



SOUTHWEST LOGISTICS CENTER 7400 HENTGES WAY, SHAKOPEE, MN



KRIS SMELTZER

+1 952 837 8575 kris.smeltzer@cushwake.com

HUDSON BROTHEN

+1 952 893 8261 hudson.brothen@cushwake.com +1 952 893 8251 jon.rausch@cushwake.com

JON RAUSCH, CCIM, SIOR JON YANTA, CCIM, SIOR

+1 952 820 8734 jon.yanta@cushwake.com

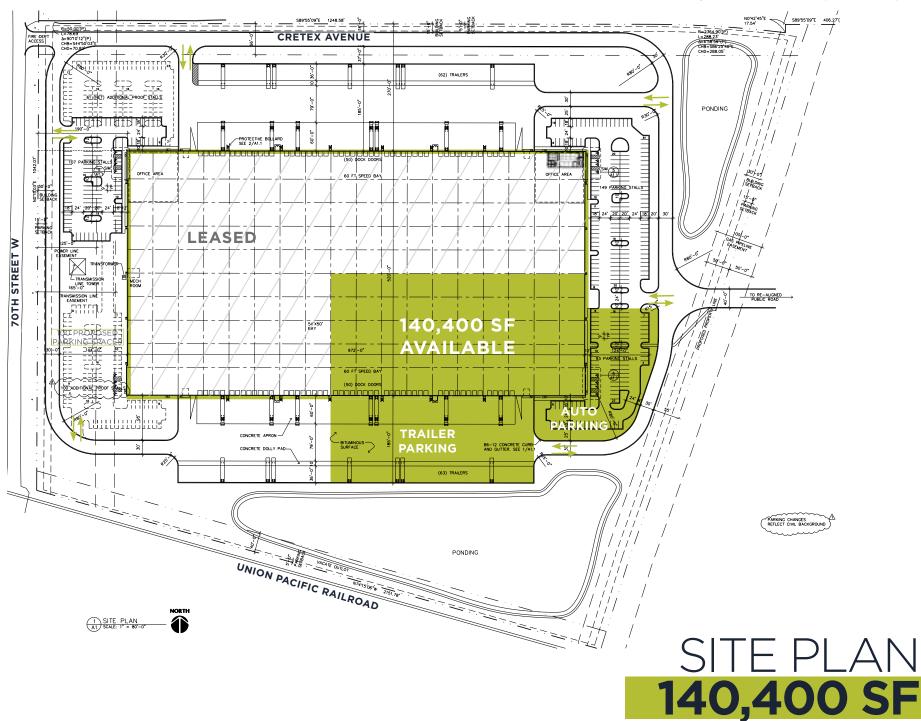
PROPERTY **HIGHLIGHTS**

New distribution facility in Shakopee, MN Outdoor storage/trailer parking available Excellent access to Hwy 101 and Hwy 169

Building Size:	505,952 SF
Space Available:	140,400 SF
Office Area:	2,905 SF
Site Area:	34.65 Acres
Clear Height:	36'
Docks:	29 Docks and 1 Drive-in
Vacancy Parking Stalls:	93 Stalls
Zoned:	I2 - Heavy Industrial
Column Spacing:	54' x 50'
Speed Bay:	60'
Trailer Parking:	35 Stalls
Sprinkler:	ESFR
2025 Tax & CAM:	\$3.68 PSF
Lease Rate:	Negotiable





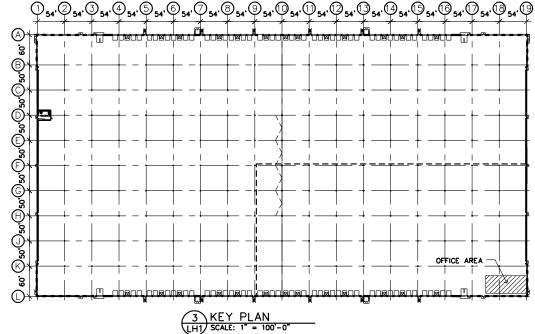


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FLOOR PLAN

140,400 SF













BUILDING AERIAL



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CORPORATE **NEIGHBORS**



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3500 American Blvd W Suite 200 Minneapolis, MN 55431 | USA Main +1 952 831 1000 **cushmanwakefield.com**



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