

FOR LEASE 19,344 SF



→ OVERVIEW

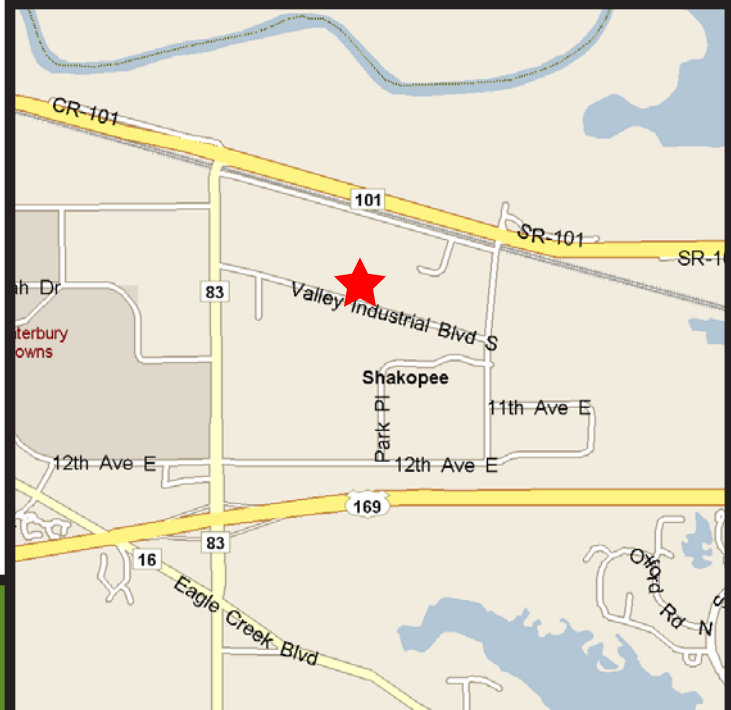
The Continental Distribution Center is a 203,764 square foot state-of-the-art distribution facility.

- Site is rail served
- 160' truck court with concrete pads
- Levelers, seals, and vision panels on all docks
- I-2 zoning allows for on-site trailer storage

→ PROPERTY STATISTICS

Available SF	19,344
Ceiling Height	32' clear
Loading	27 docks
Parking Facilities	54 spaces/78 expandable
Semi Parking	34 spaces
Column Spacing	40' x 40'
Power	1600 amp, 120/208/240 3-phase
Zoning	Light industrial

4701 Valley Industrial Blvd S Shakopee, MN



<http://ebrochure.welshco.com/index.asp?P=922>

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



CONTINENTAL DISTRIBUTION CENTER
4701 Valley Industrial Blvd S
Shakopee, Minnesota

Building Square Feet:	203,764 square feet total
Currently Available:	19,344 square feet total
Suite 200:	19,344 square feet of warehouse
Ceiling Height:	32' clear
Column Spacing:	40' x 40'
Power:	1600 amp, 120/208/240, 3-phase
Semi Trailer Parking:	34 spaces
Car Parking:	54 existing spaces 78 expandable spaces
Loading:	Six (6) docks
Rental Rates:	\$8.75 per square foot office \$4.75 per square foot warehouse
2011 (est.) CAM & Real Estate Taxes:	\$1.77 per square foot total
Features:	<ul style="list-style-type: none">• 160' truck court with concrete pads• ESFR sprinkler system• 40'x40' column spacing• Insulated precast wall panels• levelers, seals, and vision panels on all docks• Site is rail served• 1997 construction

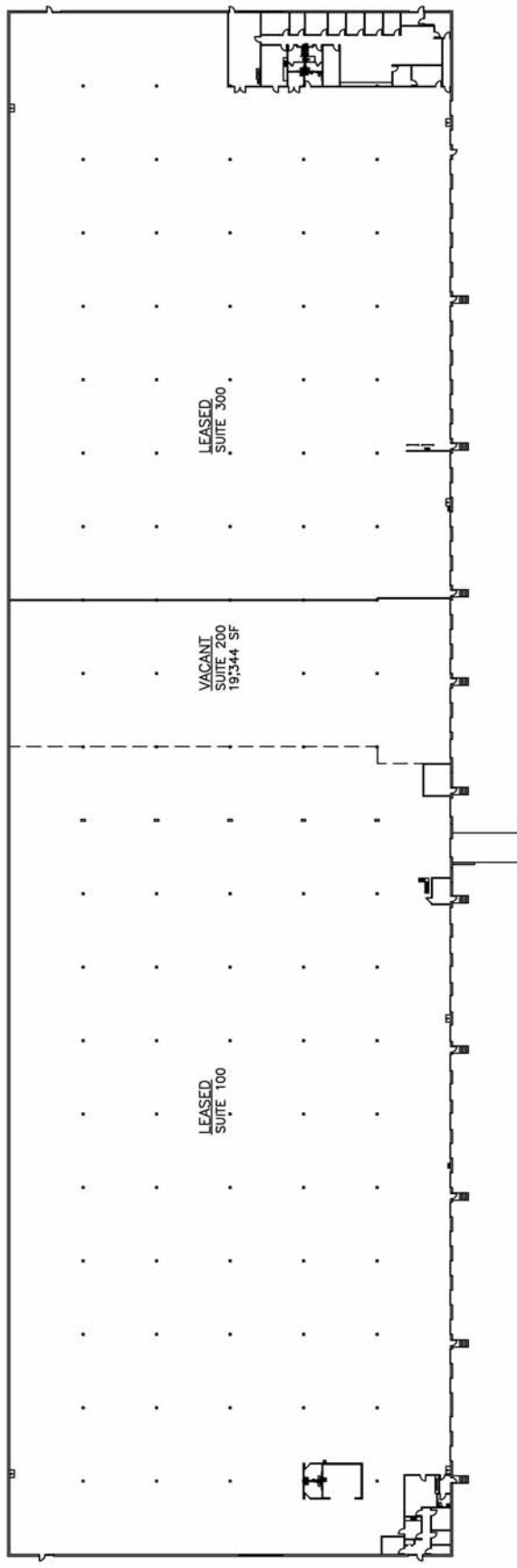
FOR MORE
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BUILDING PLAN

SCALE: NTS
DATE: 05.12.11

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