



FOR SALE OR LEASE
60,695 SF TOTAL
2 ACRES OUTDOOR STORAGE

4500 VALLEY INDUSTRIAL BLVD S
SHAKOPEE, MN

PROPERTY INFORMATION

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- **VACANT BUILDING FOR SALE/LEASE**
- **ABILITY TO ADD 80,000 SF OUTDOOR STORAGE OR EXPAND THE BUILDING**
- **FULLY CLIMATE CONTROLLED WAREHOUSE**
- **HEAVY POWER**

Address	4500 Valley Industrial Blvd S Shakopee, MN
Building Size	5,000 SF Office 4,730 SF Mezzanine <u>50,965 SF Warehouse</u> 60,695 SF Total
Outdoor Storage	Approximately 2 Acres
Lease Rates	Negotiable
Sale Price	Negotiable
Loading	3 Docks 1 Drive-in
Clear Height	18'
Roof	1988
Power	2,000 amps / 480 volt / 3-phase 1,200 amps / 208 volt / 3-phase
Year Built	1988
Column Spacing	25' x 55'
2025 Property Taxes	\$150,220 (\$2.47 PSF)



HVAC AND ROOF DETAILS

EQUIPMENT DESCRIPTION	MODEL NUMBER	SIZE	MANUFACTURE DATE
BRYANT ROOFTOP UNITS (6 TOTAL)	581JE24D310 OR SIMILAR	10 TONS	2013
CARRIER ROOFTOP UNITS (2 TOTAL)	48KCEA05 OR SIMILAR	5 TONS	1997
CARRIER ROOFTOP UNIT (1 TOTAL)	48KCEA05	5 TONS	2018
CARRIER ROOFTOP UNIT (1 TOTAL)	48HCED11	11 TONS	2018
DAIKIN DUCTLESS MINI-SPLITS (2 TOTAL)	NOT VISIBLE	NOT VISIBLE	NOT VISIBLE

ROOFING MATERIALS, CONDITION, AND ANALYSIS

4.4 ROOF

4.4.1 ROOFING MATERIALS

ROOF COVERINGS CONSISTED OF BUILT-UP ROOFING WITH ASPHALT FLOOD COAT EMBEDDED AGGREGATE SURFACE OVER LOW-SLOPE ROOF CONSTRUCTION.

EXTERIOR WALLS EXTENDED ABOVE THE ROOF PLANE AS PARAPETS AND WERE CAPPED WITH COPING. ROOF MATERIALS COVERED THE INBOARD SIDES OF THE PARAPETS. MATERIALS TERMINATED UNDER THE METAL COPING. FLASHING MATERIALS APPEARED TO BE SIMILAR TO THE ROOFING MEMBRANE AND METAL.

CONVENTIONAL TRANSLUCENT ACRYLIC SKYLIGHTS WERE PROVIDED. THE SKYLIGHTS WERE FACTORY FLASHED.

SURVEY CONDITION AND ANALYSIS

THE ROOFING SYSTEMS APPEARED TO BE IN FAIR OVERALL CONDITION. THE ROOF WAS REPORTEDLY ORIGINAL AND INSTALLED IN 1988. BASED ON OUR OBSERVATIONS, THE REPORTED AGE APPEARED TO BE REASONABLE. BASED ON EUL, REPLACEMENT OF THE BUR ROOF SYSTEM IS ANTICIPATED EARLY IN THE EVALUATION PERIOD. AN OPINION OF COST FOR THIS WORK IS INCLUDED IN TABLE 2.

PARAPETS APPEARED TO BE IN GOOD OVERALL CONDITION. ROUTINE MAINTENANCE IS ANTICIPATED THROUGHOUT THE EVALUATION PERIOD.

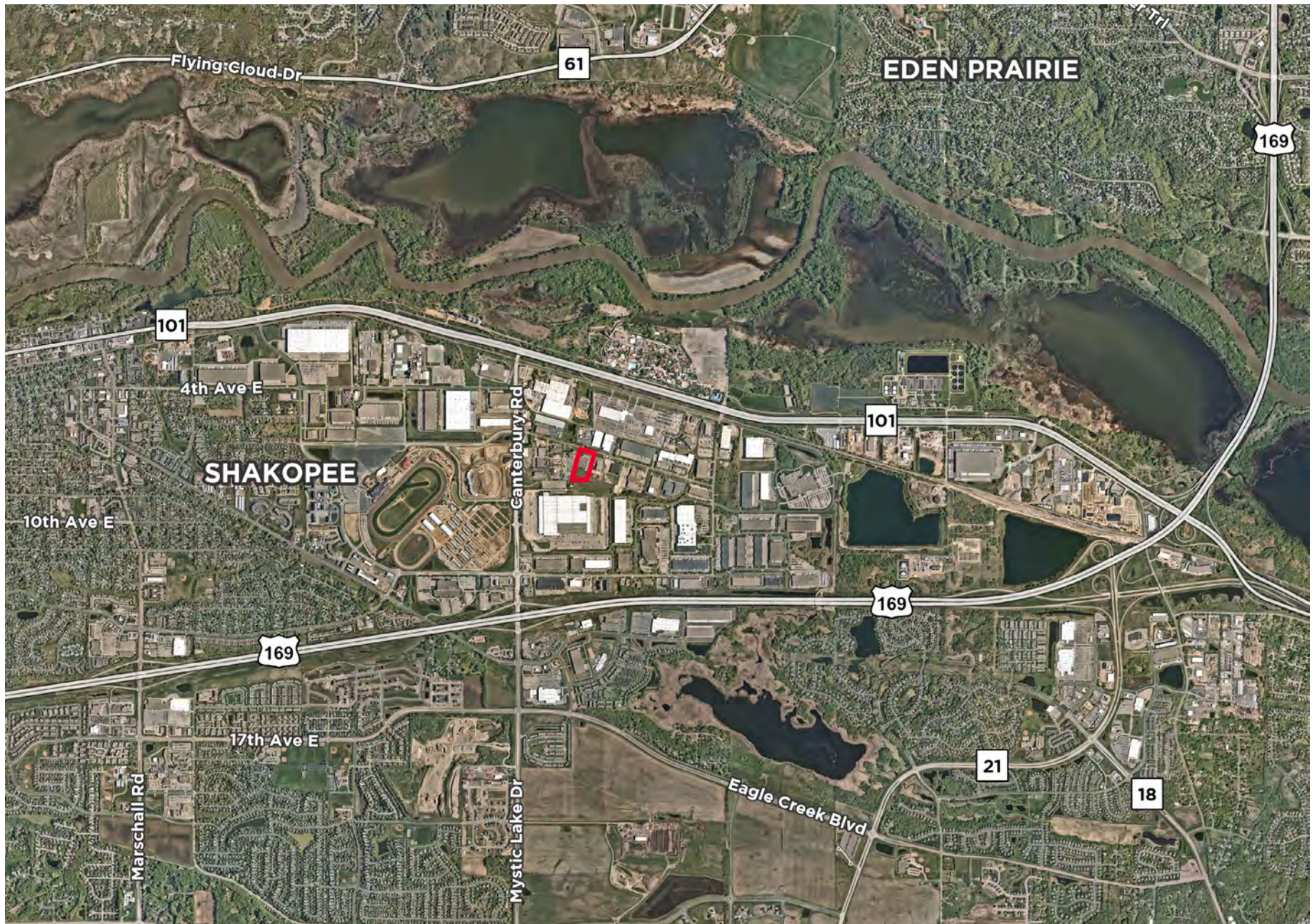
SKYLIGHTS APPEARED TO BE IN GOOD CONDITION. NO EVIDENCE OF WATER INTRUSION WAS NOTED. ROUTINE MAINTENANCE IS EXPECTED THROUGHOUT THE EVALUATION PERIOD.

PROPERTY CONDITION REPORT

PROJECT NO: 22-3683641

PROPERTY PHOTOS





AMENITY/DRIVE TIMES



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