

FOR LEASE: 39,696 SF Available in Class A Finished Building

First Park Southwest 1157 Valley Park Drive South | Shakopee, MN

Highlights

Building Size:	126,328 SF
Ceiling Height:	24' Clear
Sprinkler System:	Fully sprinklered
Exterior:	Fabcon Tilt-up
Column Spacing:	40' x 40'
Car Parking:	2.15/1,000
Power:	1400 amp, 480/277 volt
Sprinkler	Fully Sprinklered
Finishes	Class A
Access:	Great access to Hwy 169

Rates

Rental Rates:	\$10.00 PSF Office
	\$5.00 PSF Warehouse
2018 RE Tax/CAM:	\$3.27 PSF

Available

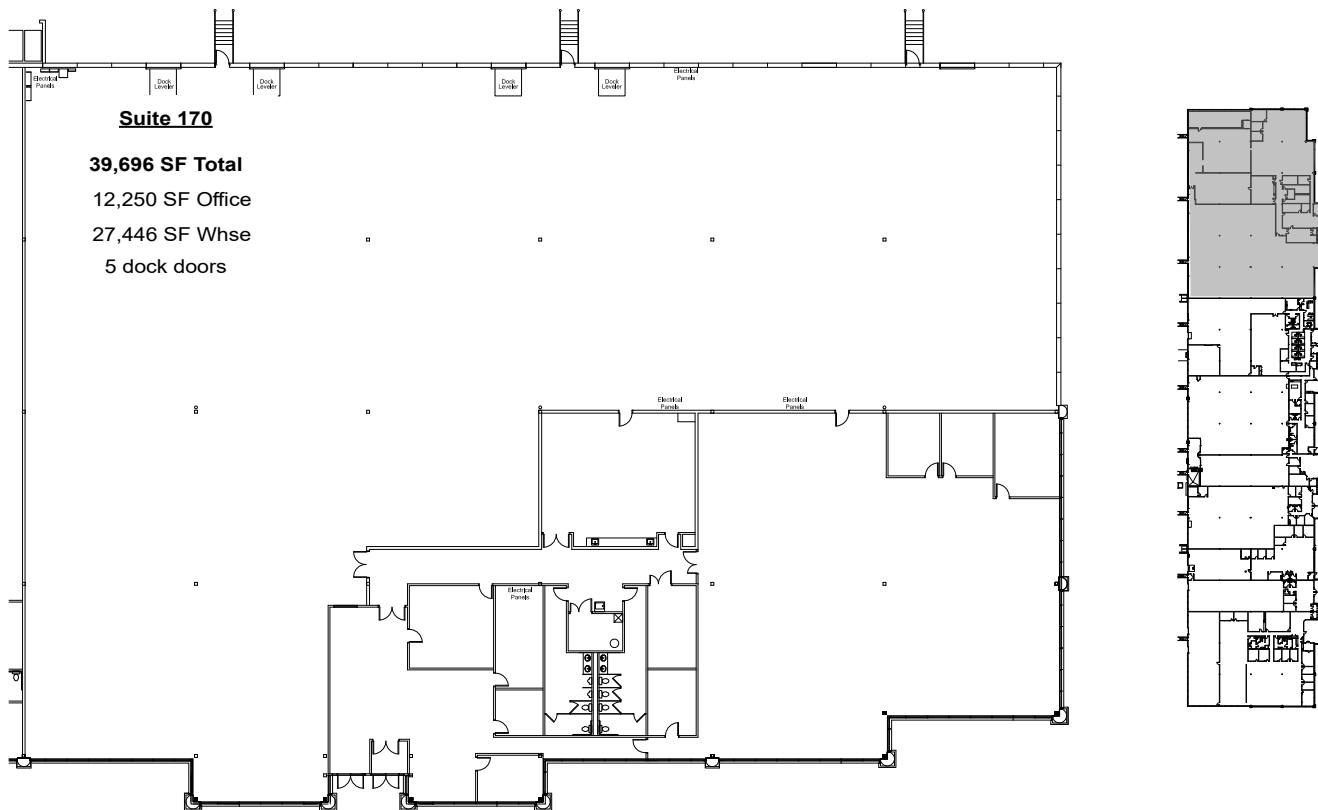
Suite 170:	12,250 SF office 27,446 SF warehouse 39,696 SF TOTAL
Loading:	5 docks



First Park Southwest

1157 Valley Park Drive South | Shakopee, MN

Site Plan



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