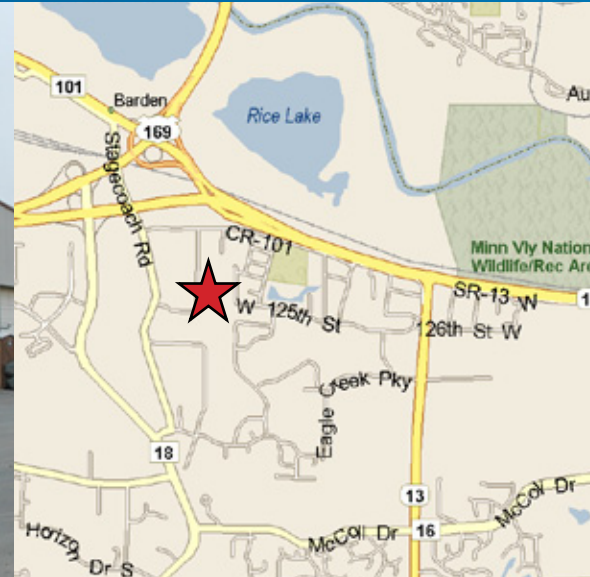


FOR LEASE > OFFICE/WAREHOUSE SPACE



Maras Building

1515 MARAS STREET, SHAKOPEE, MN



For Lease > Office/Warehouse Space

42,000 square foot office/warehouse building located just off Highway 169 & Highway 101 in Shakopee. Building offers grade level drive-in/service doors and outside storage.

Building Amenities

- > 42,000 square foot office/warehouse building
- > Up to 18' clear height
- > Grade level drive-in/service doors
- > Built in 1999
- > Outside storage available
- > Located just off Highway 169 & Highway 101
- > New retail located just minutes away

Contact Us

BRIAN NETZ
952 897 7736
MINNEAPOLIS, MN
brian.netz@colliers.com

COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
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Maras Building > Aerial



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PROPERTY FACT SHEET

Maras Building



PROPERTY ADDRESS:

1515 Maras Avenue
Shakopee, MN

LOT SIZE:

25.52 acres

PROPERTY ADDRESS:

42,000 square feet total

PID NUMBERS:

270430181
279120240

CURRENTLY AVAILABLE:

OPTION 1:

4,140 square feet total
0 square feet office
4,140 square feet warehouse
• Three (3) drive-ins

ZONING:

I1, Light Industrial

RENTAL RATES:

\$8.50 psf for office
\$4.50 psf for warehouse
\$2.00 psf for second level prod/whse
\$0.65 psf for outside storage

OPTION 2:

1,380 square feet total
0 square feet office
1,380 square feet warehouse
• One (1) drive-in

2012 EST. CAM & REAL ESTATE TAX:

\$1.80 per square foot total

YEAR BUILT:

1999

AMENITIES:

- Outside storage available (up to 10 acres)
- Easy access to Highways 101 & 169
- Drive-thru capability available for a long term deal
- Freight Elevator for second floor production/warehouse space.

CLEAR HEIGHT:

Up to 18' clear



For Leasing Information, Contact:

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