

FOR LEASE > CLASS A INDUSTRIAL

Valley View Business Center III

2700 4th Avenue E | Shakopee, MN 55379

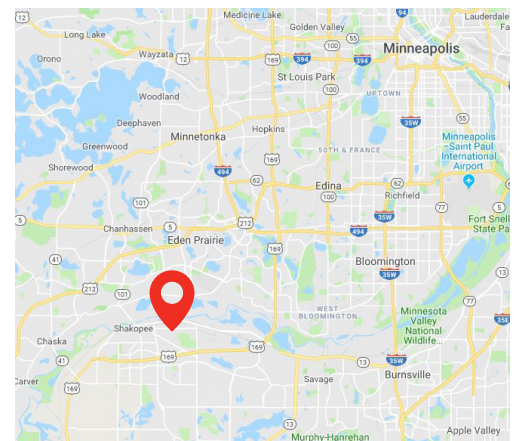


Accelerating success.



BUILDING AMENITIES

- > 136,500 SF Class A Industrial building
- > New Construction completed June 2019
- > 28' clear height
- > Dock and drive-in loading
- > Great corporate image
- > Floor to ceiling glass in office and clerestory windows in warehouse
- > Abundant parking
- > Immediately north of Canterbury Park
- > Excellent access to Hwy 101 & Hwy 169

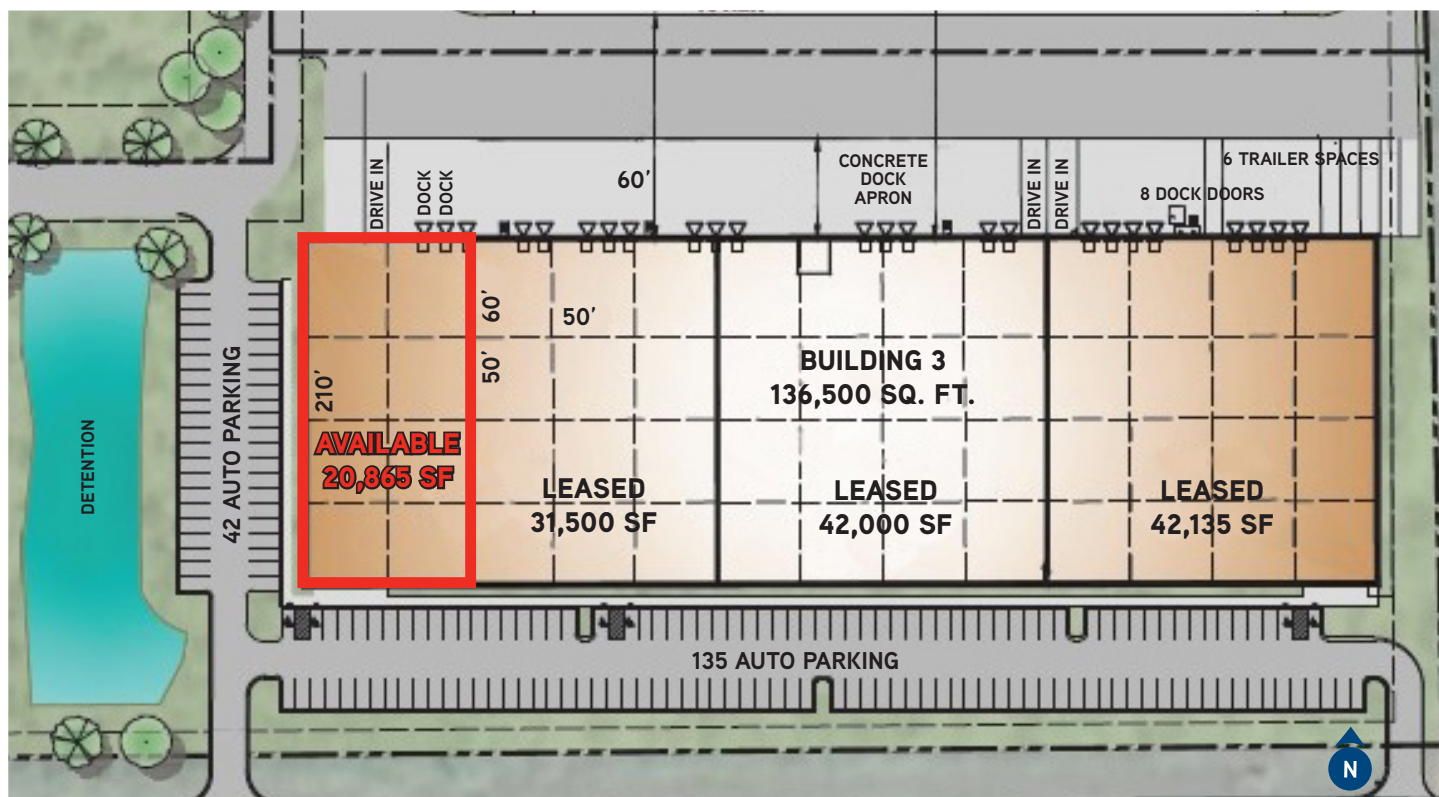


CONTACT US >

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SITE PLAN > 20,865 SF TOTAL AVAILABLE



PROPERTY COMMENTS

Valley View Business Park contains four Class A industrial buildings and is located in Shakopee's newest and most sought after location immediately north of Canterbury Park with excellent access to Hwy 101. Join other prominent corporate users such as Target, Amazon, My Pillow, Legrand and CommScope and benefit from the many amenities the surroundings offer.

BUILDING HIGHLIGHTS

BUILDING SIZE

136,500 SF

AVAILABLE

20,865 SF

*End cap space

YEAR BUILT

2019

NET LEASE RATE

\$5.25 PSF + amortized improvements

CAM & RE TAXES

2020: \$2.78 PSF

CLEAR HEIGHT

28'

LOADING

Two (2) dock-doors (9' x 10')

*Bumpers, seals & vision glass on every door

One (1) drive-in (12' x 14')

DIMENSIONS

50' x 50' typical column spacing

60' speed bay

60' concrete loading apron

PARKING

177 stalls (1.3/1,000)

SPRINKLER

ESFR system

BUS STOP

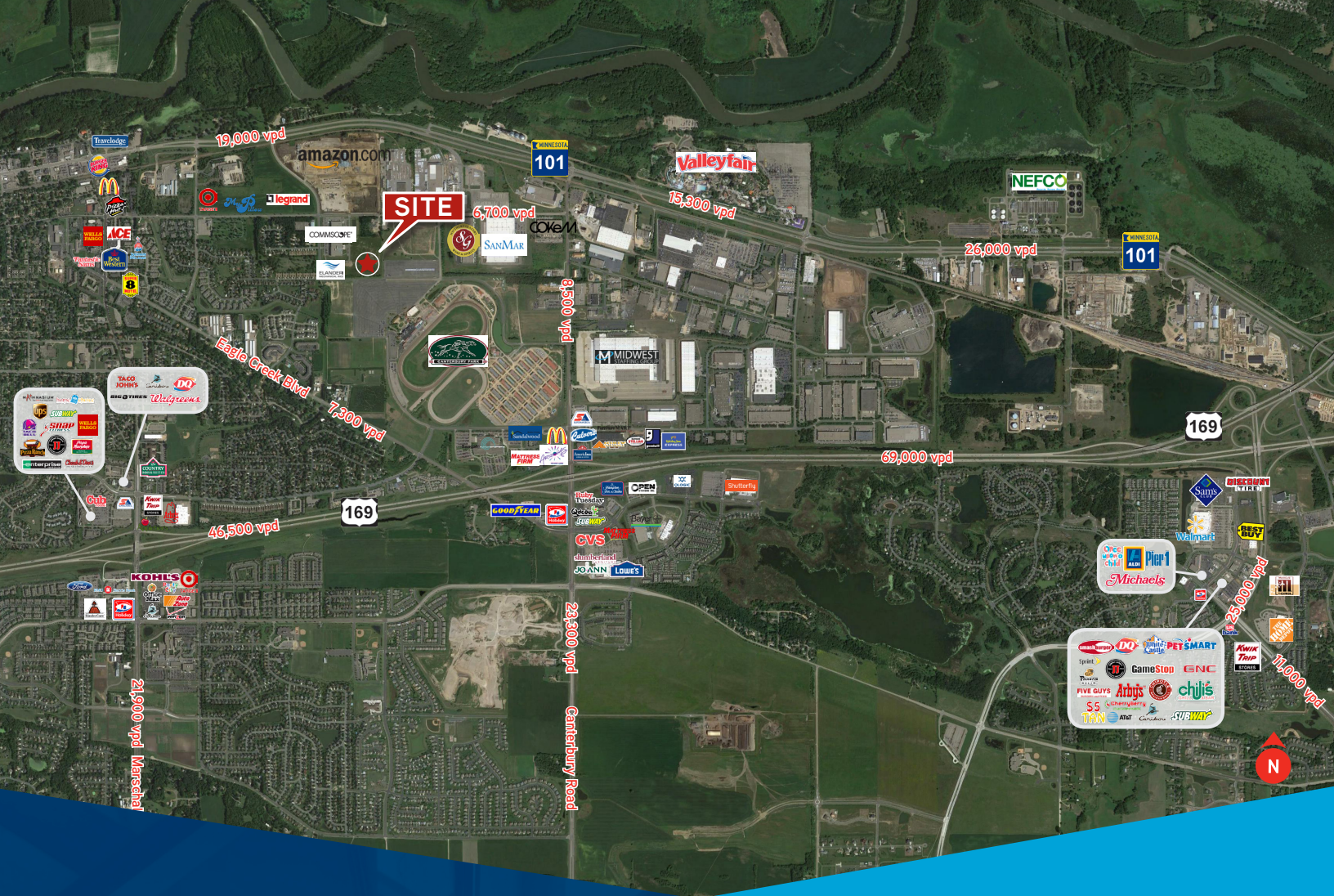
Route 495 (1/2 mile away)

VALLEY VIEW BUSINESS CENTER III > AERIAL



SURROUNDING BUSINESSES >





VALLEY VIEW BUSINESS CENTER III >

AMENITIES AERIAL



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