

FOR LEASE 25,101 SF



→ OVERVIEW

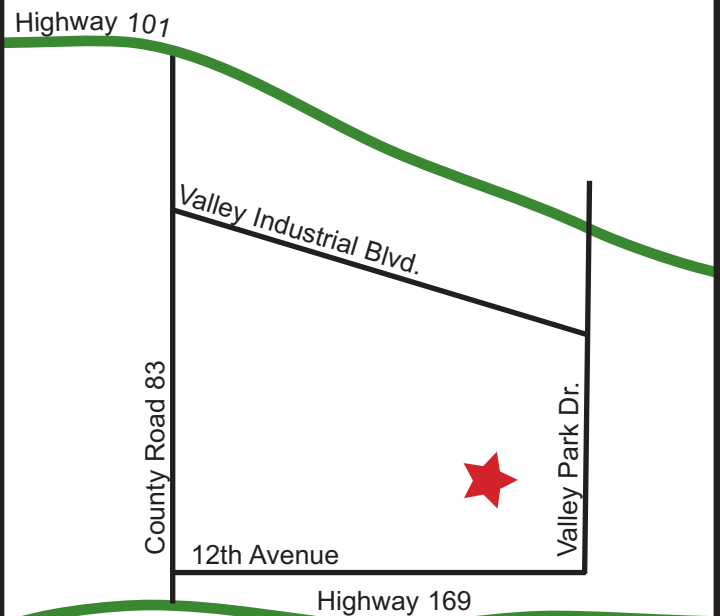
183,110 square foot state-of-the-art distribution facility

- Individual tenant signage
- Interior roof drains
- 120' truck court with concrete pads

→ PROPERTY STATISTICS

Available SF	25,101 SF
Ceiling Height	24' clear
Loading	22 docks
Parking Spaces	350 spaces
Sprinkler	ESFR sprinkler system
Truck Court	120' truck court with concrete
Zoning	Light industrial

**5301-5391 12th Avenue East
Shakopee, MN**



<http://ebrochure.welshco.com/index.asp?P=923>

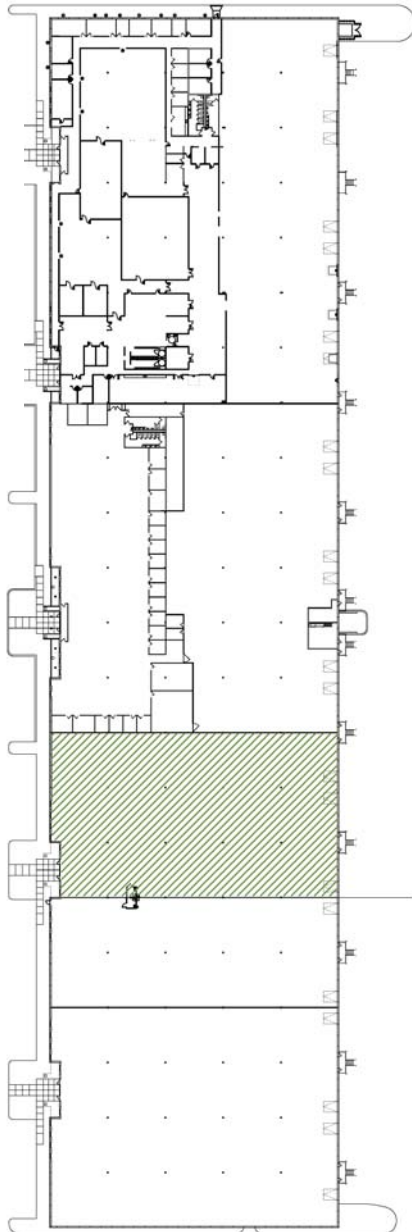
FIRST INDUSTRIAL REALTY TRUST

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



5301-5391 12th Avenue East
Shakopee, MN

FOR LEASE 25,101 SF



→ CONTACT

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VALLEY OAKS DISTRIBUTION CENTER
5301 - 5391 12th Avenue East
Shakopee, Minnesota

Building Square Feet:	183,110 square feet total
Currently Available:	25,101 square feet total 25,101 square feet warehouse <ul style="list-style-type: none">• Three (3) docks
Ceiling Height:	24' clear
Rental Rates:	\$9.50 per square foot office \$7.00 per square foot tech \$4.50 per square foot warehouse
2011 (est.) CAM & Real Estate Taxes:	\$2.14 per square total
Features:	<ul style="list-style-type: none">• First class buildout• Heavy power• ESFR sprinkler system• Insulated precast wall panels• Interior roof drains• 120' truck court with concrete pads• 6" concrete floor

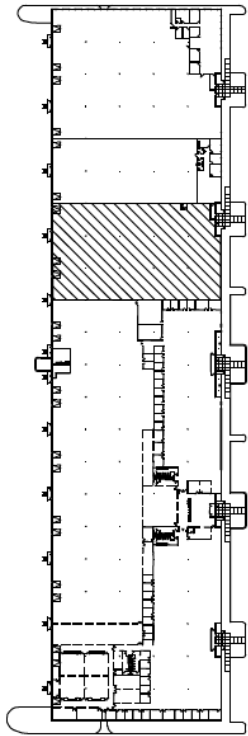


FOR MORE
INFORMATION, CALL:

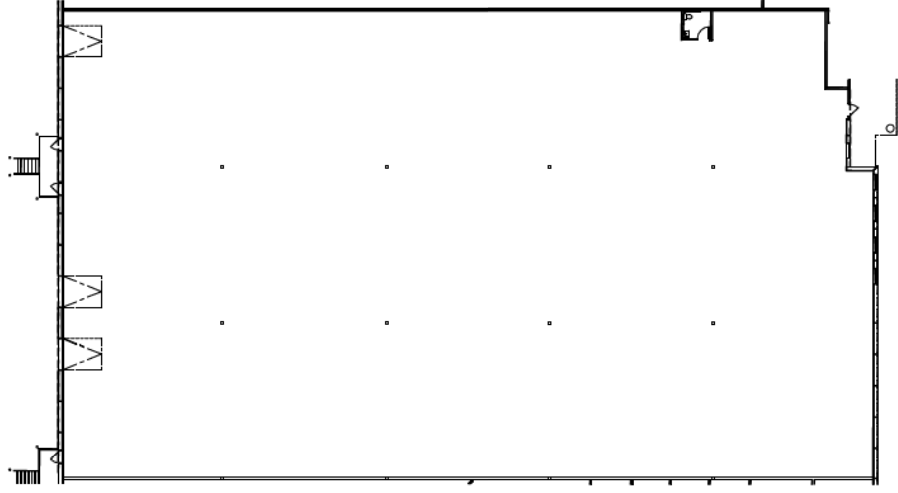
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2 KEY PLAN
NOT TO SCALE



1 VACANCY FLOOR PLAN
1/32"=1'-0"

BUILDING PLAN

SCALE: NTS

DATE: 05.07.07

VALLEY OAK DISTRIBUTION CENTER

5391 12TH AVE. SE

SHAKOPEE, MN



7625 Golden Triangle Drive, Suite T
Eden Prairie, MN 55344

Office: 0 sf

Warehouse: 25,101 sf

Total: 25,101 sf

