



**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

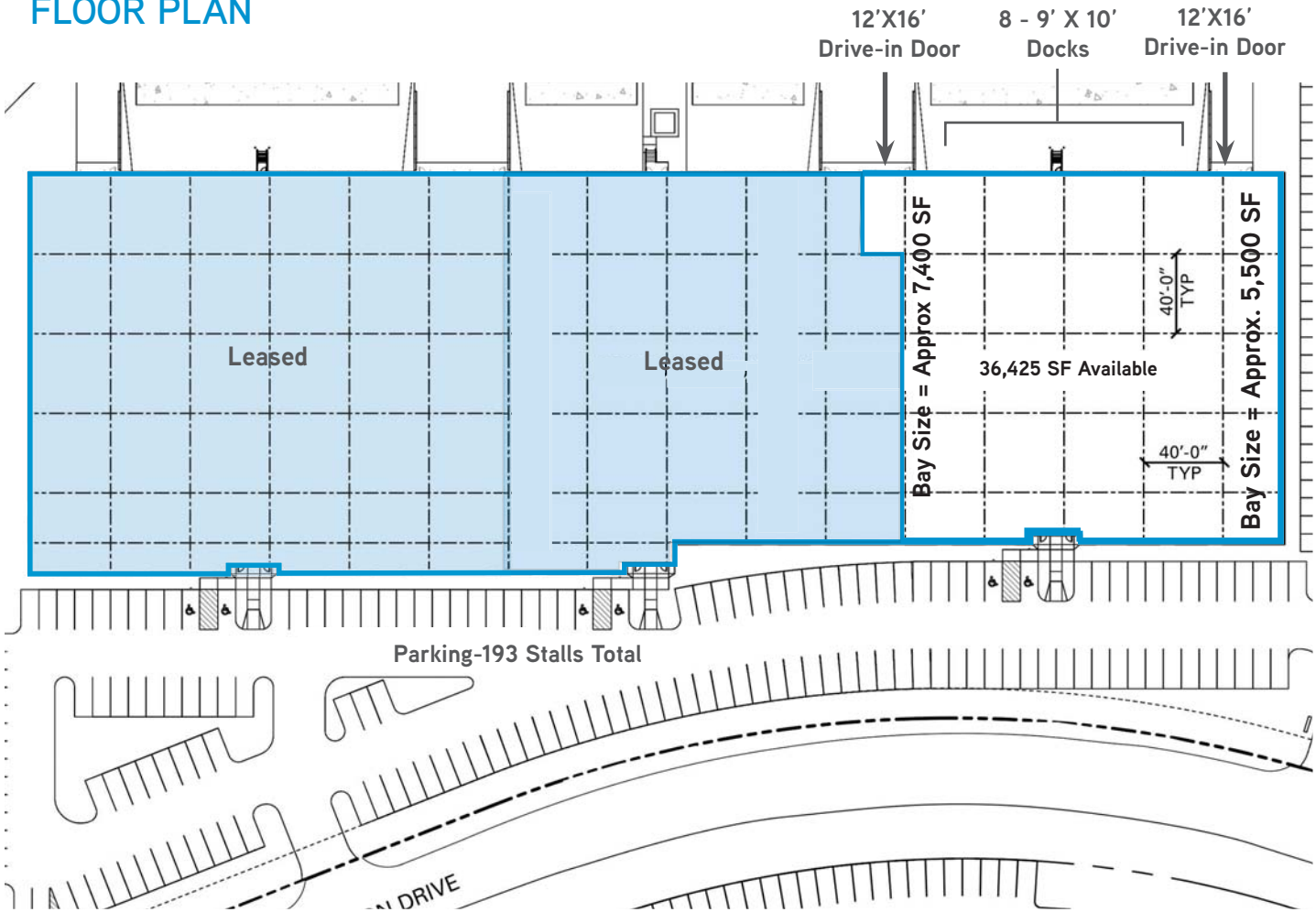
Valley Park Business Park is a 42 acre industrial park with three buildings totaling 540,000 square feet of state of the art distribution and manufacturing space. This premier site is well-positioned with easy access to Highways 101, 169 and 13, and has a variety of flexible solutions to meet market needs of any industrial use.

## Highlights

- > Class A Business Park
- > 28' clear height
- > Can accommodate users from 16,000 to 36,425 SF
- > Dock and drive-in loading
- > Opportunity for outdoor trailer parking and storage



# FLOOR PLAN



## Building Size

122,789 SF

## Available

36,425 SF

\*Divisible to 16,000 SF

## Net Rental Rates

\$10.50 psf - Office

\$5.50 psf - Warehouse

## 2017 (est.) CAM/TAX

\$0.71 psf-CAM

\$0.69 psf-TAX

\$1.40 psf- Total

## Available Loading

8 dock doors (9'x 10')

2 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

## Built

December 2016

## Dimensions

40' x 40' column spacing

202' building depth

## Zoning

I2; Heavy Industrial

## Building Electrical

1200 amp +/-

480/277 volt

3-phase, 4-wire

## Building Parking

193 total stalls

## Trailer Parking

Available at docks

## Truck Court

215' shared truck court

15' concrete dolly pad

## Sprinkler

ESFR

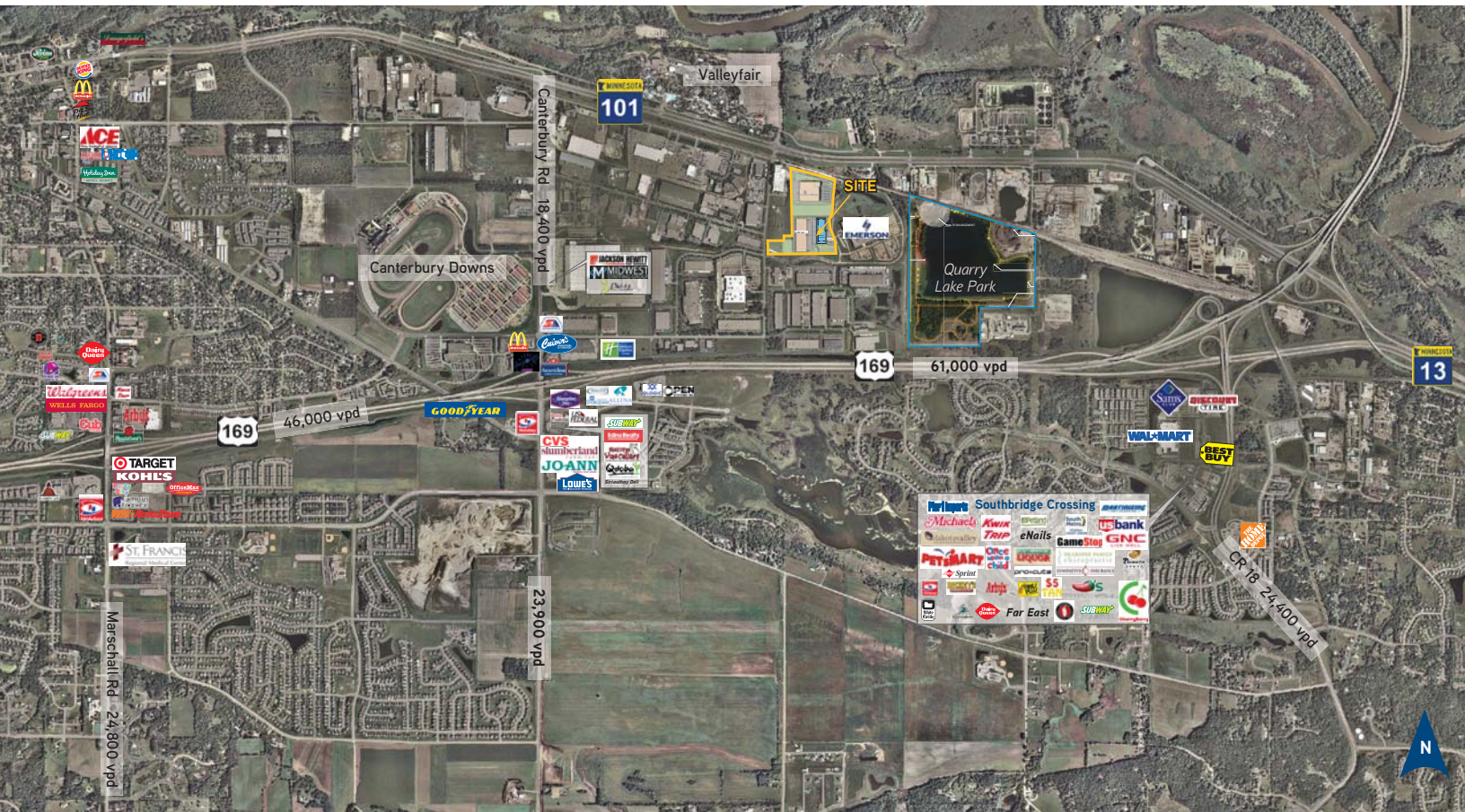
## Telecommunications Provider

1. Zayo

2. Eventis

3. Century Link





## Contact Us

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