

1080 PARK PLACE

Shakopee, Minnesota

172,400 SF AVAILABLE



THE
MERITEX[®]
COMPANY

 **CUSHMAN &
WAKEFIELD**

1080 PARK PLACE

Shakopee, MN

BUILDING SIZE	299,600 SF
LOT SIZE	16.49 acres
ZONING	I-2: Heavy Industrial
AVAILABLE SPACE	172,400 SF
ALLOWED USES	Distribution, office warehouse, manufacturing, corporate headquarters
LEASE RATES	Negotiable
EST. TAX/CAM	\$1.91 psf Tax \$0.55 psf CAM \$2.46 psf Total
FIRE PROTECTION	ESFR system
COLUMNS	40' x 50', 280' deep Just end cap is 55' wide column
CLEAR HEIGHT	38'
LOADING	18 Docks 1 Drive-in 12'x14' high
PARKING	60 Stalls
TRAILER PARKING	Trailer storage available
POWER	600 amps 480/277 volt 3-phase
LIGHTING	Motion sensor T-8 fixtures
FLOORS	7' concrete slab on grade





1st Ave E

4th Ave E

Barescheer Blvd

Valley Industrial Blvd S

Valley Park Dr S

Canterbury Rd

Eagle Creek Blvd

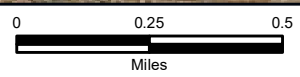
Marshall Rd

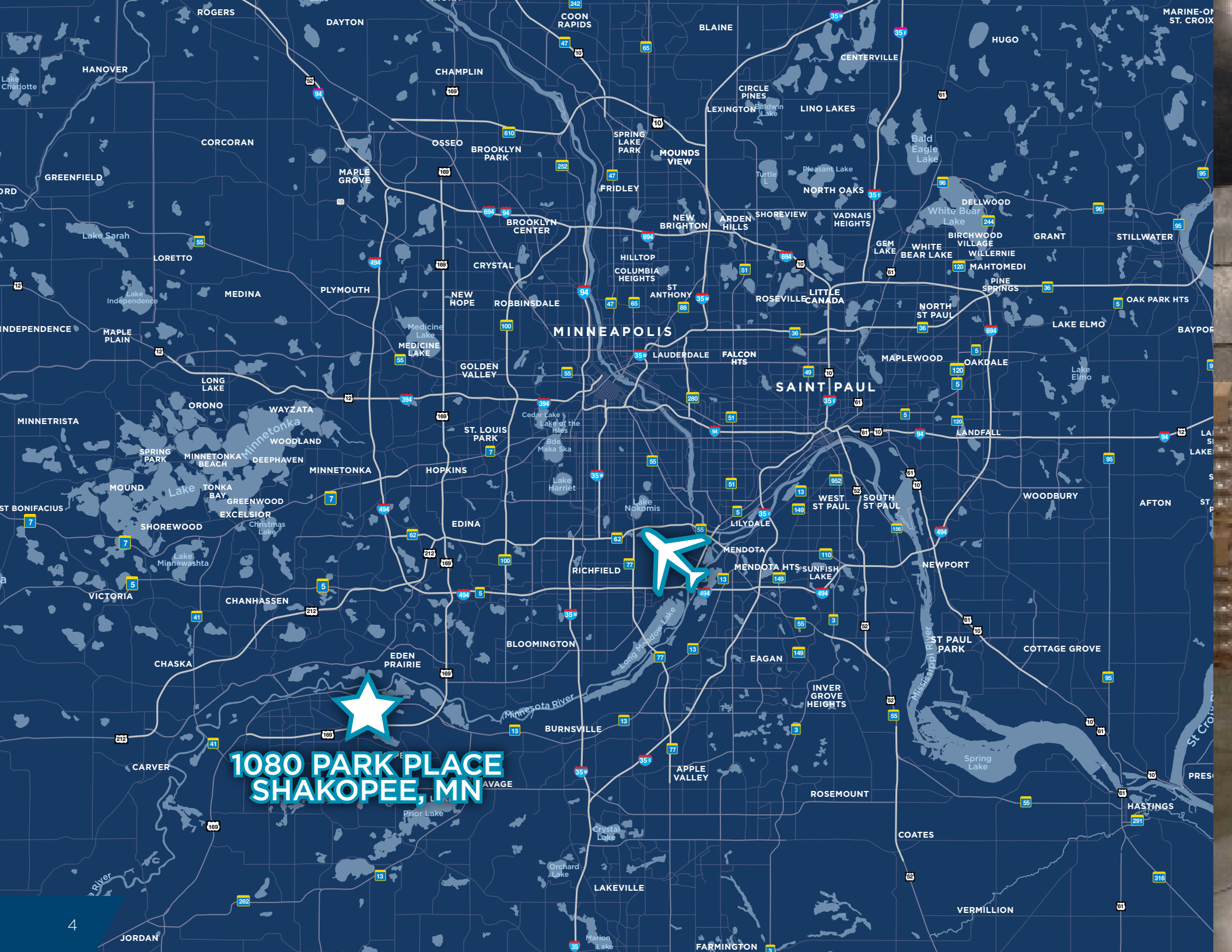
12th Ave E

17th Ave E

Mystic Lake Dr

Eagle Creek Blvd





1080 PARK PLACE
SHAKOPEE, MN

A photograph of a large warehouse interior. The floor is polished concrete, reflecting the overhead lights. Several yellow support columns are visible. In the background, there are stacks of pallets loaded with materials. The lighting is bright and even.

38'
CLEAR
HEIGHT

40' X 50'
COLUMNS

180'
TRUCK
COURT
DEPTH

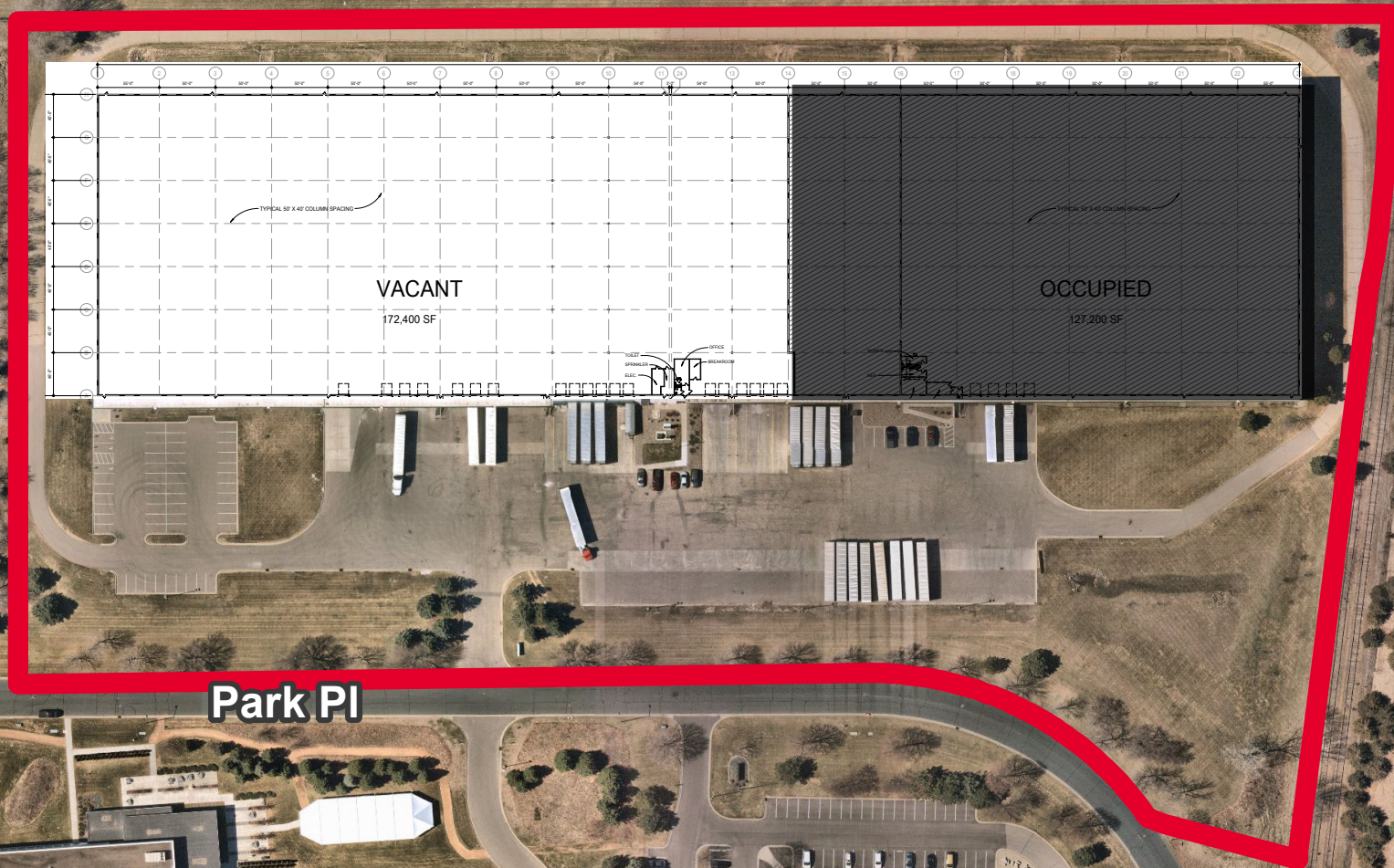
T-8 MOTION
SENSORED
LIGHTING

7" SEALED
FLOORS

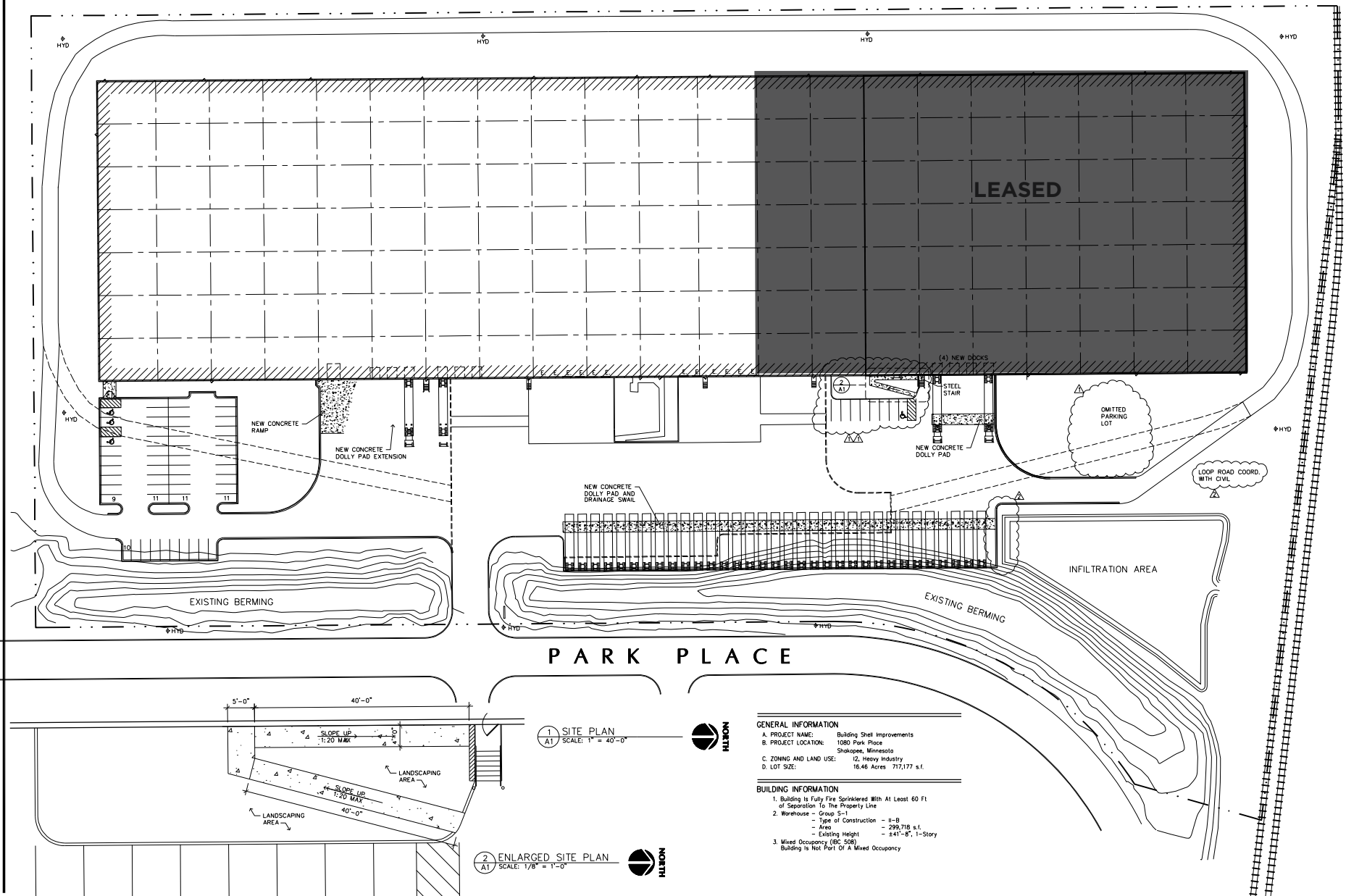
TRAILER
PARKING
AVAILABLE

18
DOCKS

1
DRIVE-IN



Park Pl







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Shakopee, Minnesota



IndustrialMN.com

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