

# BRICKYARD EXCHANGE



## DISCOVER THE POSSIBILITIES

BUILD-TO-SUIT

Shakopee | Minnesota





## DESIGNED FOR SUCCESS

This unique space opportunity at Brick Yard Exchange is ideal for a corporate headquarters or expansion and is poised to meet the needs of companies in the technology, medical and manufacturing industries. Located in a prime area, the gateway to the thriving Shakopee market, this build-to-suit property will easily and affordably fill the needs of a company seeking new, state-of-the-art industrial space. Discover the possibilities at Brick Yard Exchange, where great success in this thriving market awaits.

This new construction opportunity allows for growing companies to take advantage of a diverse market where live, work, and play become a reality. The competitive market for hiring talented employees is increasing. Delivering and designing a new space is key to employee retention and recruitment!



# BUILD-TO-SUIT NEW CONSTRUCTION



**Building 1: 2400 Vierling Drive West**  
 81,787 SF (divisible to 60,000 SF)  
 24' Clear height  
 Build-to-Suit For Lease

**Building 2: Vierling Drive & Taylor Street**  
 Fully Leased





# PROPERTY HIGHLIGHTS



## SITE SIZE

15.85 acres



## ZONING

BP - Business Park



## EASY ACCESS

Visible from Hwy 169



## TAX SAVINGS

New construction will have significant tax savings for the first two years



## PID

274730040



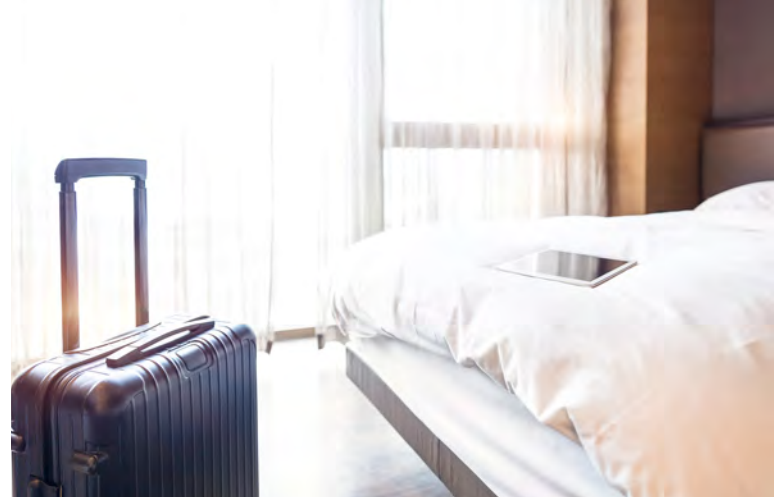
## DRIVE TIMES

To 494 | 14 Mins

Downtown | 32 Mins

Airport | 25 Mins





## LOCATION HIGHLIGHTS

Just 25 miles south of Minneapolis, Shakopee delivers an incredible opportunity for companies to invest in a location that is seeing a significant increase in its population, workforce, infrastructure and economy. Shakopee comprises a unique blend of residential, commercial and industrial properties, resulting in strong economic health. It boasts regional attractions such as Valleyfair, Canterbury Park, Mystic Lake and Little Six Casinos and the Minnesota Renaissance Festival. It also has a unique downtown central business district, a renowned regional medical center and is home to several regional headquarters. In recent years, Shakopee has experienced explosive commercial development leading to strong employment growth.

# SHAKOPEE AT A GLANCE



800,000 SF Completed Construction Since 2017



1,093 Businesses and Growing



25,000 Employee Population



\$400 Million Upcoming Development





## HISTORIC SHAKOPEE

Shakopee has a long history of a strong industrial presence, with companies like Schroeder Limestone Kiln & Brickyard, which gave Old Brick Yard Road its name. Active from 1876 to 1924, the Schroeder Brickyard produced an average of 700,000 bricks per year using clay from the Minnesota River.

Image provided by Shakopee Heritage Society

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