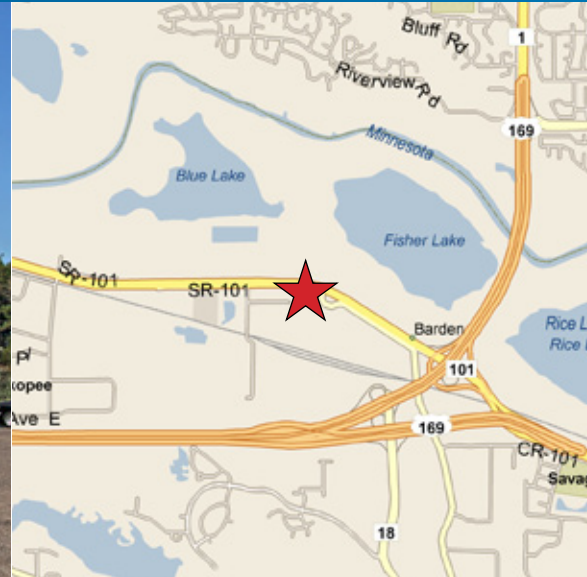


FOR LEASE > INDUSTRIAL SPACE

101 Industrial Center

7700-7802 COUNTY ROAD 101, SHAKOPEE, MN 55379



Industrial Space in Shakopee

40,400 square foot office/warehouse two building complex available for lease. Building is equipped with trench drains and flammable wastetraps. Outside storage available. Great visibility from County Road 101.

Building Amenities

- > 40,400 square foot office/warehouse building
- > 14' high doors
- > Drive-in doors
- > Up to 2.5 acres of outside storage available
- > Floor drains, flammable waste-trap and air make-up in place
- > Visibility from County Road 101, easy access to Highway 169

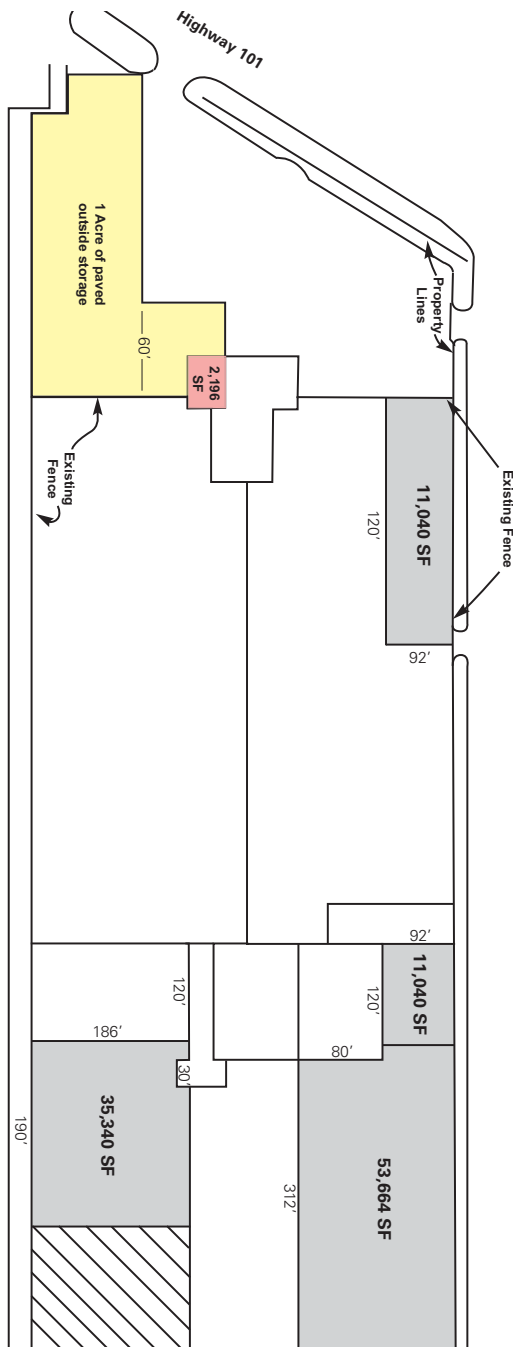
Contact Us

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101 Industrial Center > Site Plan



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PROPERTY FACT SHEET



101 Industrial Center

7700-7802 COUNTY ROAD 101, SHAKOPEE, MN 55379

PROPERTY ADDRESS:

7700-7802 County Road 101
Shakopee, MN 55379

BUILDING SQUARE FEET:

40,400 square feet total

CURRENTLY AVAILABLE:

9,600 square feet total
1,500 square feet office
8,100 square feet warehouse

OUTSIDE STORAGE:

2.5 acres of outside storage
• Divisible to 10,000 SF

LOADING:

Four (4) drive-in doors

YEAR BUILT:

1973

CLEAR HEIGHT:

15'

NET RENTAL RATES:

\$8.00 per square foot office
\$4.00 per square foot warehouse
\$0.75 per square foot paved outside storage
\$0.50 per square foot class-5 outside storage

2012 EST. CAM & REAL ESTATE TAX:

\$0.45 per square foot CAM
\$1.30 per square foot real estate taxes
\$1.75 per square foot total

AMENITIES:

- Floor drains, flammable waste-trap & air make-up in place
- End cap suite
- Visibility from County Road 101
- Great access to Highway 169



For Leasing Information, Contact:

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ALL O/H DOORS BLEED, OR AIR LINES THROUGHOUT
ALL INFERRIED HTG. NAT. GAS

