

# MN VALLEY DISTRIBUTION CENTER

**5825 11TH AVE E**  
SHAKOPEE, MN





# // PROPERTY FEATURES



**162,000 SF BUILDING**



**32' CLEAR HEIGHT**



**31 DOCKS & 1 DRIVE-IN**



**141 TRAILER PARKING SPACES**



**STRONG SOUTHWEST LOCATION**



**FULLY AIR CONDITIONED**



**EXCELLENT HWY 169 AND 101 ACCESS**

## CONTACT

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## // BUILDING SPECS

### **BUILDING SIZE**

11,815 SF OFFICE  
150,185 SF WAREHOUSE  
162,000 SF TOTAL\*

### **CLEAR HEIGHT**

32'

### **YEAR BUILT**

1998

### **ZONING**

I-2 HEAVY INDUSTRIAL

### **LOADING DOCKS**

31 DOCKS  
1 DRIVE-IN

### **TRAILER PARKING**

141 SPACES

### **ELECTRICAL**

2000 AMPS, 480/3 PHASE

### **SPRINKLERS**

ESFR

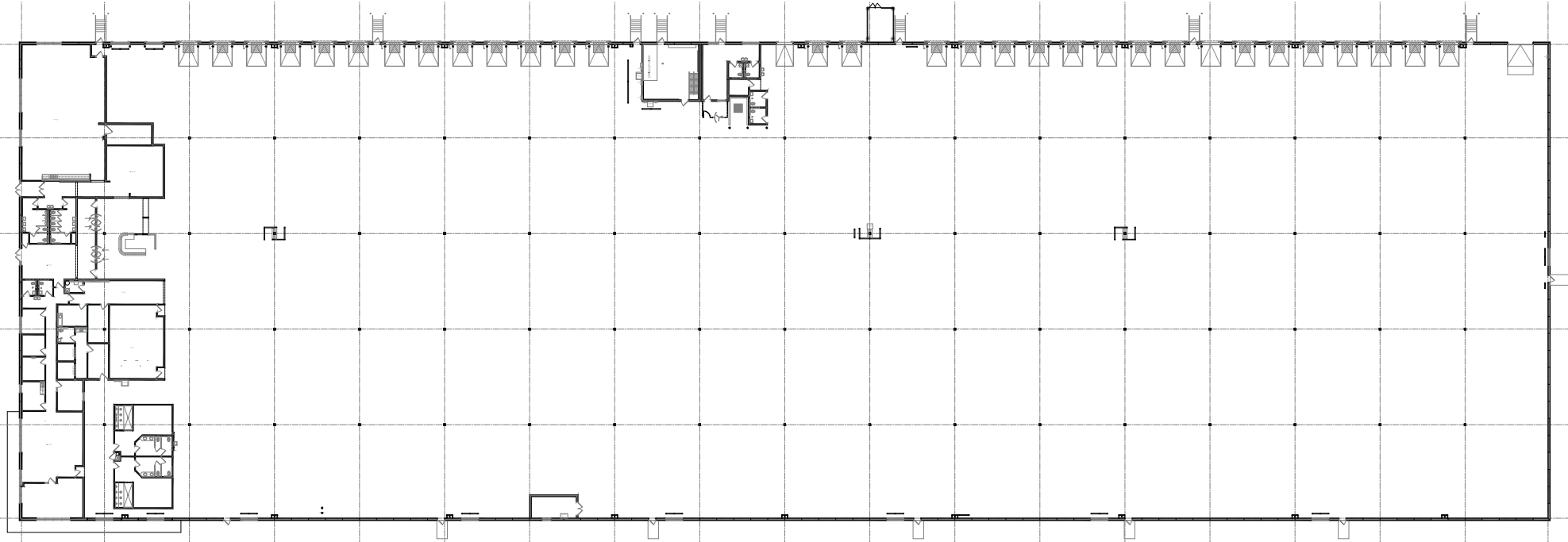
### **LEASE RATES**

NEGOTIABLE

### **2025 ESTIMATED TAX & CAM**

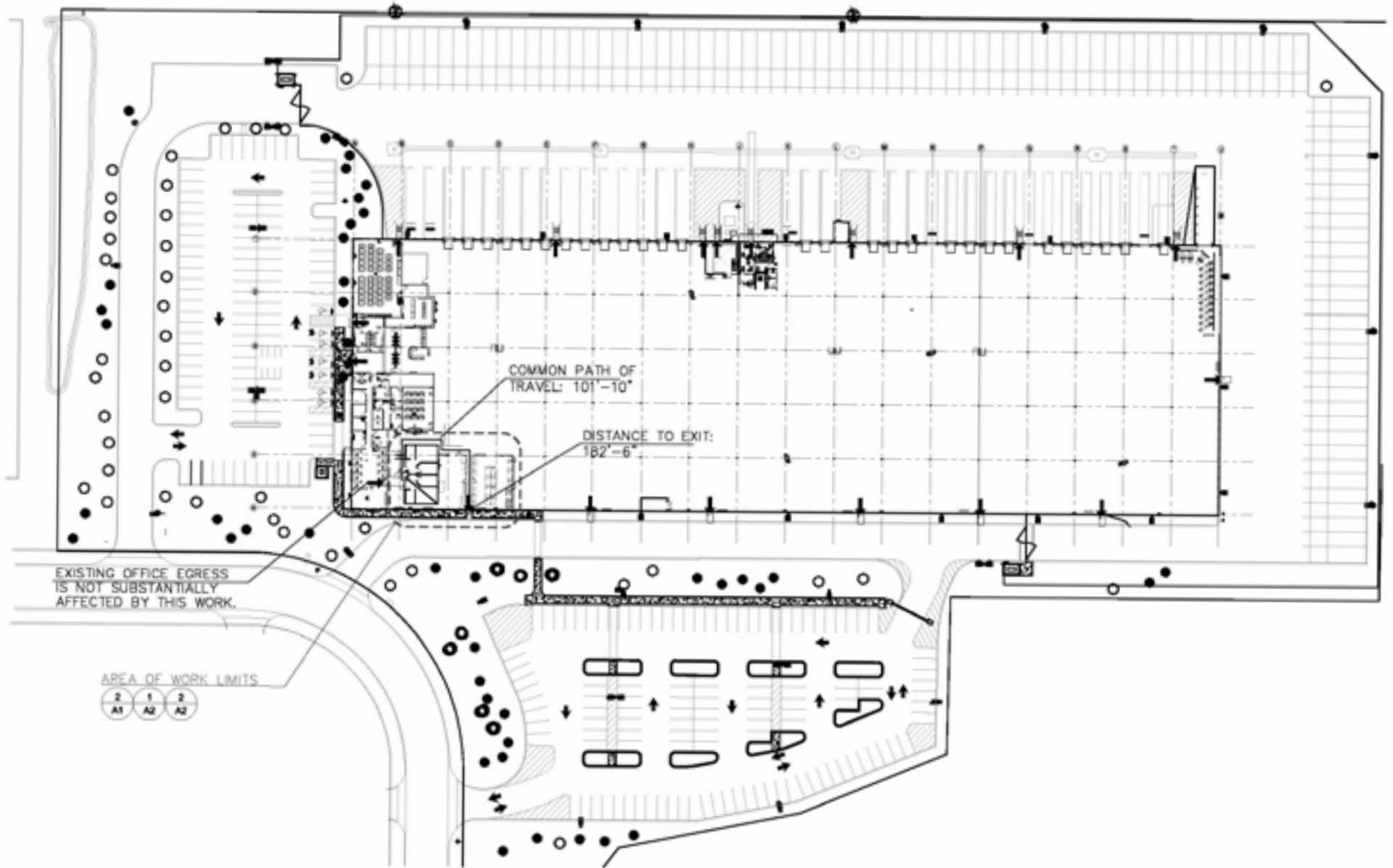
\$4.61 TOTAL

# // FLOOR PLAN





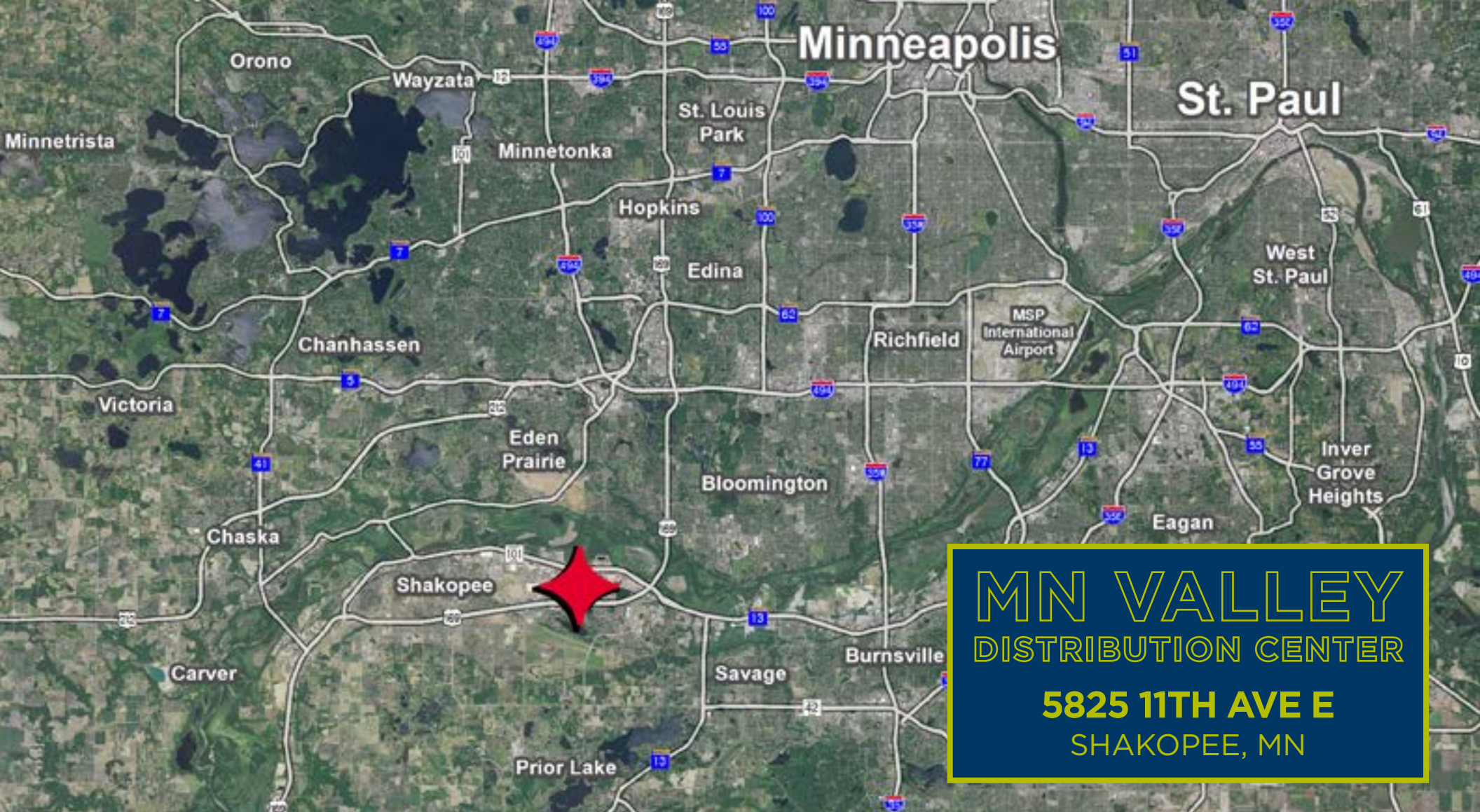
# // SITE PLAN











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