



RIVER VALLEY BUSINESS



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:

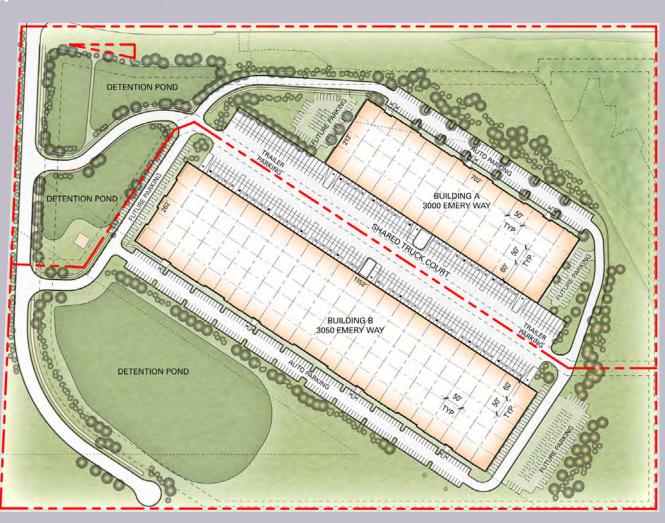
± 59 ACRES

RATES:

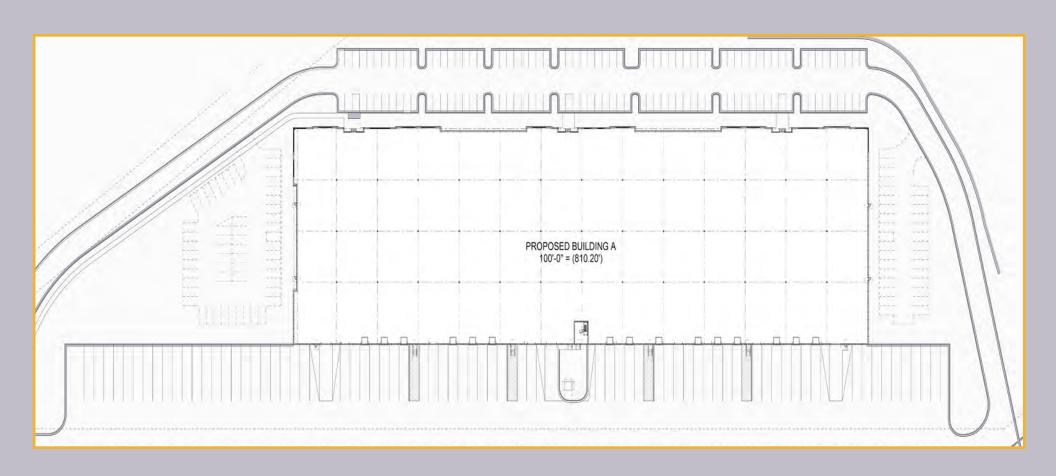
NEGOTIABLE

SALE PRICE: NEGOTIABLE **EST TAX & OPEX:**

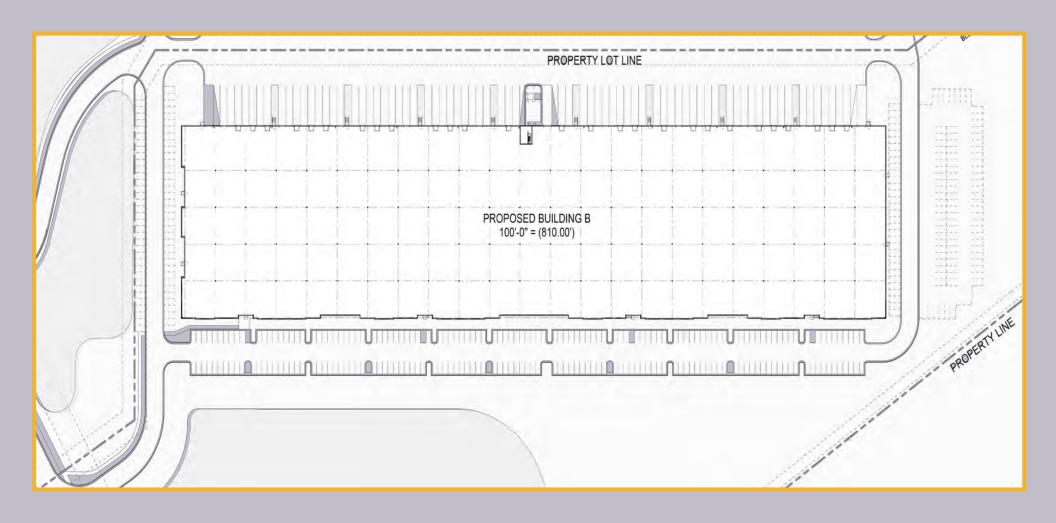
2025 \$2.50 2026 \$3.50



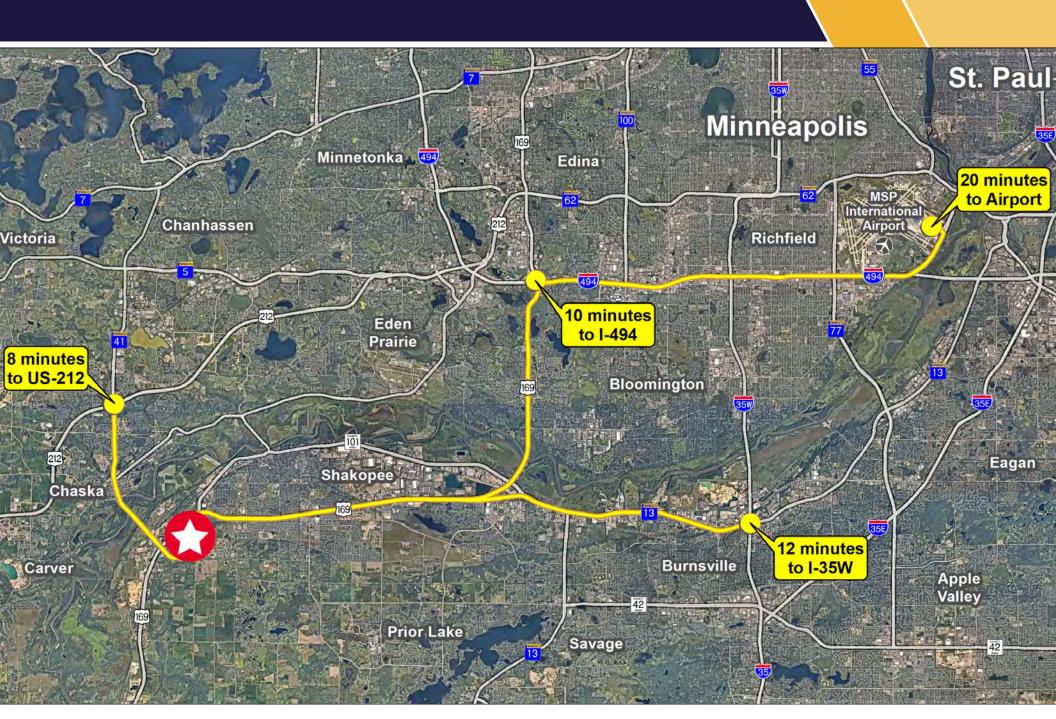
BUILDING A PLAN



BUILDING B PLAN



LOCATION AND 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 Childcare and Learning Center
- 2. New Horizon Academy

SHOPPING

- 1. Cooper's Foods
- 2. Hv-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:

Kris Smeltzer

Executive Managing Director +1 952. 837. 8575 kris.smeltzer@cushwake.com

Danny McNamara

Senior Director +1 952. 893. 8895 danny.mcnamara@cushwake.com



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