

AVAILABLE

6268 HIGHWAY 101

SHAKOPEE, MN



Up to 14,000 SF Available



PROPERTY FEATURES

- Zoned “Highway Business District” allowing for many retail/industrial and office uses
- Near major new development
- 1 mile from Hwy. 169 and Hwy. 101/Hwy. 13 intersection
- Strategically located in thriving Shakopee Market near Canternury Park, Valley Fair and Downtown Shakopee
- Pylon Signage Available, and On-Building Signage Potentially Available (Subject to City Code Ordinance)

BUILDING INFORMATION



BUILDING SIZE: 28,000 RSF

CLEAR HEIGHT: 14' (Warehouse)

9,000 SF Ofc/Showroom (Available May 1, 2026)

SPACE AVAILABLE: OR

5,000 SF Warehouse (Available May 1, 2026)

LEASE RATE: \$11.00 PSF NNN Showroom
\$7.00 PSF NNN Warehouse

**2026 ESTIMATED OPEX &
TAXES:**

OPEX: \$1.00 PSF
TAX: \$3.24 PSF
Total: \$4.24 PSF

FLOOR PLAN



Highway 101



AERIAL MAP

Bloomington

Minneapolis

6268 HIGHWAY 101



FASTENAL

169

Canterbury Rd S

17th Ave E

Shakopee

Dean Lake

CR-21 S CR-21 N

Eagle Creek Blvd

CR-916W

Savage

CUSHMAN & WAKEFIELD

AMENITIES MAP

Grass Lake

Minnesota River

W Old Shakopee Rd

Blue Lake

Fisher Lake

Minnesota
Valley National
Wildlife Refuge

Rice Lake



BAYMONT
INN & SUITES



Fairfield
BY MARRIOTT



slumberland
FURNITURE





For more information, please contact:

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