

# FOR LEASE 25,107 SF



## → OVERVIEW

- 100% Warehouse Space
- Office BTS
- Established Industrial Park
- \$8.50/\$4.50 Net
- \$2.13 Cam & Tax (2010 est.)
- Ample Surface Parking
- 100% Air-Conditioned
- Easy Access to Hwy 169
- Short Term Leases Available

## → PROPERTY STATISTICS

Available SF	25,107 SF WHSE
Ceiling Height	24'
Number of Docks	6 (9x10) dock doors
Drive-In Doors	1 drive-in
Column Spacing	40x40
Sprinkler System	ESFR
Electrical Service	400 amps
Zoning	I-2; Industrial
Lighting	Energy efficient fluorescent T8 lamp

**AVAILABLE NOW**  
**1087 Park Place**  
**Shakopee, MN 55379**



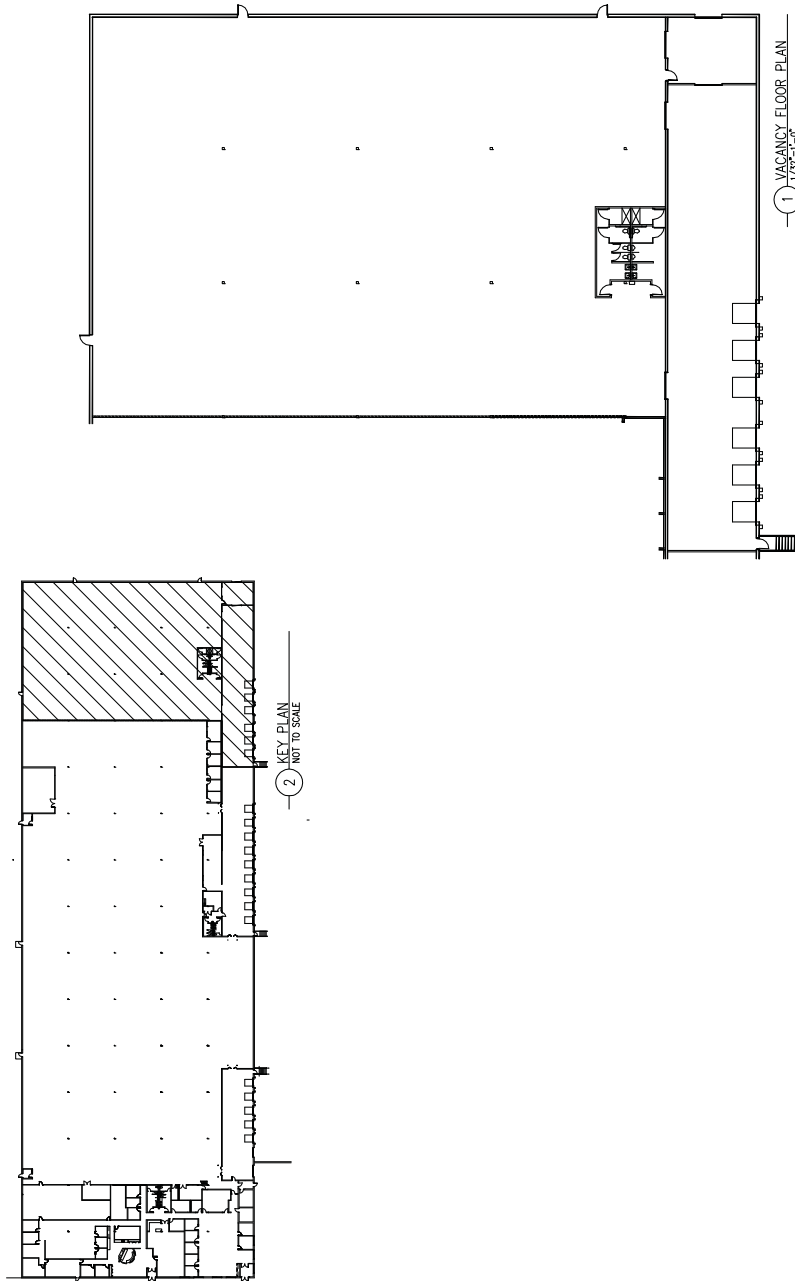
**Valley Green Business Park**

### FIRST INDUSTRIAL REALTY TRUST

7625 Golden Triangle Drive, Suite T, Eden Prairie, MN 55344  
T: (952) 943-2700 F: (952) 943-8778 [www.firstindustrial.com](http://www.firstindustrial.com)



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## → CONTACT

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# Valley Green Business Park

For Lease



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Shakopee, MN 55379**

## For More Information Contact:

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<b>PID #:</b>	27-176002-1
<b>Building Square Footage:</b>	120,000 square feet <ul style="list-style-type: none"><li>▪ 8,800 square feet office</li><li>▪ 111,200 square feet warehouse</li></ul>
<b>Available Space:</b>	25,107 square feet
<b>Land:</b>	8.24 acres
<b>Lease Rate:</b>	\$8.50 per square foot office \$4.50 per square foot warehouse
<b>2010 Operating Expense &amp; Real Estate Taxes:</b>	\$2.13 per square foot
<b>Clear Height:</b>	24'
<b>Loading:</b>	20 docks, 2 drives (2 oversized)
<b>Parking:</b>	.66/1,000
<b>Comments:</b>	<ul style="list-style-type: none"><li>▪ 480 V, 1600 Amp Power</li><li>▪ Air conditioned, dock heaters</li><li>▪ Floor drains and flammable waste trap</li><li>▪ High bay lights</li><li>▪ Built in PA system</li><li>▪ Separate truckers lounge</li><li>▪ Close to Hwy 169 and County Rd. 101</li><li>▪ Zoned, C-2 general commercial</li><li>▪ Built in 1995</li></ul>