

FOR SALE OR FOR LEASE

6268 HIGHWAY 101

SHAKOPEE, MN



28,000 SF Total, 9,000 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 Canterbury 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)

SPACE AVAILABLE: 9,000 SF Ofc/Showroom
[Virtual Tour](#)

SALE PRICE: Negotiable

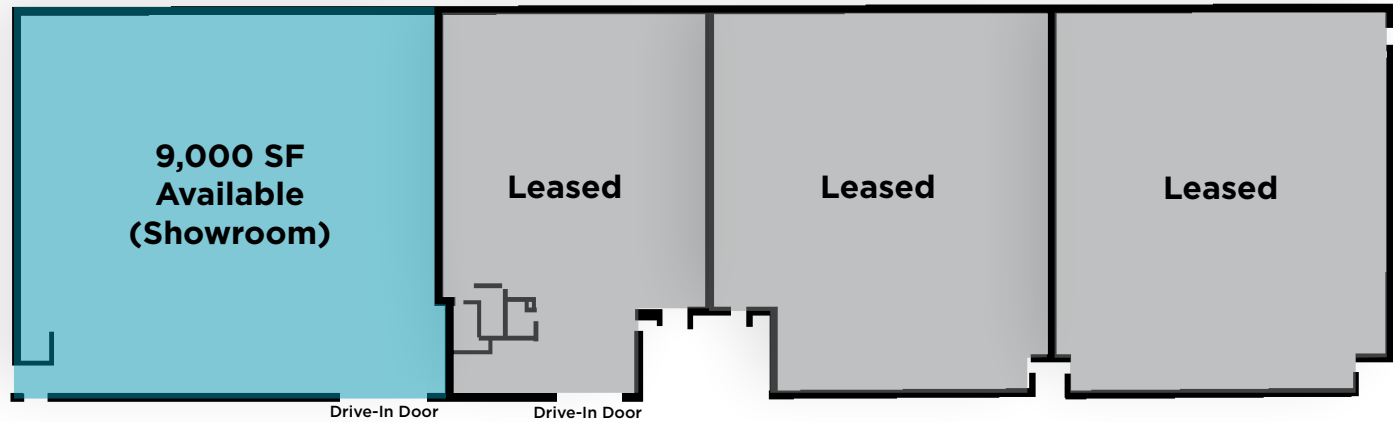
LEASE RATE: \$11.00 PSF NNN Showroom

2026 ESTIMATED OPEX & TAXES:

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

FLOOR PLAN

[Virtual Tour](#)

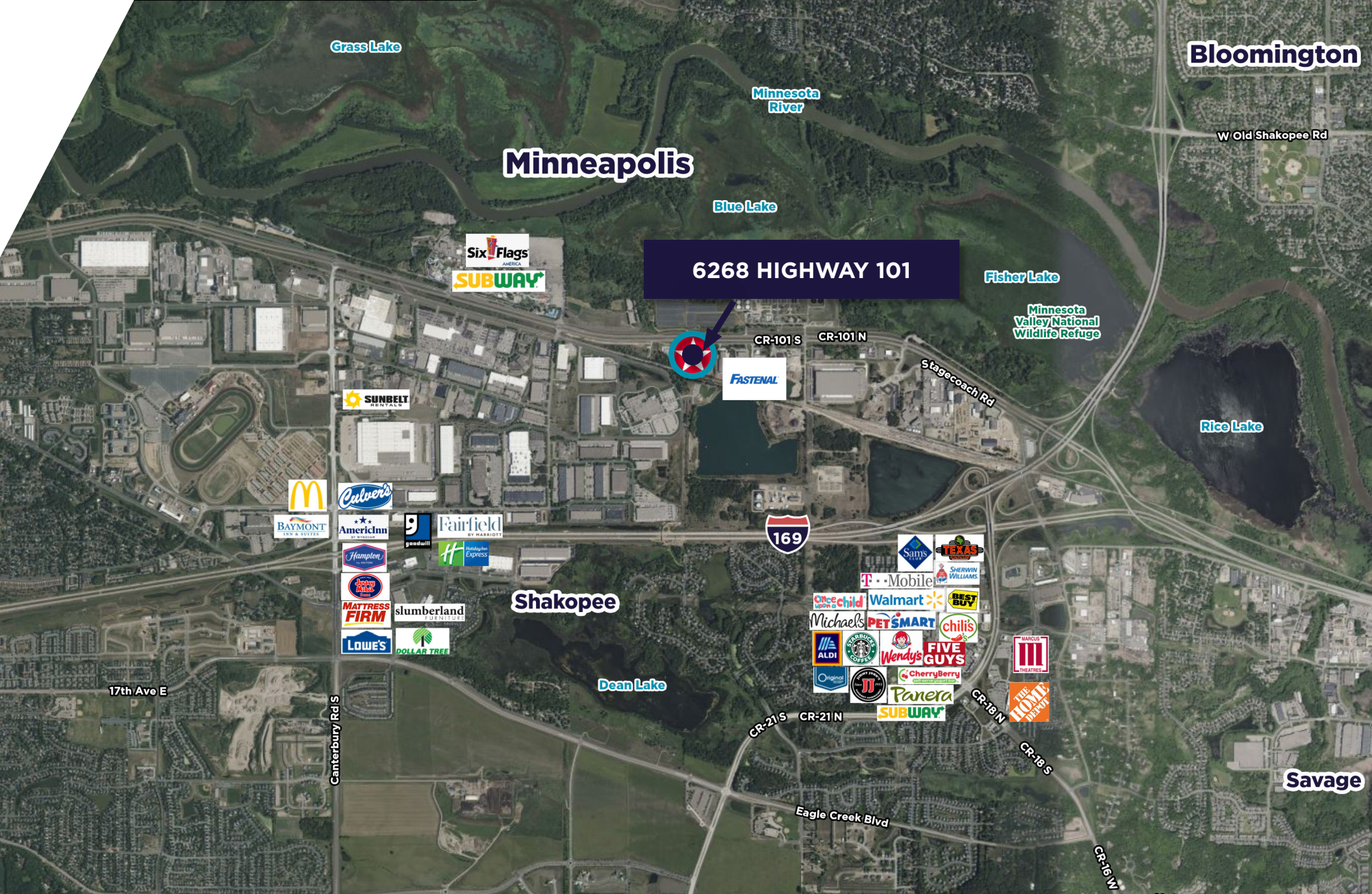


Highway 101



6268 HIGHWAY 101

AERIAL MAP



AMENITIES MAP



For more information, please contact:

Aaron Barnard, SIOR, CCIM
Senior Director
+1 952 465 3372
aaron.barnard@cushwake.com

Ryan Hampson
Senior Associate
+1 952 465 3309
ryan.hampson@cushwake.com

3500 American Blvd West
Bloomington, Minnesota 55431
+1 952 831 1000
cushmanwakefield.com

