

FOR LEASE >

Rep Alliance

5240 12th Avenue East | Shakopee, MN 55379

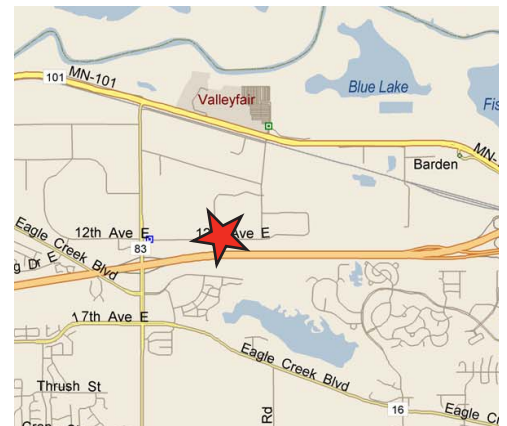


Accelerating success.



BUILDING FEATURES

- > 18,304 square foot office/warehouse facility
- > Ability to expand building by 6,032 square feet
- > 18' clear height
- > Dock loading
- > Easy access and great visibility to Highway 169
- > Close proximity to shopping, restaurants and hotels



CONTACT US

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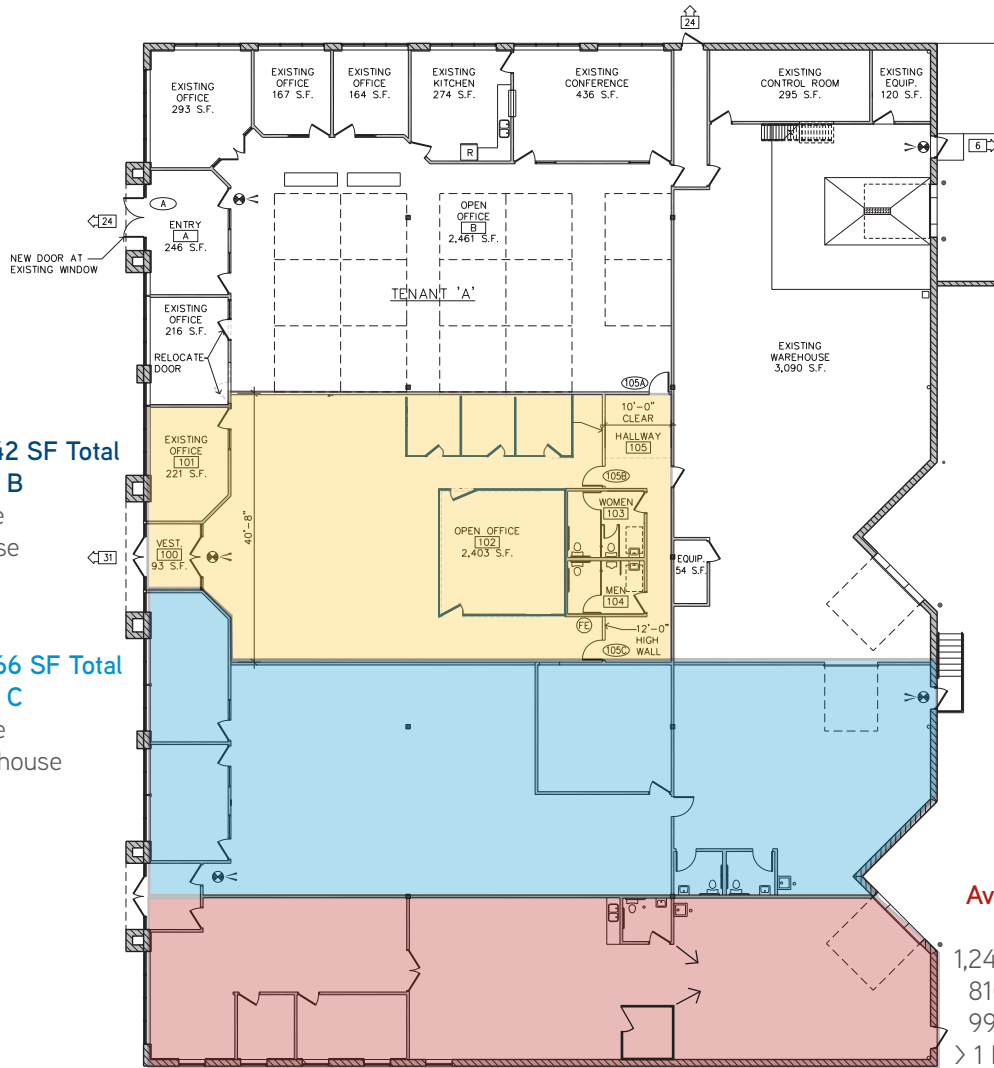
REP ALLIANCE > FLOOR PLAN

Available: 3,142 SF Total Suite B

3,142 SF Office
0 SF Warehouse

Available: 4,266 SF Total Suite C

3,014 SF Office
1,252 SF Warehouse
> 1 Dock Door



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Property Information

Location	5240 12th Avenue E Shakopee, MN
Description	Office/Warehouse Facility
Building Size	18,304 SF
Clear Height	18'

Currently Available

Suite B: 3,142 SF Total:

- > 3,142 square feet office
- Gross Rental Rate of \$15.00 PSF As-Is
- Gross rental rate does not include janitorial, phone or internet

Suite C: 4,266 SF Total:

- > 3,014 square feet office
- > 1,252 square feet whse
- > One (1) dock door

Suite D: 3,044 SF Total:

- > 1,240 square feet office
- > 810 square feet tech
- > 994 square feet whse
- > One (1) dock door

Suite C&D: 7,310 SF Total:

- > 4,254 square feet office
- > 810 square feet tech
- > 2,246 square feet whse
- > Two (2) dock doors

Suite B&C&D: 10,452 SF Total:

- > 7,396 square feet office
- > 810 square feet tech
- > 2,246 square feet whse
- > Two (2) dock doors



Highlights

- > Air conditioning in tech space
- > Ability to expand the building by 6,032 sf
- > Utilities billed separately to the Tenant
- > Great visibility and access to Highway 169

Rental Rates

\$10.00 per square foot Office
 \$7.50 per square foot Tech
 \$5.00 psf square foot Warehouse

Est. CAM & Taxes

\$1.10 per square foot CAM
 \$3.03 per square foot Taxes
 \$4.13 per square foot Total

FOR LEASING INFORMATION, CONTACT:

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