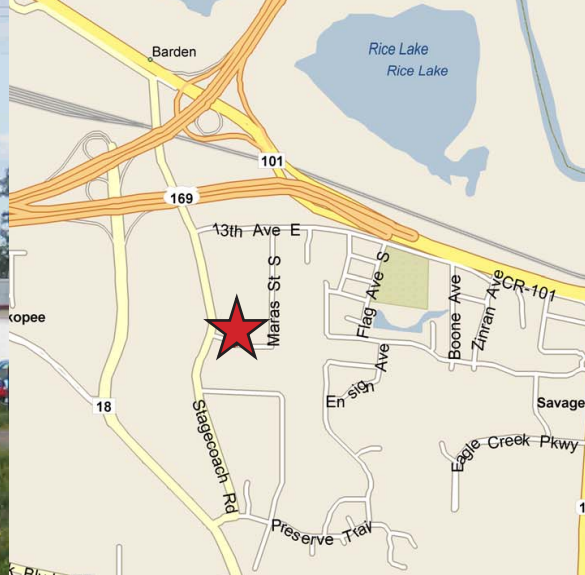


FOR LEASE > INDUSTRIAL & OUTSIDE STORAGE SPACE



# Hansen Building

1513 HANSEN AVENUE, SHAKOPEE, MN



## Building Amenities

- > 20,000 square foot building on property
- > Up to 4 acres of outside storage available at \$0.65 psf
- > Zoned I1, light industrial
- > PID #279120222 & 279120220
- > 18.42 acre lot
- > Drive-thru access
- > Located just off Highway 169 & Highway 101
- > New retail located just minutes away

## Contact Us

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952 897 7828  
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COLLIERS INTERNATIONAL  
4350 Baker Road, Suite 400  
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## Property Information

<b>Location</b>	1513 Hansen Avenue   Shakopee, MN 55379
<b>Building Size</b>	20,000 SF
<b>Zoning</b>	Industrial: I1
<b>Clear Height</b>	16'

## Availability

### Warehouse Space

2,160 SF  
> Two (2) Drive-in Doors  
14' x 14'

### NET RATES:

\$4.50 per square foot - Warehouse  
\$0.65 per square foot - Outside Storage

### EST. CAM & RE TAX:

\$2.10 per square foot Total

## Amenities

- > Drive through bay
- > Radiant heat
- > Up to 4 acres of outside storage available



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