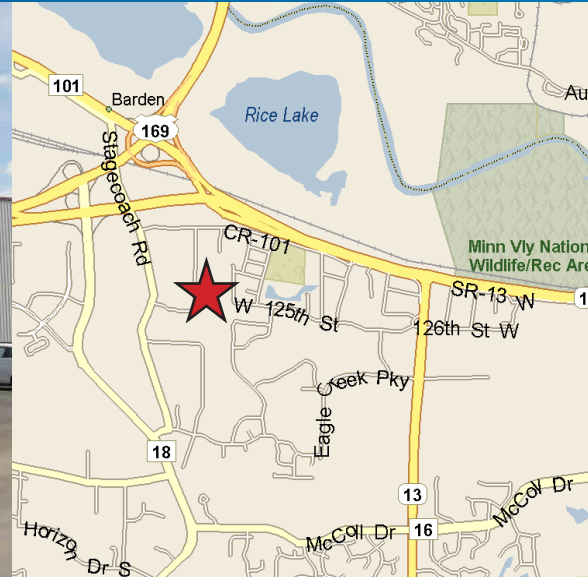


FOR LEASE > OFFICE/WAREHOUSE SPACE



# Maras Building

1511 MARAS STREET, SHAKOPEE, MN



## For Lease > Office/Warehouse Space

42,000 square foot office/warehouse building located just off Highway 169 & Highway 101 in Shakopee. Building offers grade level drive-in/service doors and outside storage.

## Building Amenities

- > 42,000 square foot office/warehouse building
- > Up to 18' clear height
- > Grade level drive-in/service doors
- > Built in 1999
- > Outside storage available
- > Located just off Highway 169 & Highway 101
- > New retail located just minutes away

## Contact Us

BILL WARDWELL  
952 897 7828  
MINNEAPOLIS, MN  
[bill.wardwell@colliers.com](mailto:bill.wardwell@colliers.com)

COLLIERS INTERNATIONAL  
4350 Baker Road, Suite 400  
Minnetonka, MN 55343  
[www.colliers.com](http://www.colliers.com)

## Maras Building > Aerial



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## PROPERTY FACT SHEET

### Maras Building



#### PROPERTY ADDRESS:

1511 Maras Avenue  
Shakopee, MN

#### PID NUMBERS:

270430181  
279120240

#### PROPERTY ADDRESS:

42,000 square feet total

#### ZONING:

I1, Light Industrial

#### CURRENTLY AVAILABLE:

##### SUITE 1475:

5,650 square feet total  
250 square feet office  
1,800 square feet warehouse  
3,600 square feet of second level prod/whse  
• Freight elevator access to second level  
• One (1) drive-in

#### RENTAL RATES:

\$8.75 psf for office  
\$4.75 psf for warehouse  
\$0.75 psf for outside storage

#### YEAR BUILT:

1999

#### 2016 EST. CAM & REAL ESTATE TAX:

\$2.40 per square foot total

#### CLEAR HEIGHT:

Up to 18' clear

#### LOT SIZE:

25.52 acres

#### AMENITIES:

- Outside storage available (up to 4 acres)
- Easy access to Highways 101 & 169



## For Leasing Information, Contact:

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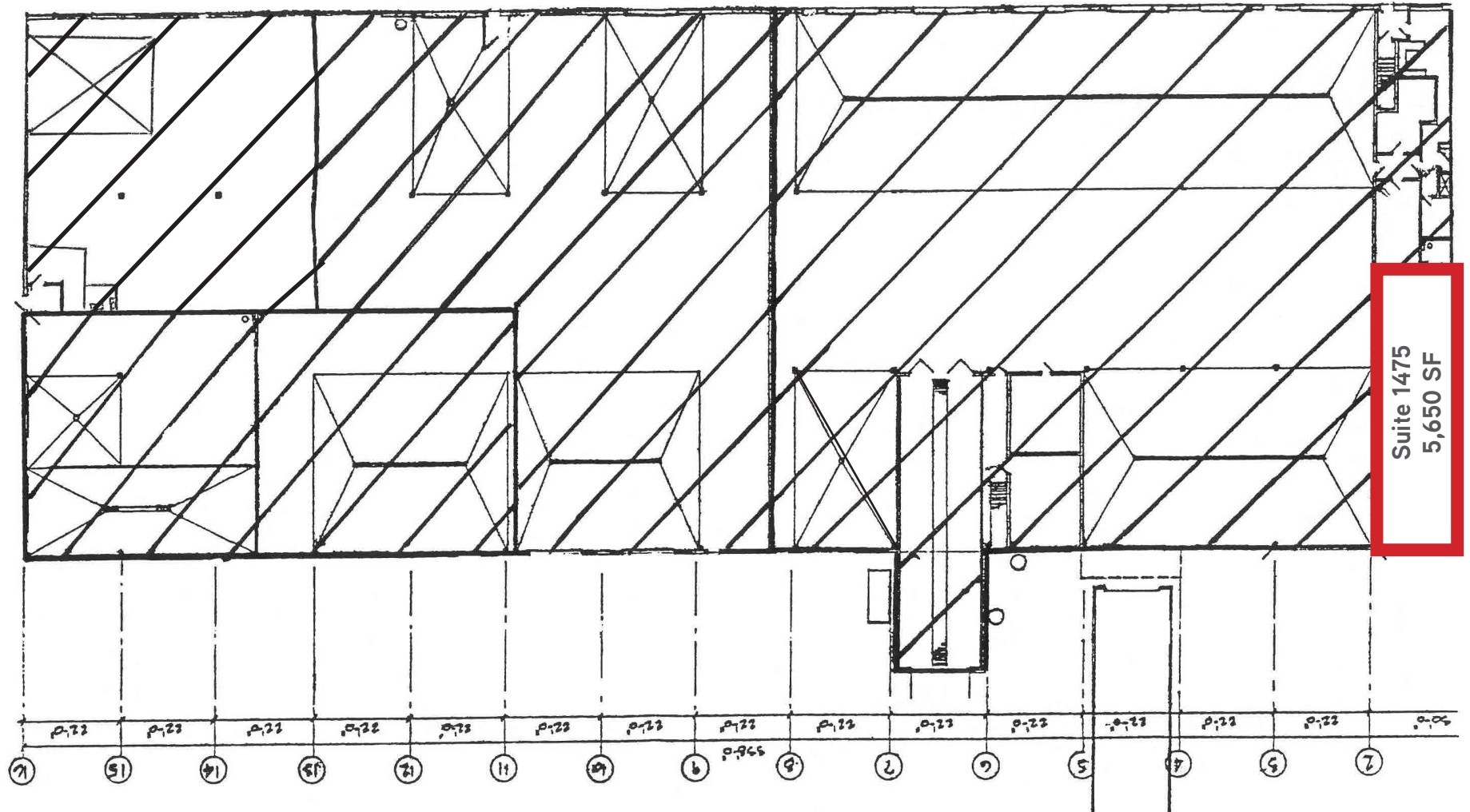
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