



RIVER VALLEY BUSINESS

3000 & 3050 EMERY WAY
SHAKOPEE, MN

FOR SALE OR LEASE



A PREMIER LABOR OPPORTUNITY IN SHAKOPEE

BUILDING A

3000 EMERY WAY

BUILDING AREA:

± 148,800 GSF

BUILDING DEPTH:

212'

AUTO PARKING:

± 129 stalls

DOCK DOORS:

± 20 doors

DRIVE-IN DOORS:

± 3 doors

CLEAR HEIGHT:

28'

COLUMN SPACING:

50'x50'

SPEED BAY:

60'

FIRE PROTECTION:

ESFR

TRAILER PARKING:

± 30 stalls

BUILDING B

3050 EMERY WAY

BUILDING AREA:

± 301,800 GSF

BUILDING DEPTH:

262'

AUTO PARKING:

± 225 stalls

DOCK DOORS:

± 36 doors

DRIVE-IN DOORS:

± 3 doors

CLEAR HEIGHT:

32'

COLUMN SPACING:

50'x50'

SPEED BAY:

60'

FIRE PROTECTION:

ESFR

TOTAL BUILDING AREA:

± 450,000 GSF

SITE AREA:

± 59 ACRES

RATES:

NEGOTIABLE

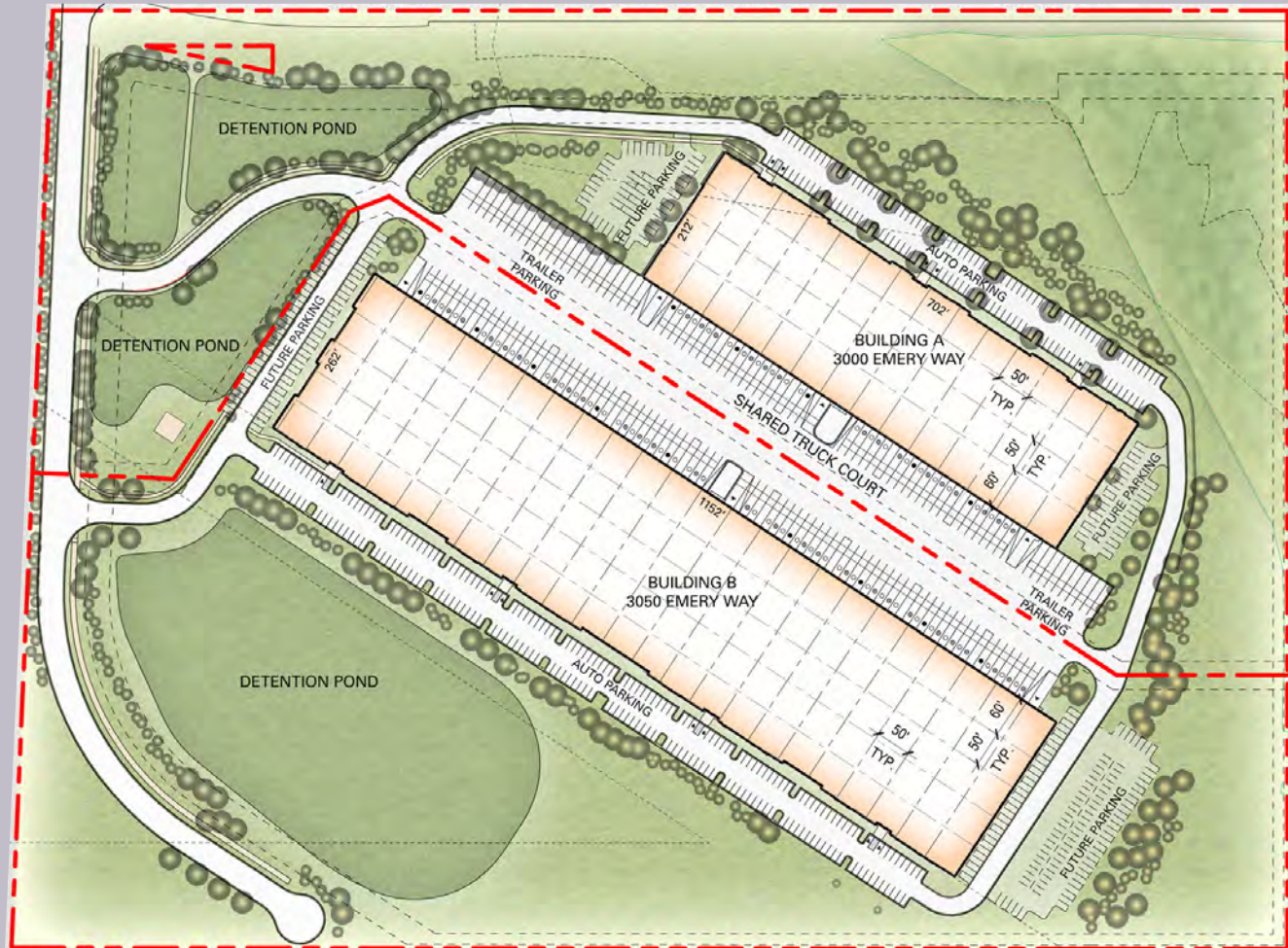
SALE PRICE:

NEGOTIABLE

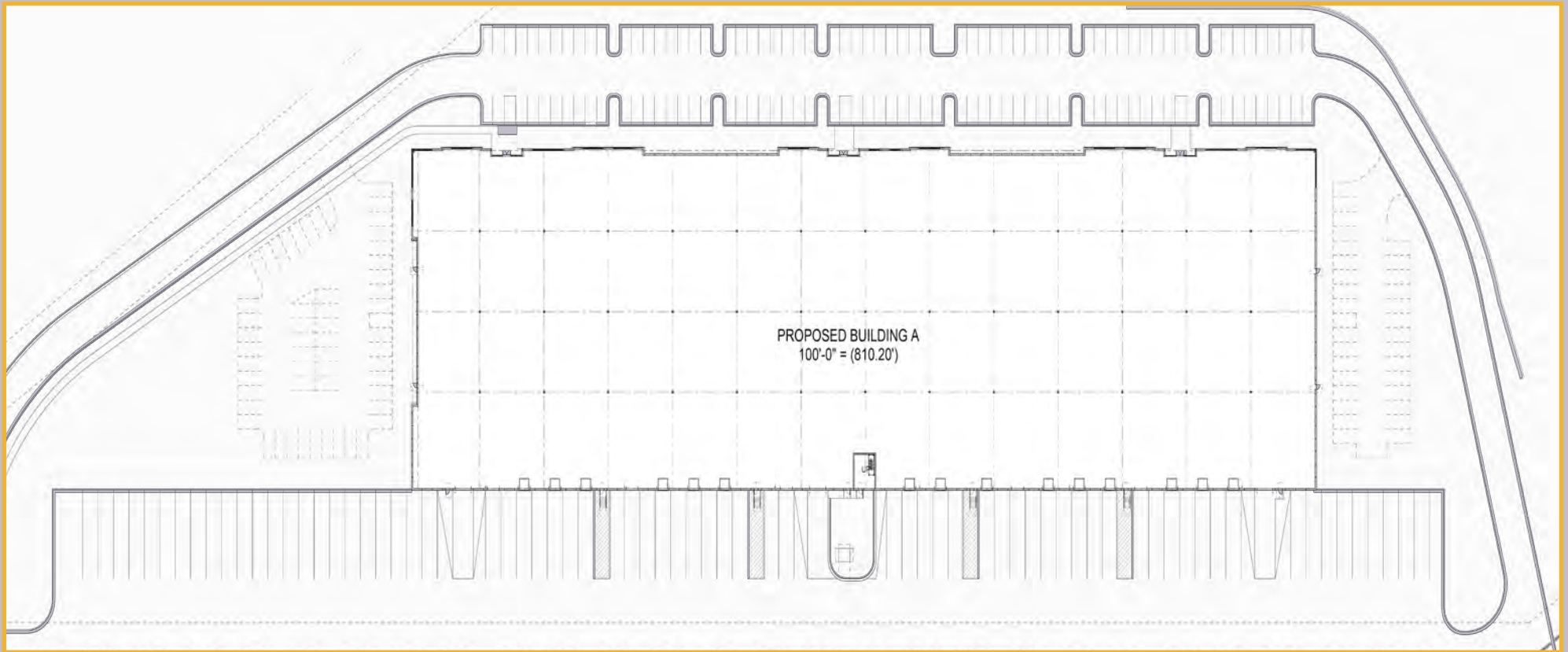
EST TAX & OPEX:

2025 \$2.50

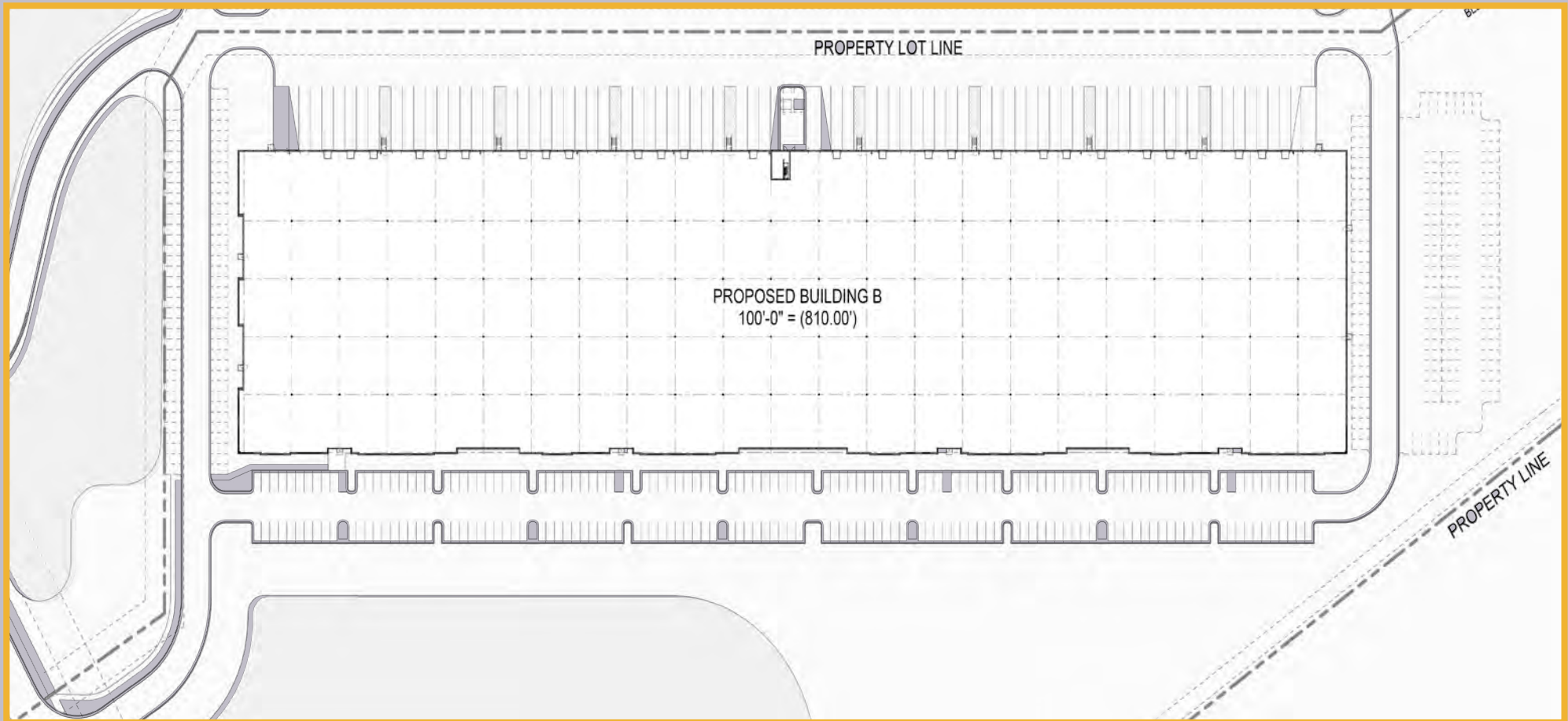
2026 \$3.50



BUILDING A PLAN



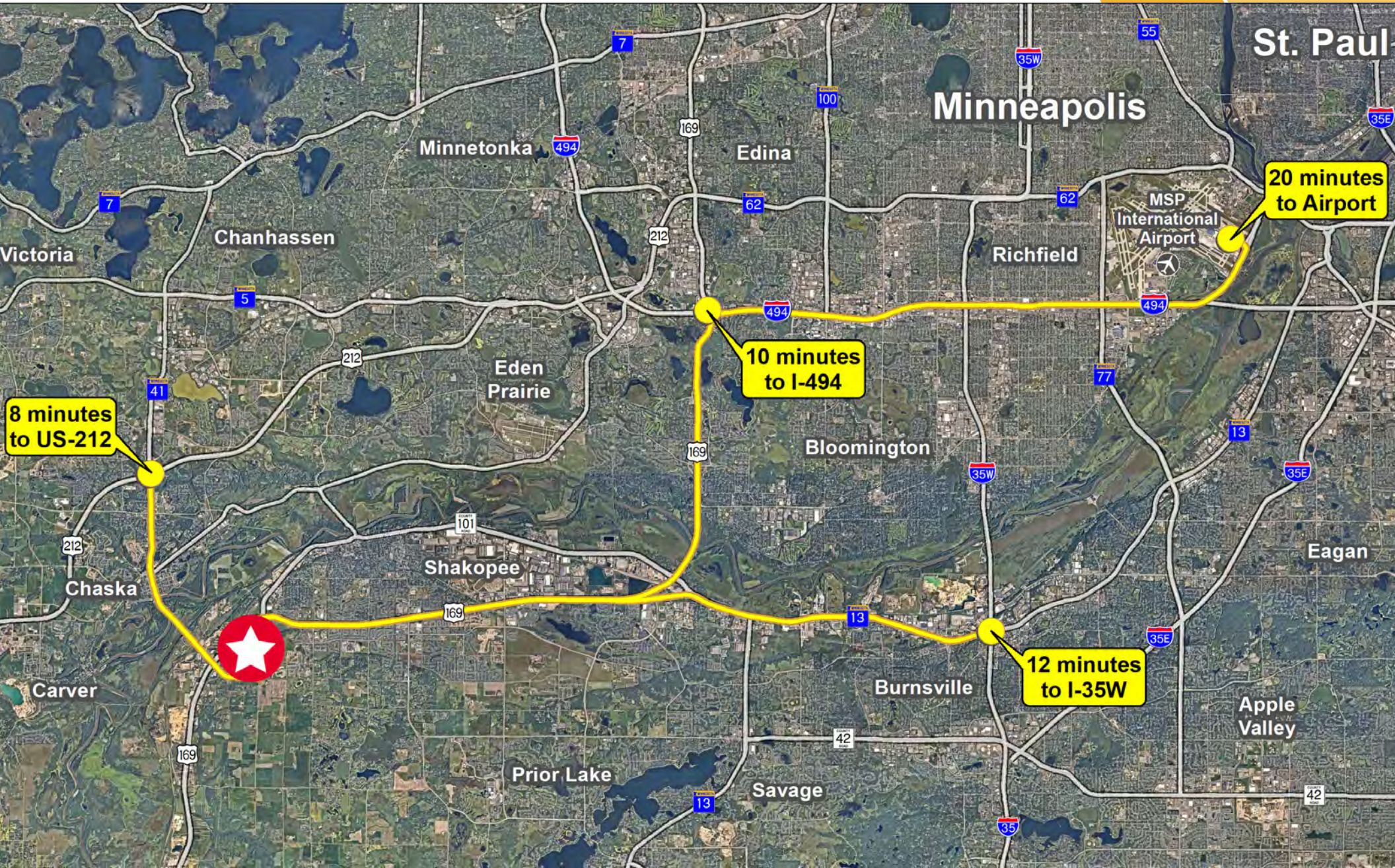
BUILDING B PLAN



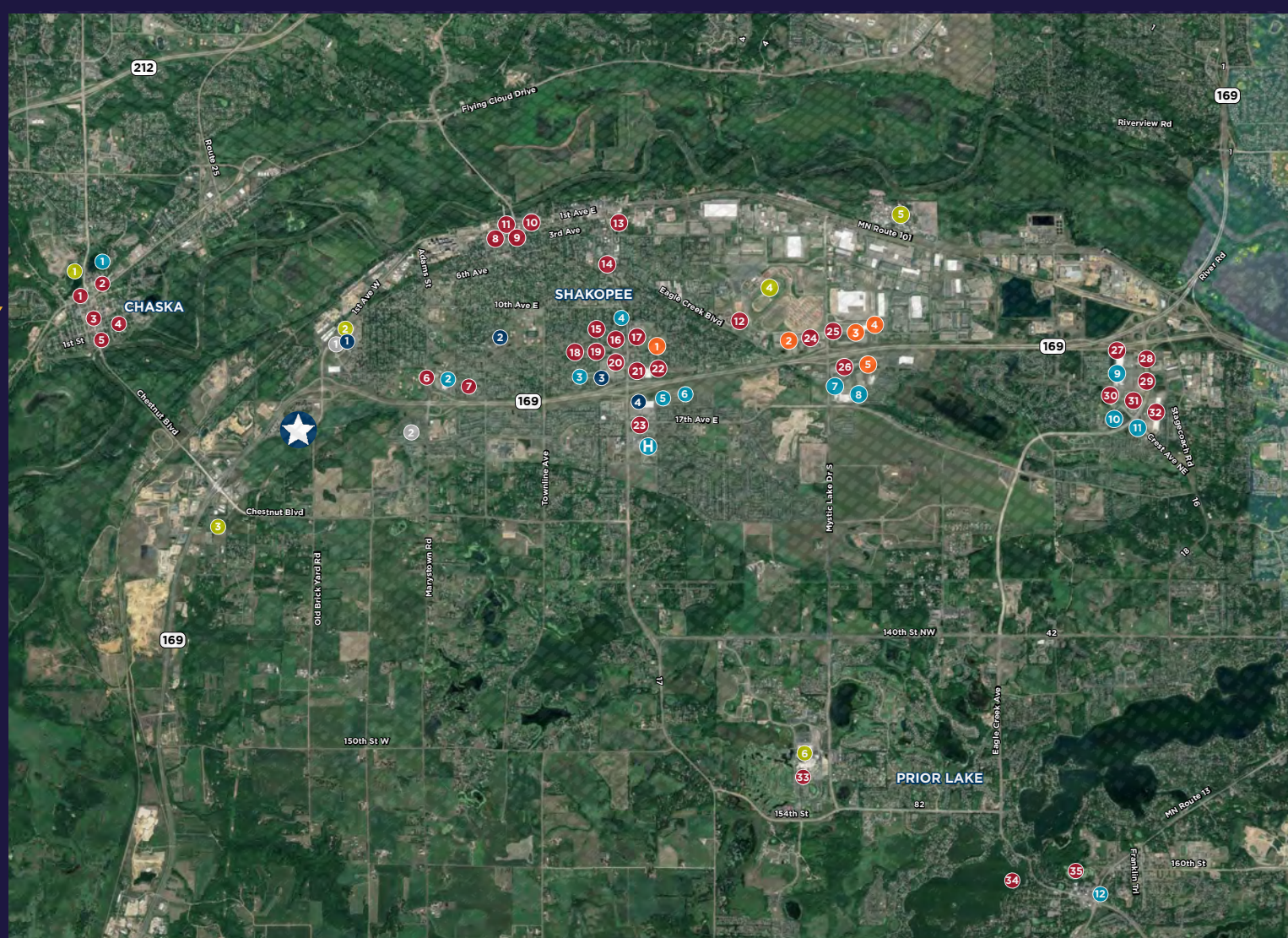
LOCATION AND DRIVE RADIUS



LOCATION AND ACCESS



EXCEPTIONAL ACCESSIBILITY



ENTERTAINMENT

1. Chaska Firemen's Park
2. Dropshots Pickleball Club
3. Shakopee Bowl
4. Canterbury Park & Amphitheater
5. Valleyfair Park
6. Mystic Lake Casino

FITNESS

1. Anytime Fitness
2. Shakopee Comm Center
3. Snap Fitness
4. Planet Fitness

HOTELS

1. Country Inn
2. Baymont by Wyndham
3. Holiday Inn Express
4. Fairfield by Marriott
5. Hampton Inn

DAYCARES

1. A Plus Universal Child-care and Learning Center
2. New Horizon Academy

SHOPPING

1. Cooper's Foods
2. Hy-Vee
3. Cub Foods
4. Walgreens
5. Target
6. Kohl's
7. CVS Pharmacy
8. Lowe's Home Improvement
9. Walmart Supercenter
10. ALDI
11. The Home Depot

12. Lunds & Byerlys

RESTAURANTS

1. Crooked Pint Ale House
2. Sarpino's Pizza
3. Patron Bar & Grill
4. Dunn Bros Coffee
5. Tommy's Malt Shop
6. Wahlburgers
7. Starbucks
8. Turtle's Bar & Grill
9. Shakopee Brewhall
10. O'Brien's Public House
11. Mana Brewing
12. Badger Hill Brewing

13. McDonald's

14. Marco's Pizza
15. Taco John's
16. Jimmy John's
17. Caribou Coffee
18. Sapporo Sushi
19. Chipotle
20. Pizza Ranch
21. Arby's
22. Applebee's
23. Zuppa Cucina
24. Muddy Cow
25. Culver's
26. Qdoba
27. Sam's Club

28. Texas Roadhouse

29. Chili's
30. Wendy's
31. Panera Bread
32. McCoys Copper Pint
33. Mystic Steakhouse
34. Charlie's on Prior
35. Perron's Sul Lag

FOR MORE INFORMATION, PLEASE CONTACT:

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