PROPERTY  
COMPANY**



FOR LEASE

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## 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

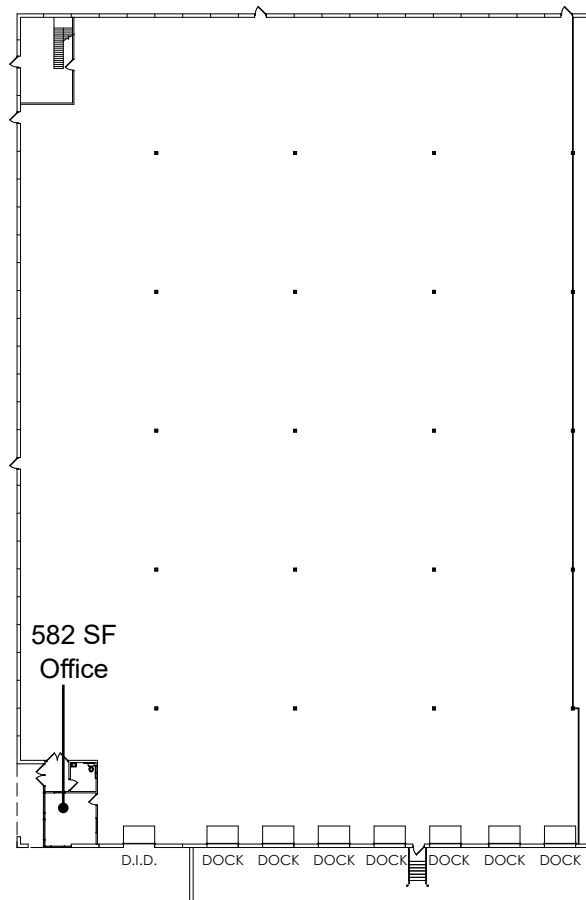
- Negotiable

## 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

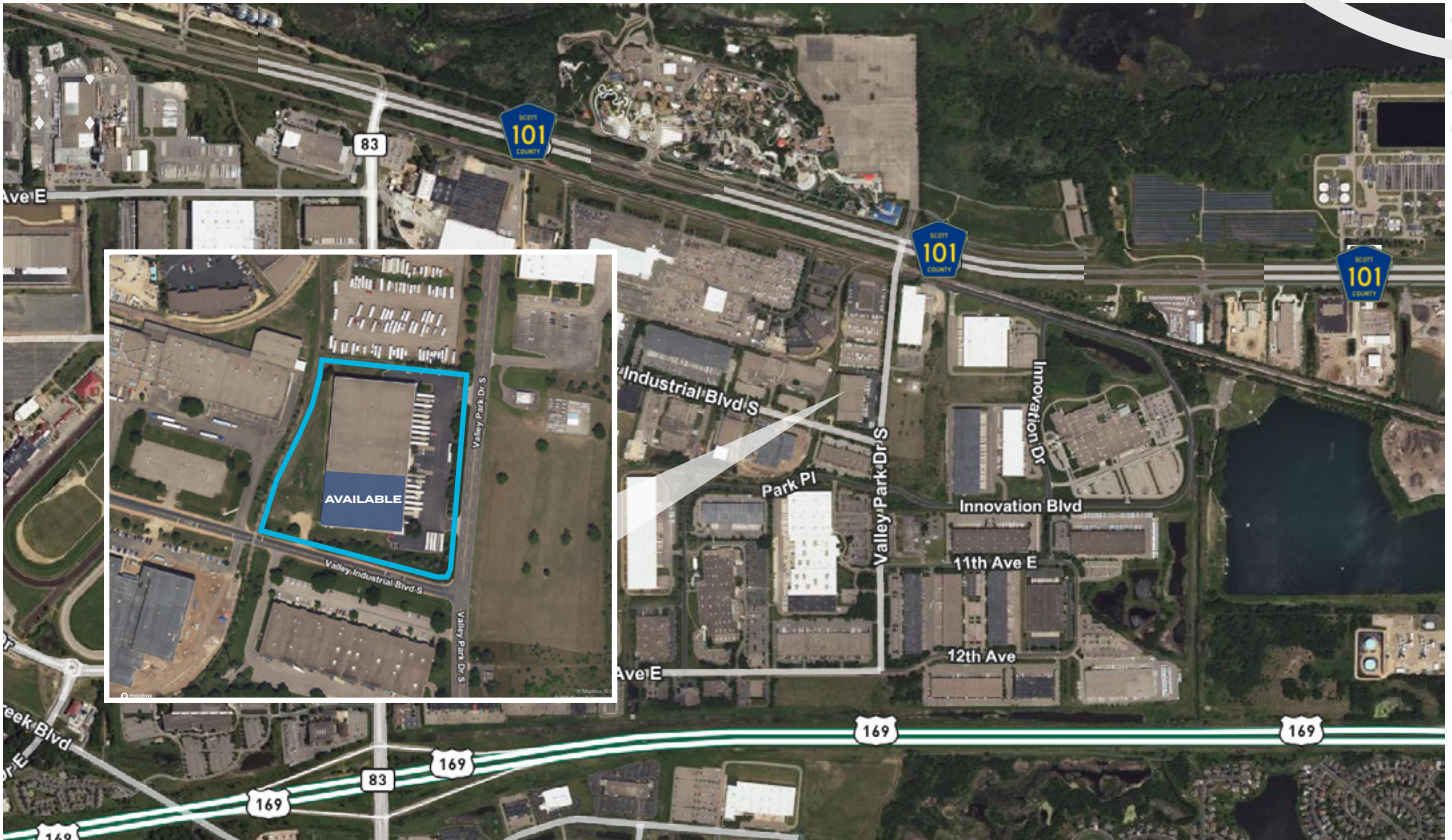
**ZONING**  
I-2, Heavy Industrial

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









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## CONTACT US

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