



OFFICE/WAREHOUSE SPACE > FOR LEASE

# Valley Industrial Center III

5288 VALLEY INDUSTRIAL BLVD S, SHAKOPEE, MINNESOTA 55379

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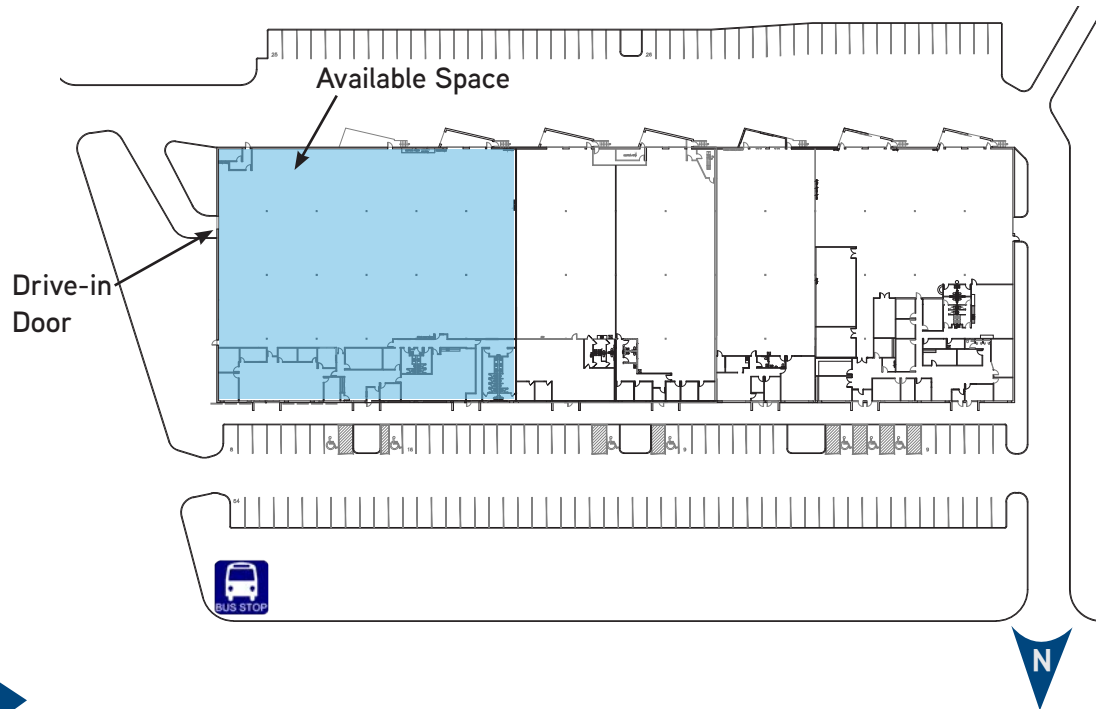


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## SITE PLAN



### Highlights

- Easy access to Hwy 169 and MN 101
- 14 minutes to Flying Cloud Airport
- 27 minutes to Minneapolis/St. Paul Int'l Airport
- Close to Valleyfair and Canterbury Park as well as area amenities



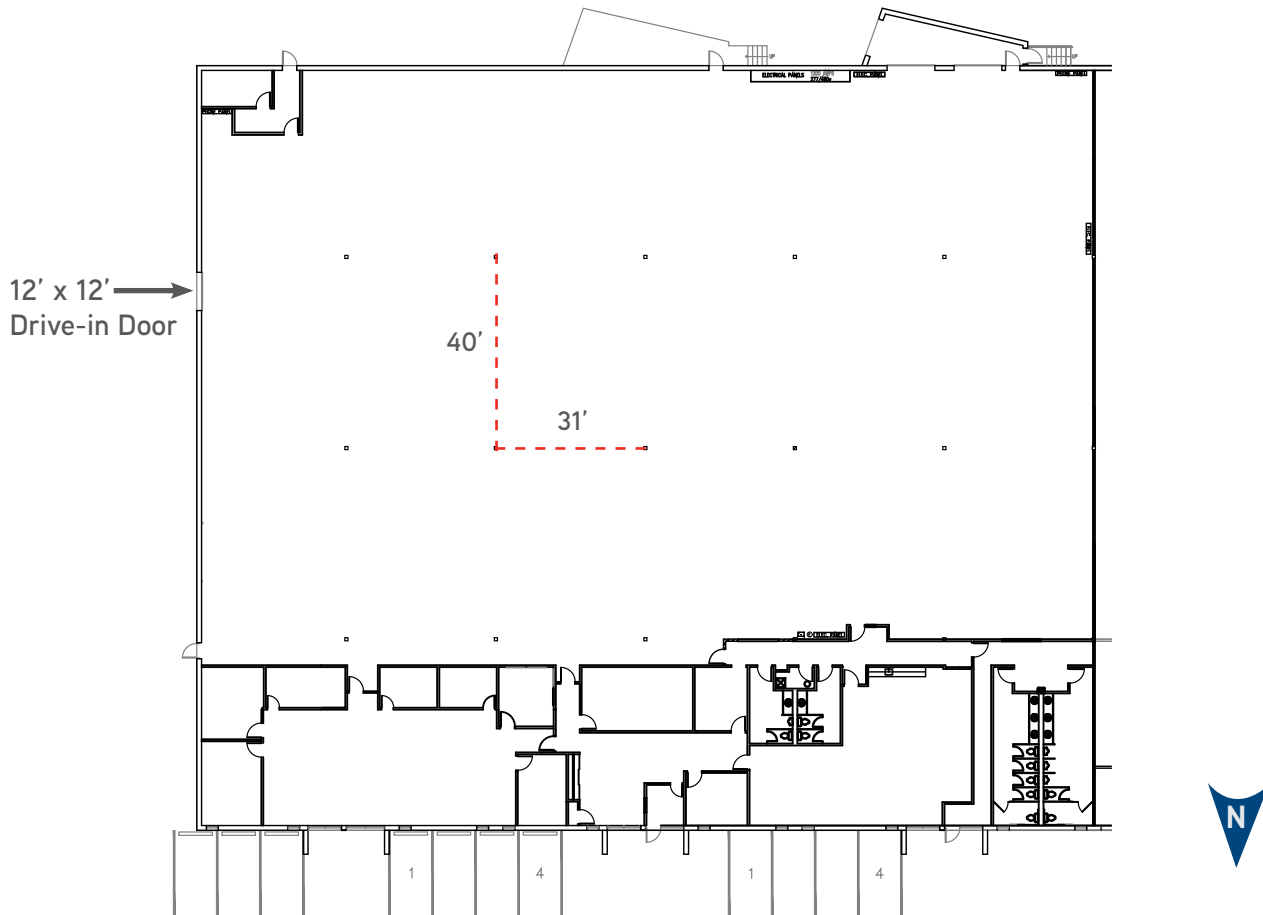
## Property Description

Valley Industrial Center III totals 80,000 square feet. This premier site is well-positioned with easy access to Highways 101, 169 and 13, and has a variety of flexible solutions to meet market needs of any industrial use.

## Highlights

- > 19' clear height
- > Dock and drive-in loading
- > Bus stop at property – stop #56277
  - Bus Routes: 499-East | 499-West

## FLOOR PLAN



### Building Size

80,000 SF

### Available - Suite 5288

6,833 SF office

23,167 SF warehouse

**30,000 SF Total**

Divisible to 10,000 SF

### Net Rental Rates

\$9.50 psf Office

\$4.50 psf Warehouse

### 2018 Est. CAM & Real Estate

#### Taxes

\$1.30 psf CAM

\$1.89 psf Real Estate Taxes

**\$3.19 psf Total**

### Available Loading

2 dock doors

1 - 12' x 12' drive-in door

### Clear Height

19'

### Year Built

1973

### Dimensions

40' x 31' column spacing

160' bay depth

### Zoning

I2; Heavy Industrial

### Building Parking

149 surface stalls

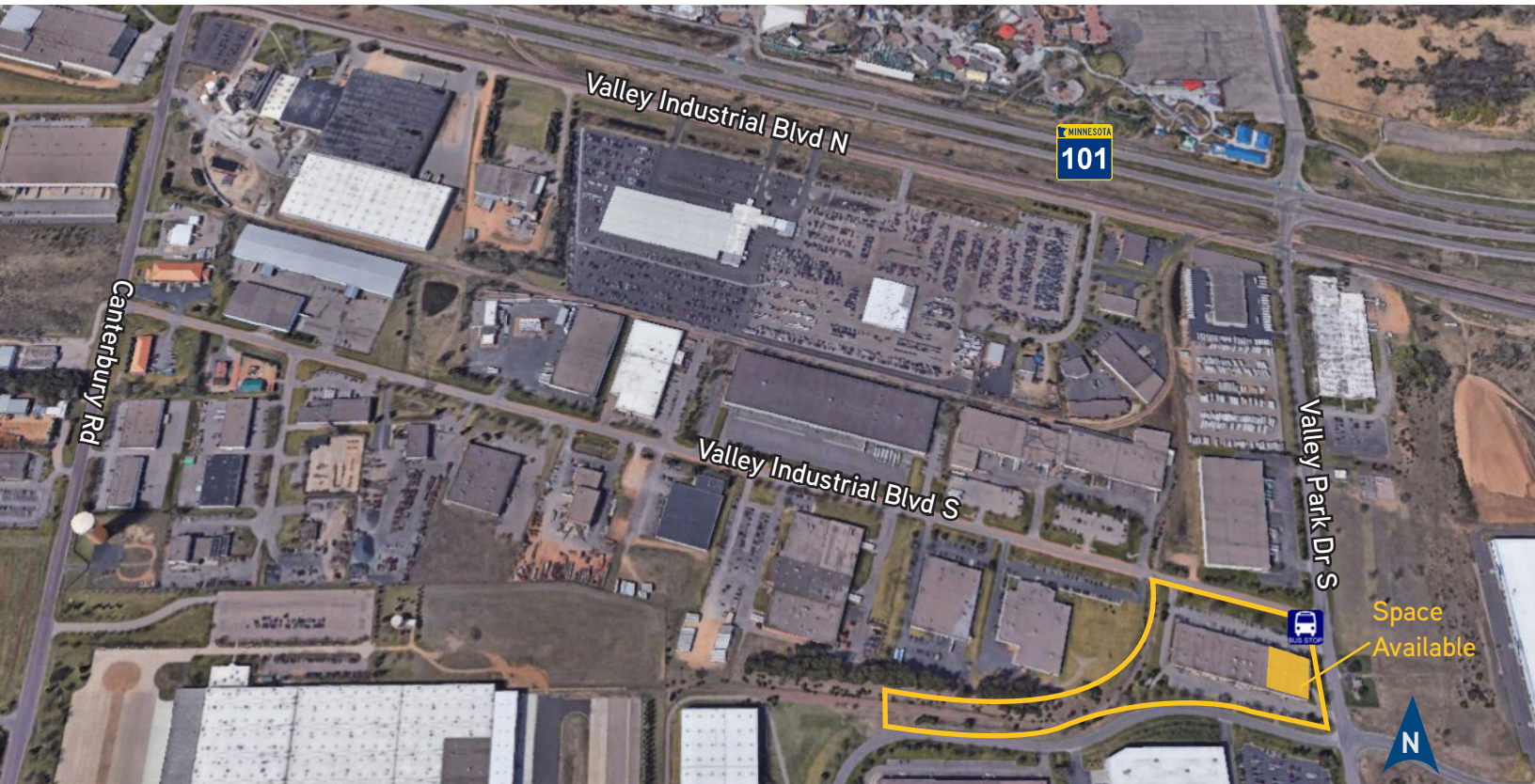
### Sprinkler

Yes

### Telecommunications Provider

Century Link





## Contact Us

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