

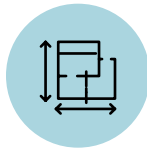
For sale

4471 Valley Industrial Blvd S, Shakopee, MN
Two Buildings

Building I: 78,000 SF

Building II: 17,000 SF

Building specifications



Lot Size
8.03 Acres



Zoning
I2 Heavy Industrial



Asking Price
Negotiable



2025 Taxes
\$209,594



Rail Spur
Active



BUILDING I

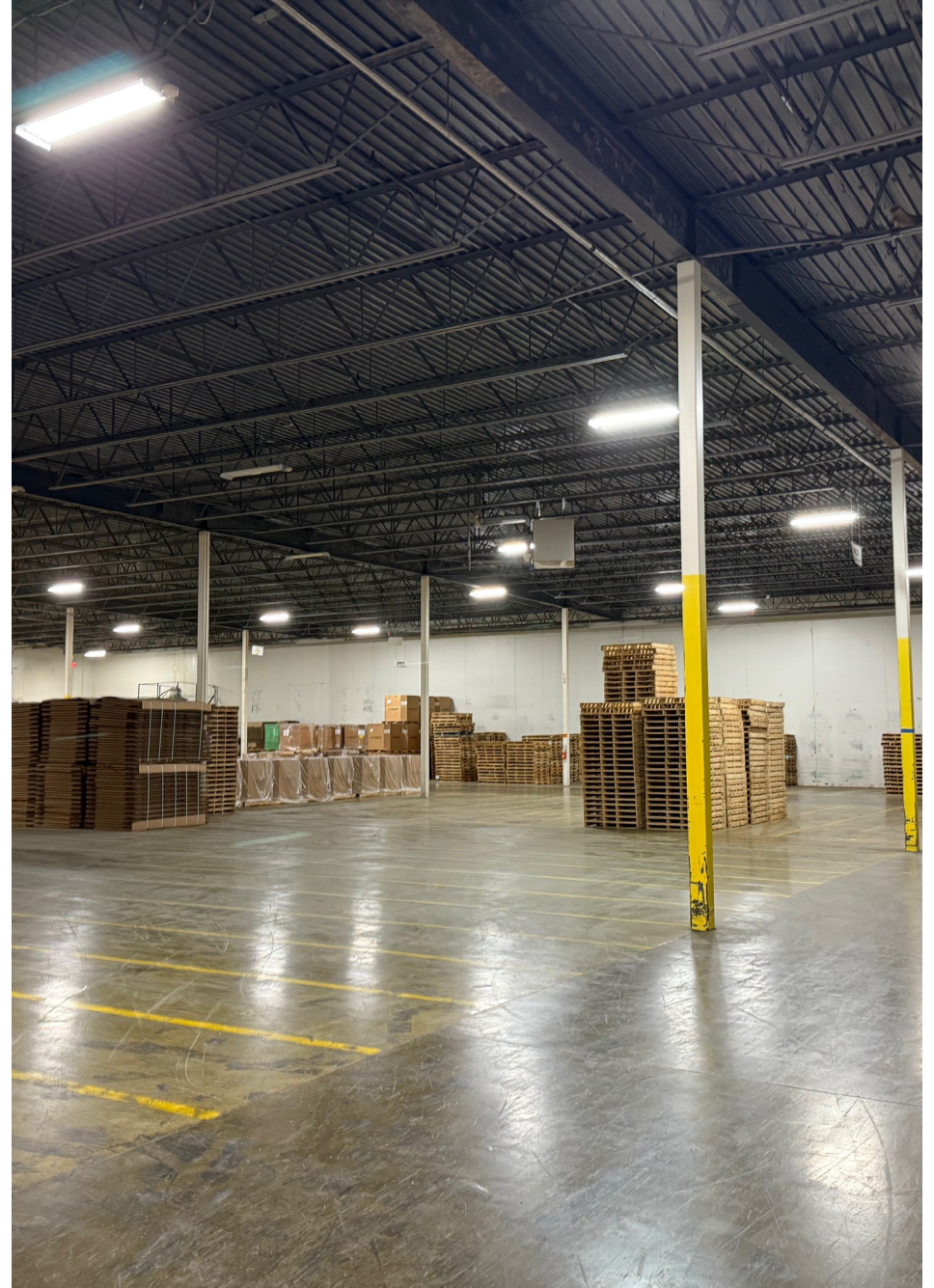
Building Size	78,000 SF
Office	2,500 SF (approx.)
Clear Height	21'
Dock Doors	Six (6) dock doors (9' x 10')
Drive-in Doors	One (1) drive-in (10' x 12')
Column Spacing	29'5" x 49'5"
Auto Parking	40 parking stalls

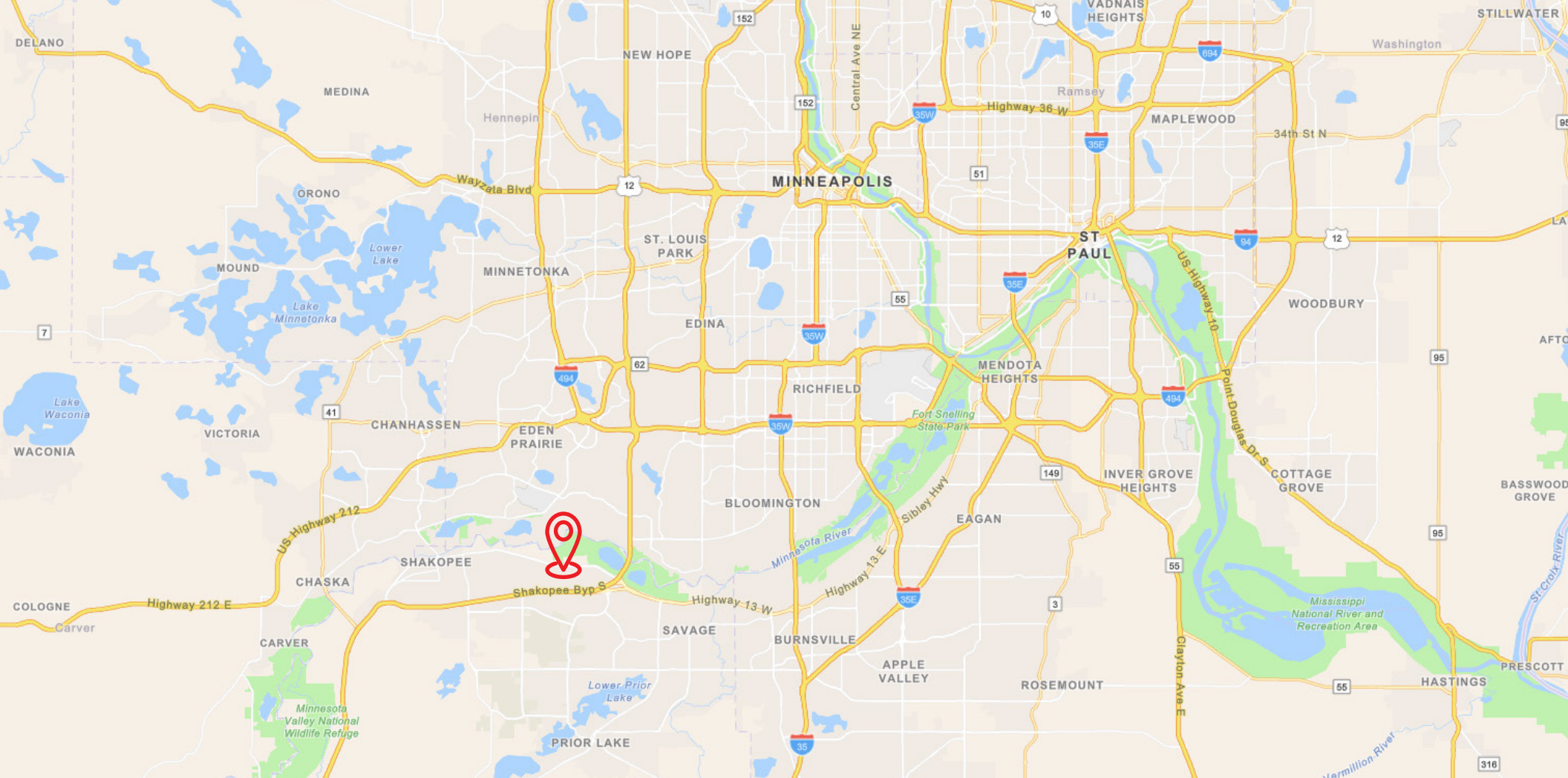


BUILDING II

Building Size	17,000 SF
Office	1,850 SF
Clear Height	20'
Dock Doors	Four (4) dock doors
Auto Parking	15 parking stalls
Year Built	1980

Building photos





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