



FOR LEASE

(Owner Would Consider
Selling Portfolio)

UP TO 3,607 RSF OFFICE/WHSE

590 CITATION DRIVE, SHAKOPEE, MN 55379

PROPERTY HIGHLIGHTS:

- Built in 2008
- 2 Endcap Suites Available:
 - **Suite A/B:** 3,607 RSF total (Office 564 SF; Whse 3,043 RSF with 2 Offices and Bathroom)
 - **Suite H:** 1,771 RSF Whse w/Small 2nd Floor Office Mezz (floorplate is 58' x 31')
- Total Building: 15,738 SF
- Date Available: **Suite A/B:** March 1, 2025
Suite H: December 1, 2024 (Tenant's lease expires June 2025 but relocating October 2024)
- Zoning: I-2 Heavy Industrial
- Parking: 12 stalls; rail spur access
- Clear Height: 18 ft in warehouse
- Loading: **Suite A/B:** 2 oversize drive-in doors (14 ft x 14 ft)
Suite H: 1 oversize drive-in door (14 ft x 14 ft)
- Fully sprinklered with trench drainage and flame trap
- Outside storage and monument signage available
- Power: 3-phase, 120/208 volt; 200 amp
- Net Lease Rate: Negotiable
- 2024 CAM/Taxes: \$5.48 PSF
- Owner open to selling 2-bldg portfolio, which is currently 100% occupied



FOR INFORMATION, CONTACT:

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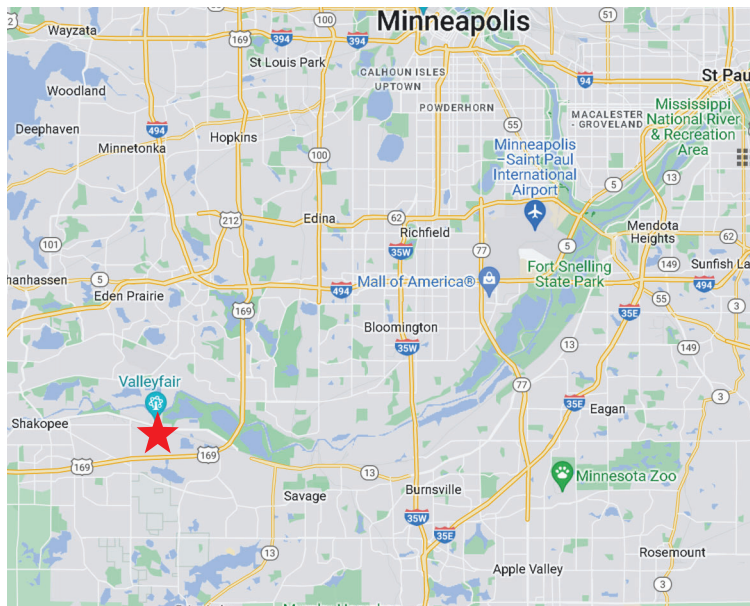




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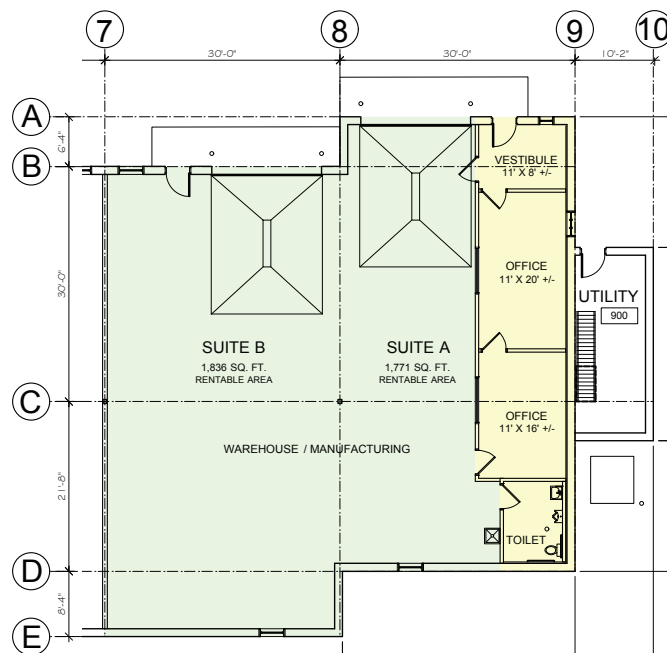
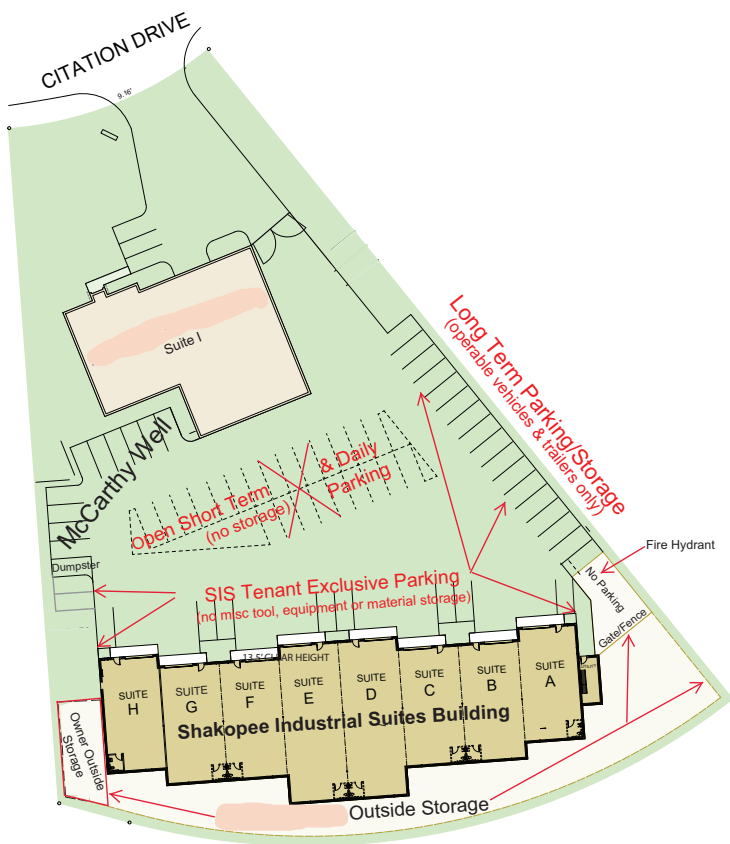
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SUITE 'A-B'
SCALE: 3/32" = 1'-0"

NOVEMBER 11, 2008



**LEASE PLAN FOR
SHAKOPEE INDUSTRIAL SUITES**
590 CITATION DRIVE
SHAKOPEE, MINNESOTA 55379

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