

FOR SUBLEASE/DIRECT LEASE

1451 Dean Lakes Trail

Shakopee, MN 55379

Scan QR code to
view property video



136,589 SF AVAILABLE

**Corporate HQ Image!
Office, Manufacturing & Warehouse**



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PROPERTY INFORMATION

	Property Address	1451 Dean Lake Trail Shakopee, MN 55379		Car Parking	130 spaces (expandable)
	Building Size	136,589 SF		Outside Storage	Approximity 1/4 acre (expandable)
	Office/Showroom	16,000 SF		Building Expansion	Expandable to approximity 176,000 SF
	Warehouse & MFG	120,589 SF		Zoning	BP: Business Park. City of Shakopee, MN
	Land Size	11 acres (479,160 SF)		Electrical Service	3,000 AMPS/480 V/3 Phase
	Building Coverage	28.5%		County	Scott
	Year Built	2015		Parcel Number	274290010
	Clear Height	24 Feet		Accessibility	Fantastic accessibility via Hwy 169 & Canterbury Road exit
	Cooling	100% HVAC		Furniture	Available
	Drive-In Doors	1 (12'x14')		Racking	Available
	Dock High Doors	6 (levelers, seals & bumpers)		Air Compressor/Piping	Available
	Building Width & Depth	264 feet x 484 feet		Appliances	Available
	Typical Column Spacing	40 feet (depth) x 40 feet (width)		Visibility	Great visibility via Highway 169
	Warehouse/MFG Lighting	LED		Lighting	Natural lighting in MFG/warehouse areas
	Truck Court Depth	155 feet		Large Training Room	Code occupancy allows up to 120 people
	Construction Type	Concrete tilt-wall		Breakroom	Large indoor/outdoor patio kitchen and breakroom
	Roof Type	Single-ply, 60 mil, ballasted EPDM membrane		Amenities	Numerous amenities In proximity (restaurants, hotels, etc...)
	Floor	6" reinforce concrete (8" reinforce in some areas)		Lease Term	Flexible lease terms available
	Sprinkler System	ESFR		Gross Lease Rate	Negotiable (sublease term through January 2030 or direct with LL for longer term)

PROPERTY HIGHLIGHTS



Immaculate facility including a break room with large patio, locker rooms with showers, gym, and access to trail system at Dean Lakes.



**HWY 169 &
CANTERBURY RD.**
ACCESSIBILITY



ESFR
FIRE SPRINKLER SYSTEM



3,000AMPS/480V/3PHASE
HEAVY POWER



LIGHTING
LED



**FULLY CLIMATE
CONTROLLED**



AVAILABLE
RACKING, FURNITURE, AIR
COMPRESSOR, APPLIANCES,
FORKLIFT CHARGING STATIONS



LARGE TRUCK COURT

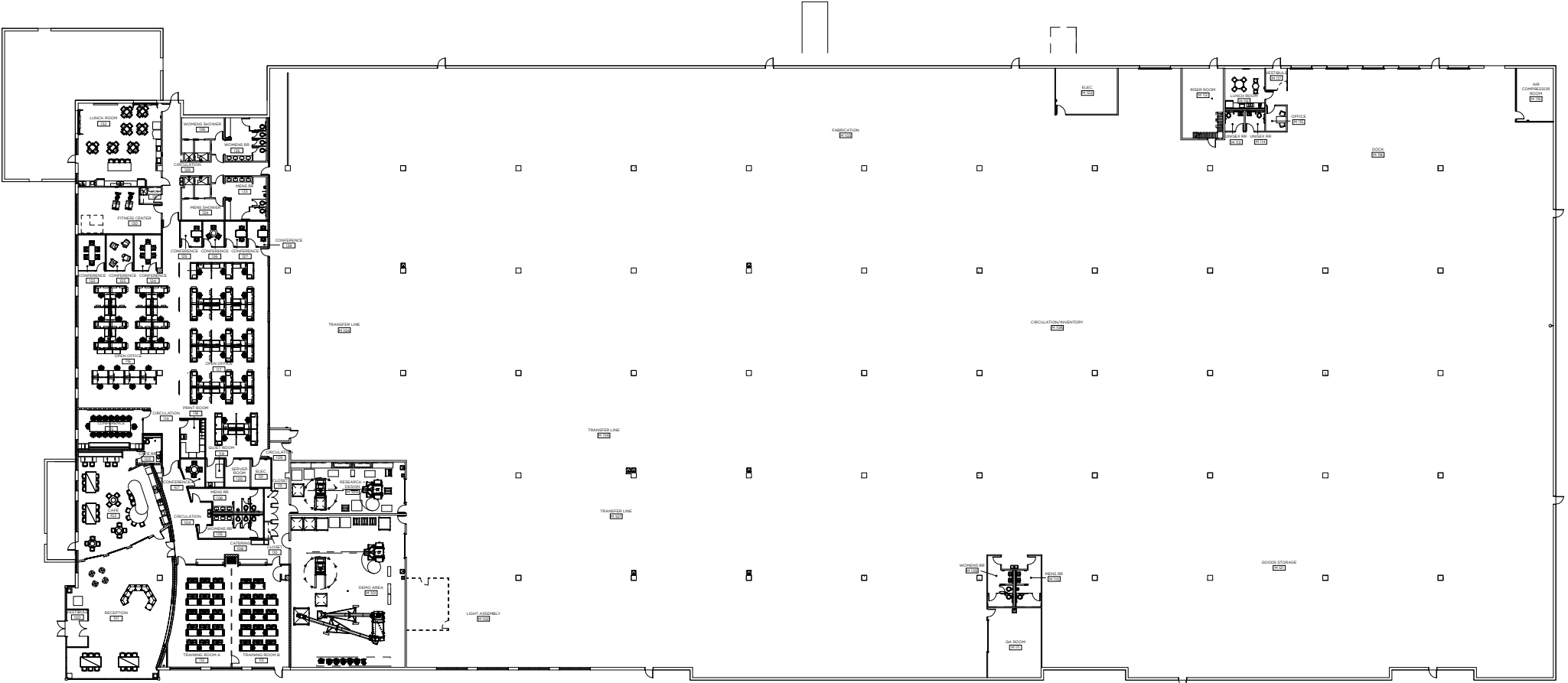


STORAGE
SECURED OUTDOOR
STORAGE AREA

PROPERTY SITE PLAN



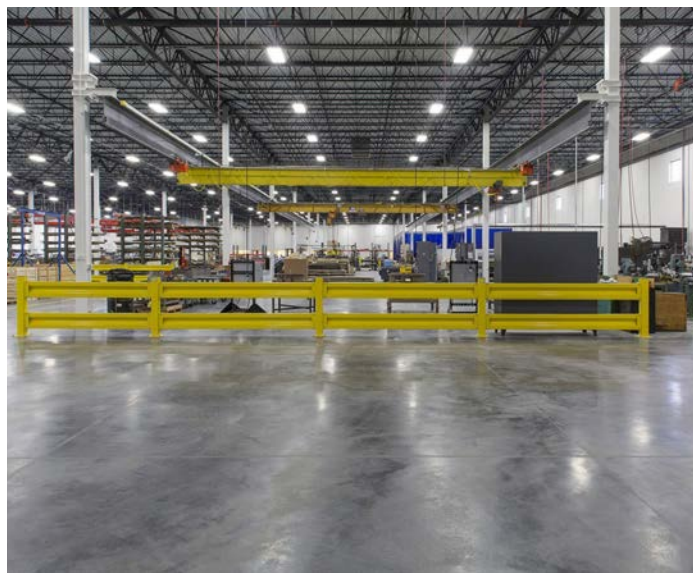
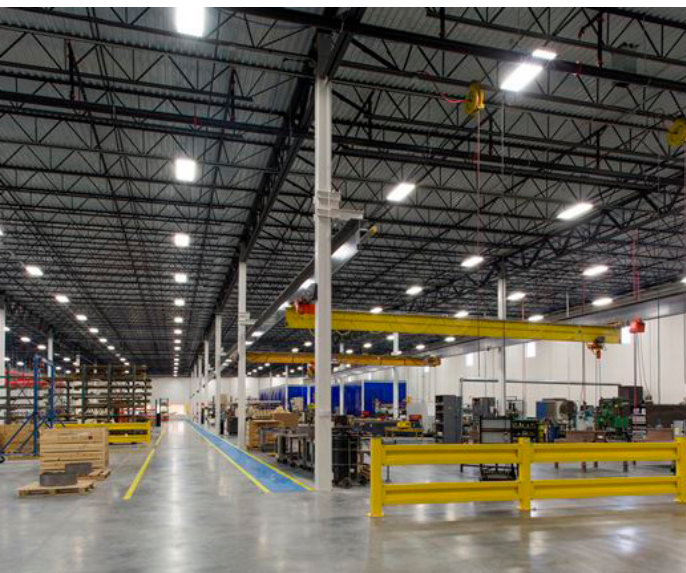
PROPERTY FLOOR PLAN



PROPERTY PHOTOS



PROPERTY PHOTOS



AMENITIES MAP



Prime location in Dean Lakes Business Park with proximity to the primary retail and entertainment areas of Shakopee.



SHAKOPEE



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