



Ready for Occupancy - December 2016

NEW CONSTRUCTION INDUSTRIAL SPACE

Valley Park Business Center

750 INNOVATION DRIVE, SHAKOPEE, MINNESOTA 55379

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SITE PLAN



Total Development
540,000 SF

Highlights

- 10 minutes to Interstate 494
- Easy access to Hwy 169
- 7 minutes to Flying Cloud Airport
- 22 minutes to Minneapolis/ St. Paul Int'l Airport
- Adjacent to Quarry Lake Park



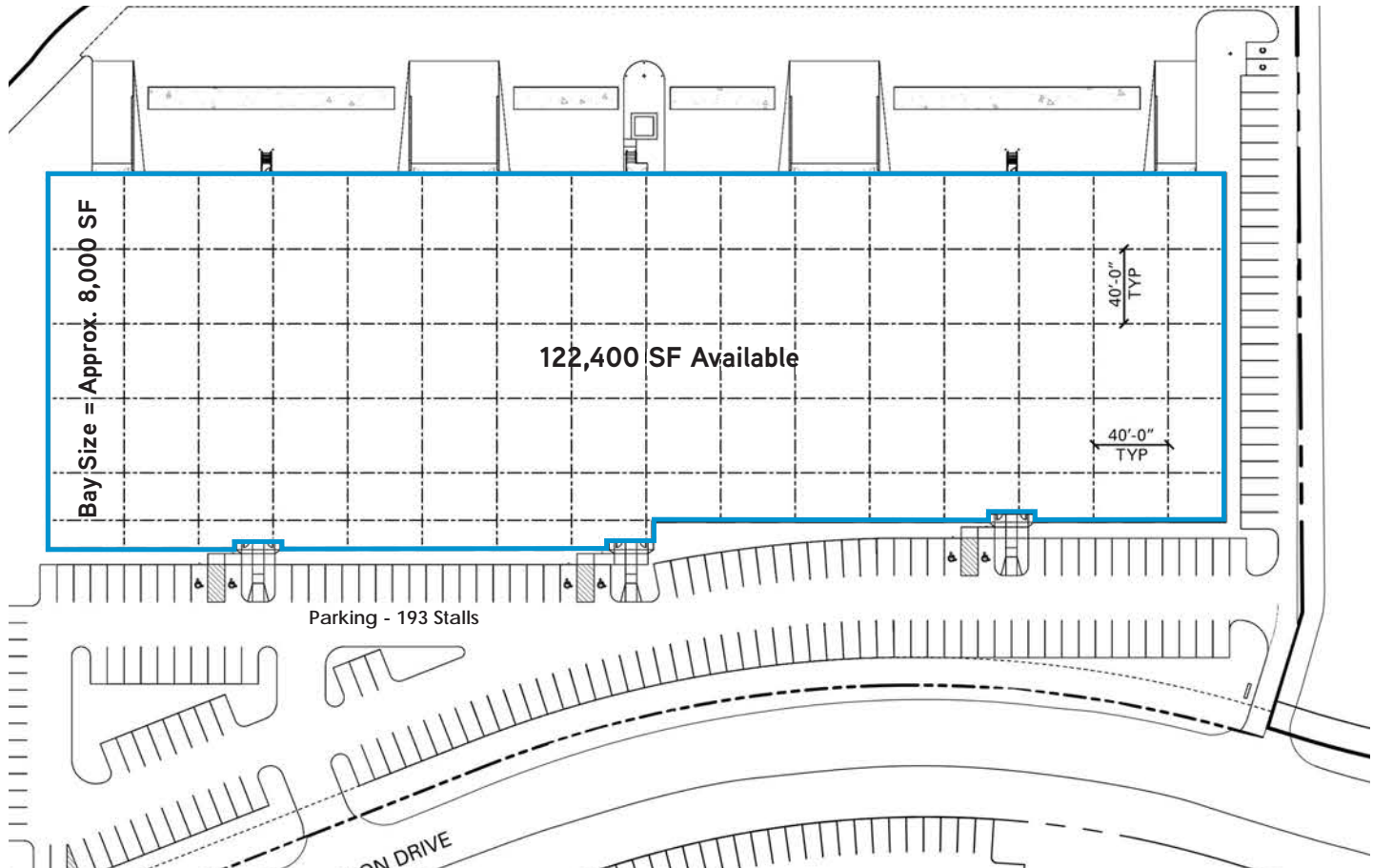
Property Description

Valley Park Business Park is a 42 acre industrial park with three buildings totalling 540,000 square feet of state of the art distribution and manufacturing space. This premier site is will 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

- > Class A Business Park
- > 28' clear height
- > Can accomodate users from 15,000 to 122,400 SF
- > Dock and drive-in loading
- > Opportunity for outdoor trailer parking and storage
- > 4th Quarter 2016 Occupancy

FLOOR PLAN



Building Size

122,400 SF
*Divisible to 15,000 SF

Net Rental Rates

\$10.50 psf - Office
\$5.50 psf - Warehouse

Loading

24 dock doors (9'x 10')
6 drive-in doors (12'x 16')

Clear Height

28'

Floor Specs

7" depth, 4,000 psi
Un-reinforced slab on grade
50 FF / 40 FL

Dimensions

40' x 40' column spacing
202' building depth

Zoning

I2; Heavy Industrial

Electrical

2,000 amp
480/277 volt
3-phase

Parking

193 stalls

Trailer Parking

Available at docks

Truck Court

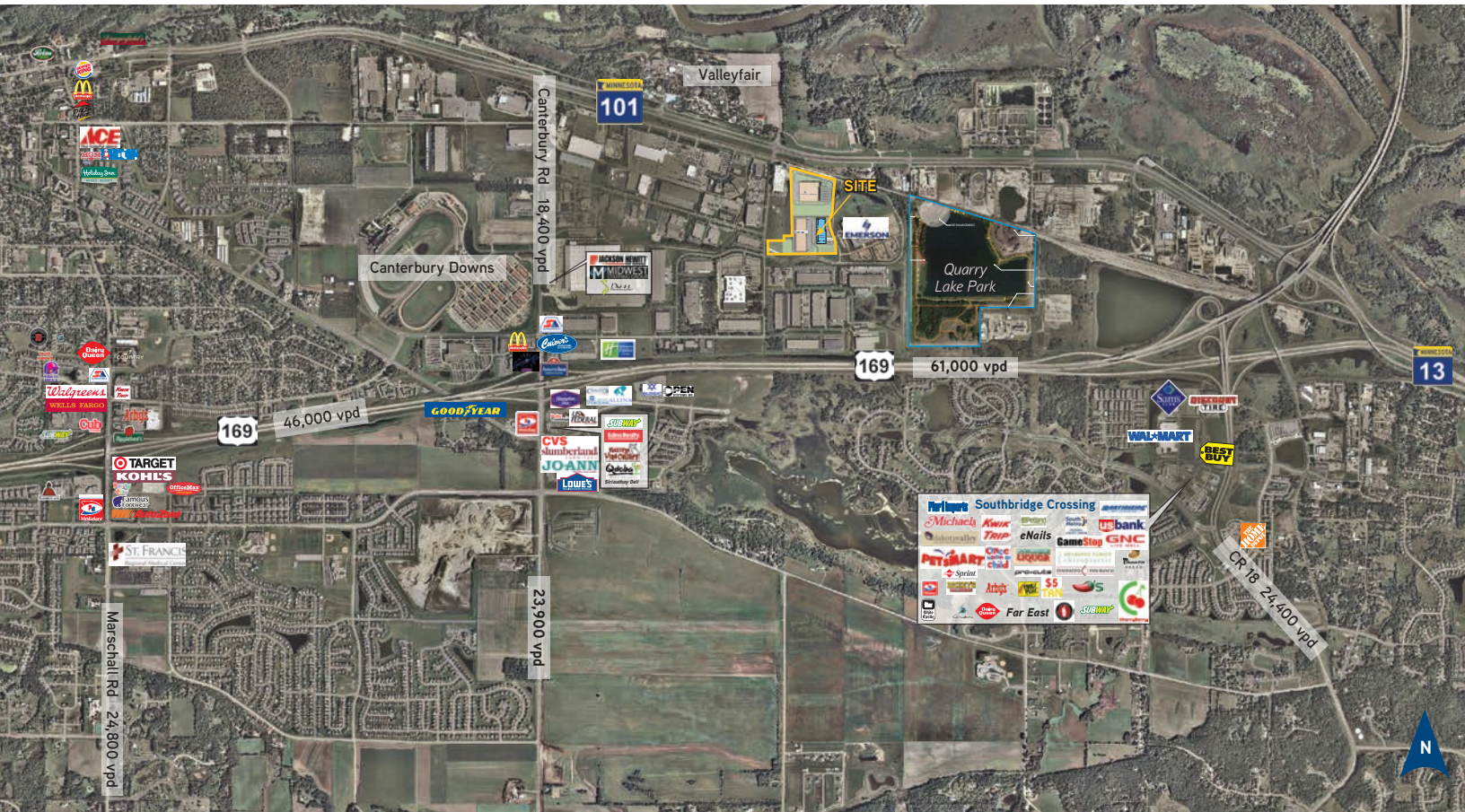
215' shared truck court
15' concrete dolly pad

Sprinkler

ESFR

Telecommunications Provider

1. Zayo
2. Eventis
3. Century Link



Contact Us

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