

FOR LEASE  
**140,400 SF**



# 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

**JON RAUSCH, CCIM, SIOR**

+1 952 893 8251  
jon.rausch@cushwake.com

**JON YANTA, CCIM, SIOR**

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

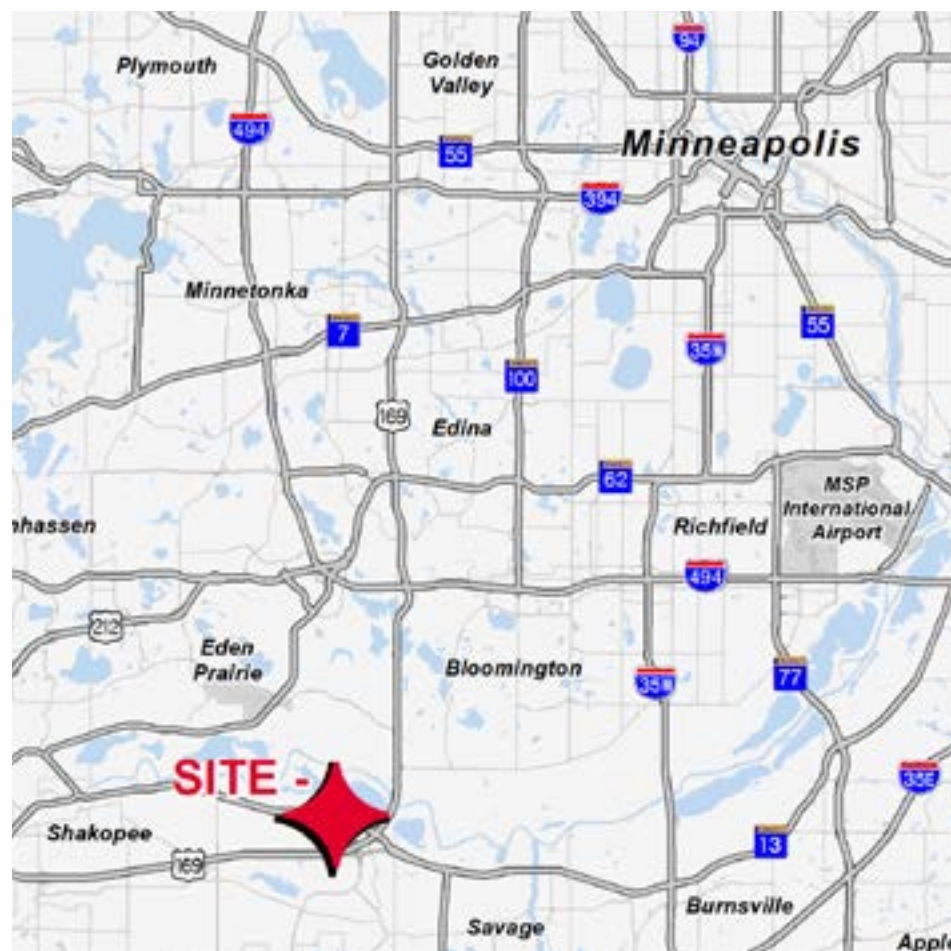


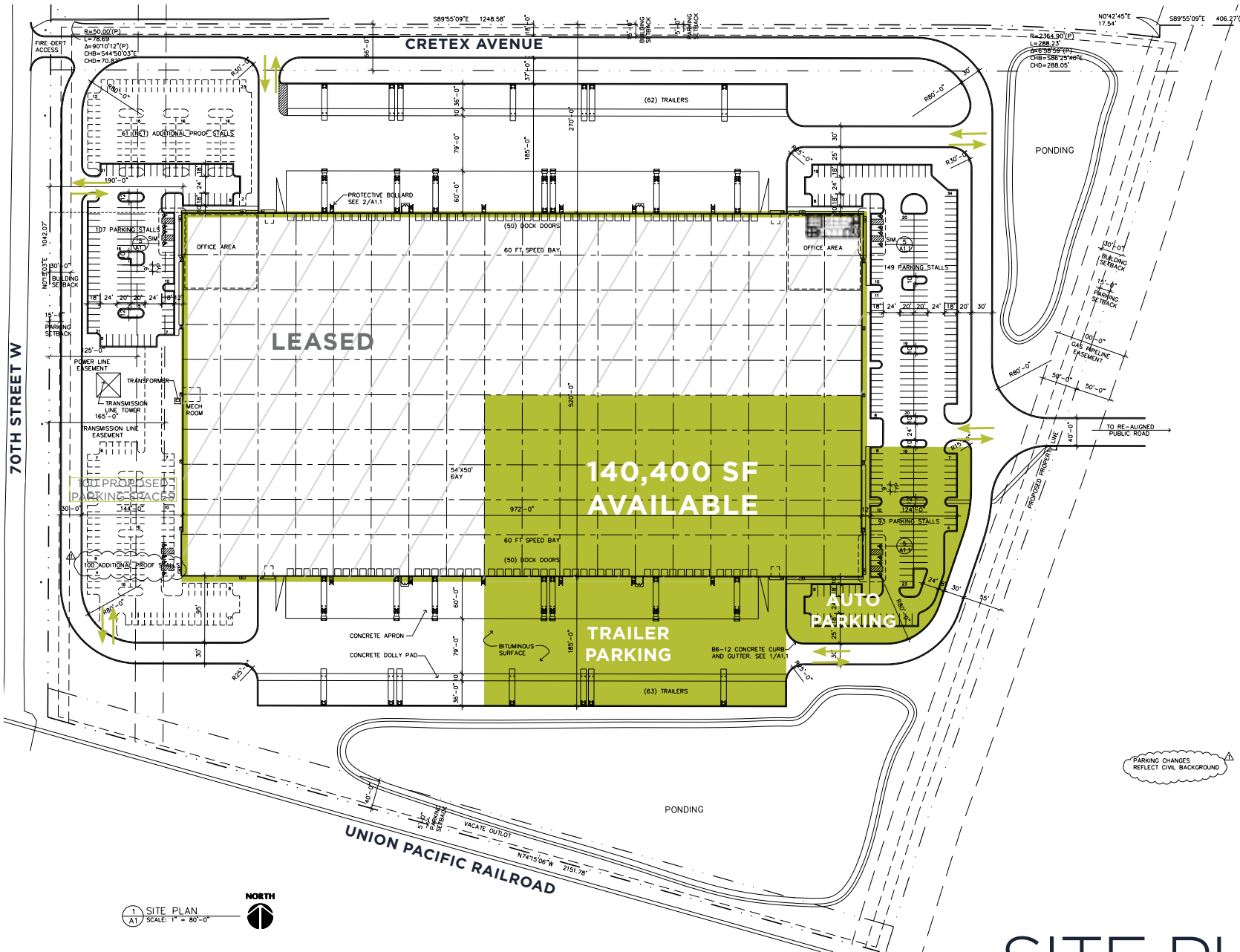
**CUSHMAN &  
WAKEFIELD**

# 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



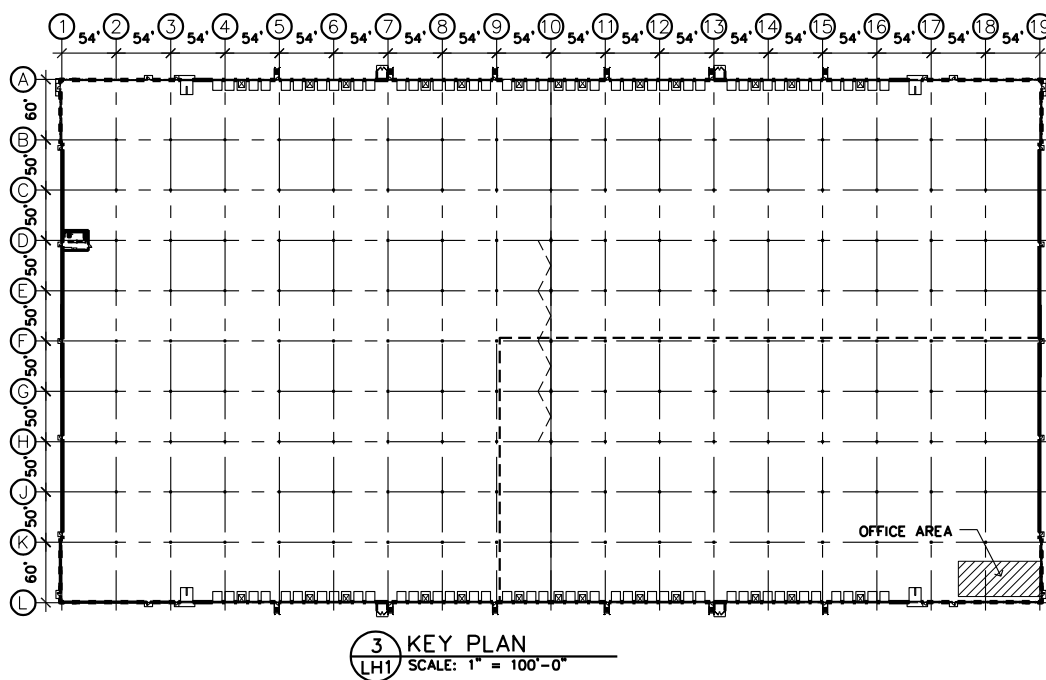


1 SITE PLAN  
A1 SCALE: 1" = 80'-0"



SITE PLAN  
**140,400 SF**







169

1 minute

494

7 minutes

35W

8 minutes

101



# BUILDING AERIAL







# CORPORATE NEIGHBORS

# CONTACT INFORMATION

## KRIS SMELTZER

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

## HUDSON BROTHEN

+1 952 893 8261  
hudson.brothen@cushwake.com

## JON RAUSCH, CCIM, SIOR

+1 952 893 8251  
jon.rausch@cushwake.com

## JON YANTA, CCIM, SIOR

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

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

