

DEAN LAKES
CORPORATE CENTER

50,000 - 101,793 SF AVAILABLE

Building A | 5225 Dean Lakes Blvd | Shakopee, MN 55379

Ready for Immediate Occupancy, Building A at Dean Lakes Corporate Center is located along Highway 169 in the southwest Minneapolis industrial market. The location provides tenants with immediate access to area amenities and provides visibility along Highway 169.

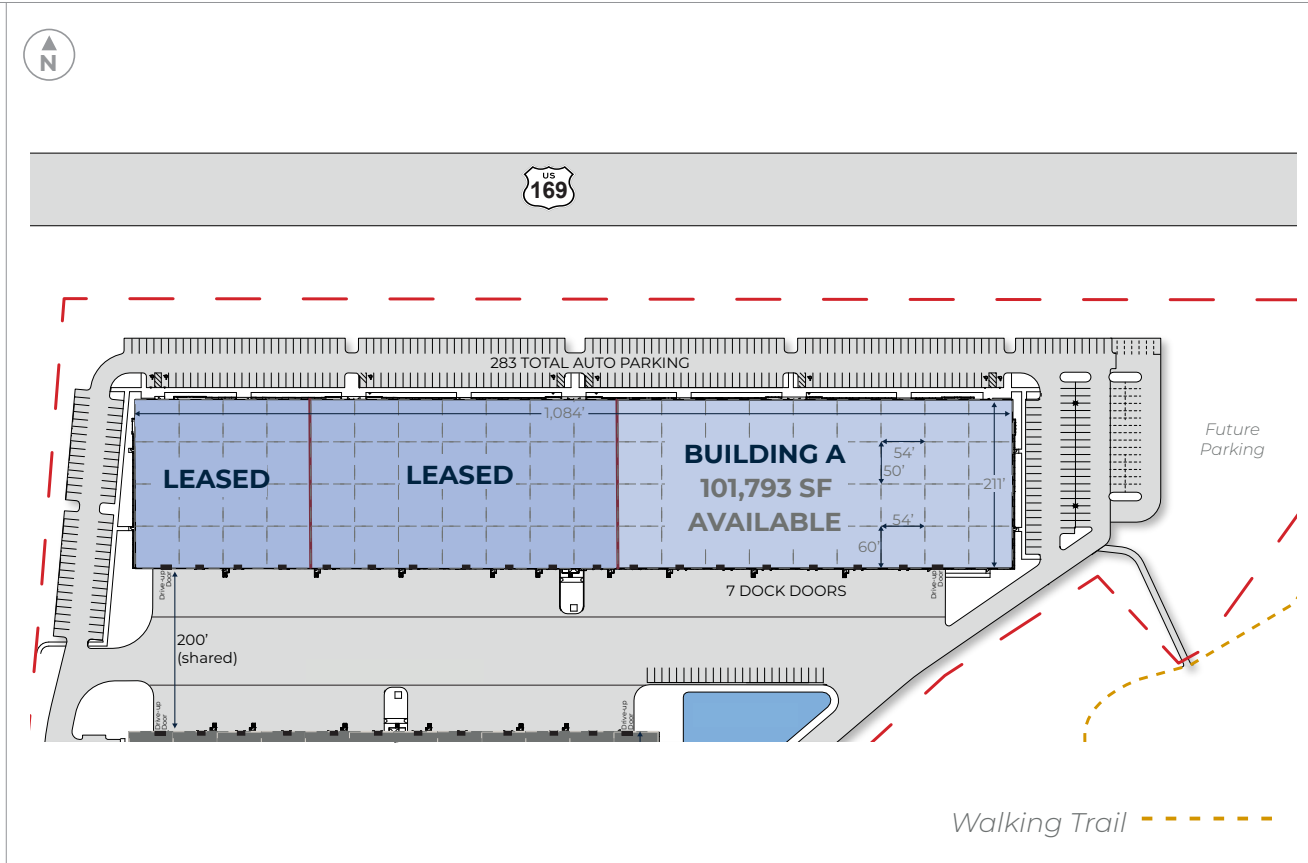




DEAN LAKES CORPORATE CENTER

BUILDING A | 5225 DEAN LAKES BLVD | SHAKOPEE, MN 55379

PROPERTY OVERVIEW



- 101,793 SF Available
- Office build-to-suit opportunities
- Immediate Occupancy
- Foreign Trade Zone
- 1 drive-in door
- 7 dock doors
with seals, bumpers and levelers already installed
- Building dimensions 1,084' x 211'
- LED lighting with motion sensors and 30 foot candles
- 283 auto parking spaces (36 future)
- 50' x 54' column spacing
60' speed bays
- ESFR - K-17 sprinkler heads
- 28' clear height
- 7" floors vs. traditional 6" floors
- 3,000 amps, 480 V
via Shakopee Public Utilities

A Joint Venture Development



RACHEL AGBA-NOVAK Leasing

847 720 8982 (o)
rachel.agba-novak@hillwood.com



TOM BENNETT

612 386 6108 (c)
tom.bennett@cbre.com

MATT OELSCHLAGER

612 532 4747 (c)
matt.oelschlager@cbre.com

TOM HAYHOE

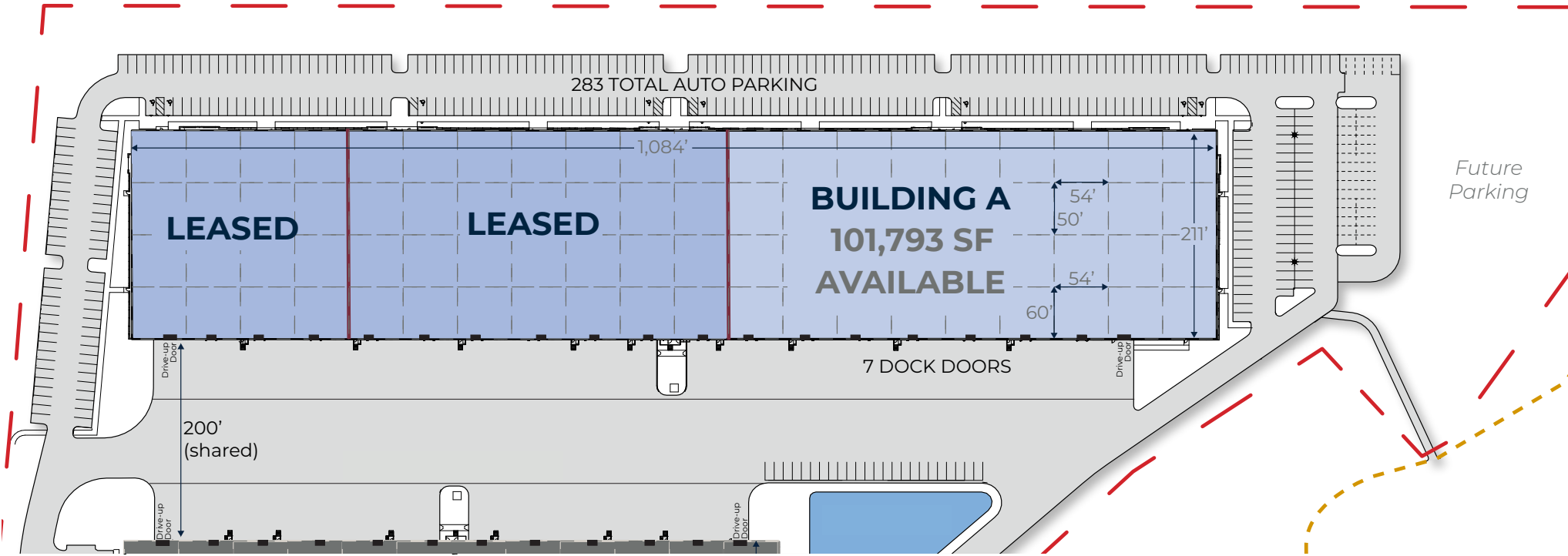
952 239 3352 (c)
tom.hayhoe@cbre.com

PARKER RICKERT

612 845 8022 (c)
parker.rickert@cbre.com



DAILY TRAFFIC
67,565 VEHICLES



DEAN LAKES
CORPORATE CENTER

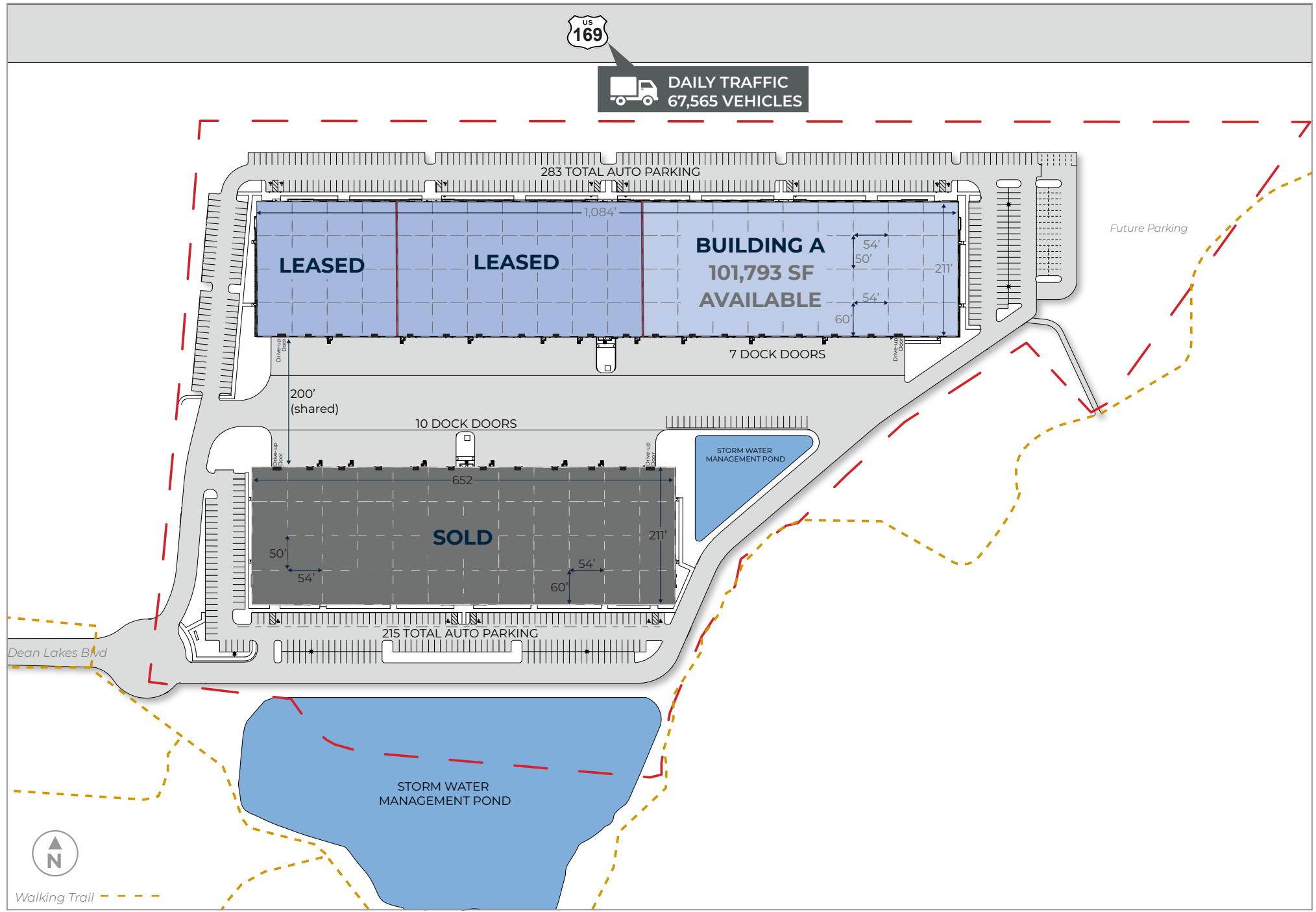
BUILDING A | 5225 DEAN LAKES BLVD | SHAKOPEE, MN 55379

SITE PLAN

US 169



DAILY TRAFFIC
67,565 VEHICLES



Dean Lakes Blvd



Walking Trail



DEAN LAKES
CORPORATE CENTER

BUILDING A | 5225 DEAN LAKES BLVD | SHAKOPEE, MN 55379

MASTER SITE PLAN



**DRIVE
TIMES**

INTERSTATE 494

9 mi.

10 min.

**MINNEAPOLIS-SAINT
PAUL INT'L AIRPORT**

17 mi.

20 min.

INTERSTATE 35

13 mi.

16 min.

MINNEAPOLIS

23 mi.

28 min.



FOREIGN TRADE ZONE (FTZ)

Located in a Foreign Trade Zone (FTZ). This designation allows deferring and/or reducing duty payments, it helps reduce costs if goods are manufactured and destined within the USA, imported goods can be stored and exported without incurring duties and/or impact fees can be combined into one weekly fee instead of individual fees. You can find more information on their website at www.cbp.gov/border-security/ports-entry/cargo-security/cargo-control/foreign-trade-zones/about



UTILITY INFORMATION

Serviced by Shakopee Public Utilities (SPU), which is a major advantage to the park. With a 99.9% reliability rating, competitive rates, and a variety of clean energy options via their Clean Energy Program. Dean Lakes Corporate Center has a power advantage. You can find more information on their website at shakopeeutilities.com.



DEAN LAKES CORPORATE CENTER

BUILDING A | 5225 DEAN LAKES BLVD | SHAKOPEE, MN 55379

CONTACT

A JOINT VENTURE DEVELOPMENT

LEASING



9550 West Higgins, Suite 200
Rosemont, IL 60018
hillwood.com

RACHEL AGBA-NOVAK

847 720 8982 (o) | 815 341 8158(c)
rachel.agba-novak@hillwood.com



4400 W 78th Street, Suite 200
Bloomington, MN 55435
cbre.com

TOM BENNETT

612 386 6108 (c)
tom.bennett@cbre.com

MATT OELSCHLAGER

612 532 4747 (c)
matt.oelschlager@cbre.com

TOM HAYHOE

952 239 3352 (c)
tom.hayhoe@cbre.com

PARKER RICKERT

612 845 8022 (c)
parker.rickert@cbre.com



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Hillwood and the Hillwood logo are service marks of Hillwood. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Hillwood. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.