



PARTNERS

**FOR SALE**

**587 Citation Dr | Shakopee, MN**

- Approximately 37,923 SF Total
- 20' Clear
- 2 Docks & 5 Drive-ins (14'x14' & 14'x11')
- 2,000 Amp/208 Volt
- Limited Outdoor Storage
- New Roof (2026)
- Easy Access to Hwy 169 & Hwy 101
- Available October 1, 2027
  
- **Sale Price: \$Negotiable**
- 2026 Tax: \$125,182.38



Eric Riemer  
Broker  
Phone: 612-730-4631  
eric@creminnesota.com

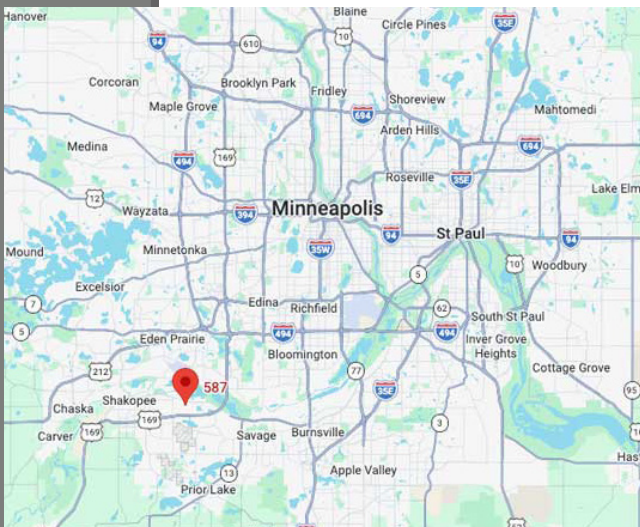
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# CRE

PARTNERS

# FOR SALE

**587 Citation Dr** | Shakopee, MN



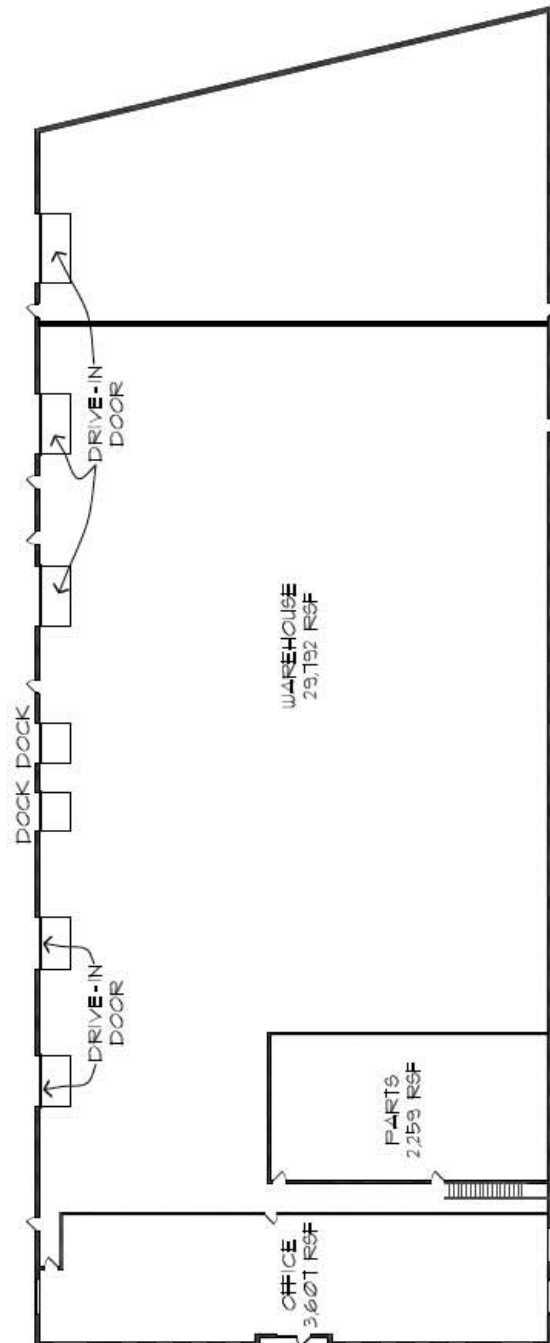
**Eric Riemer**  
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# CRE

PARTNERS

## FLOOR PLAN

Full Building



OFFICE	3,601 RSF
PARTS	2,259 RSF
2ND FLR PARTS	22,111 RSF
WAREHOUSE	29,192 RSF
TOTAL	37,923 RSF

1 581 CITATION DRIVE  
A 1/32" = 1'-0"



# CRE

PARTNERS

# PHOTOS

For more info, visit: [587 Citation Dr, Shakopee](https://www.commercialrealestateminnesota.com/587-Citation-Dr-Shakopee)



Reception



Office



Warehouse



Workshop

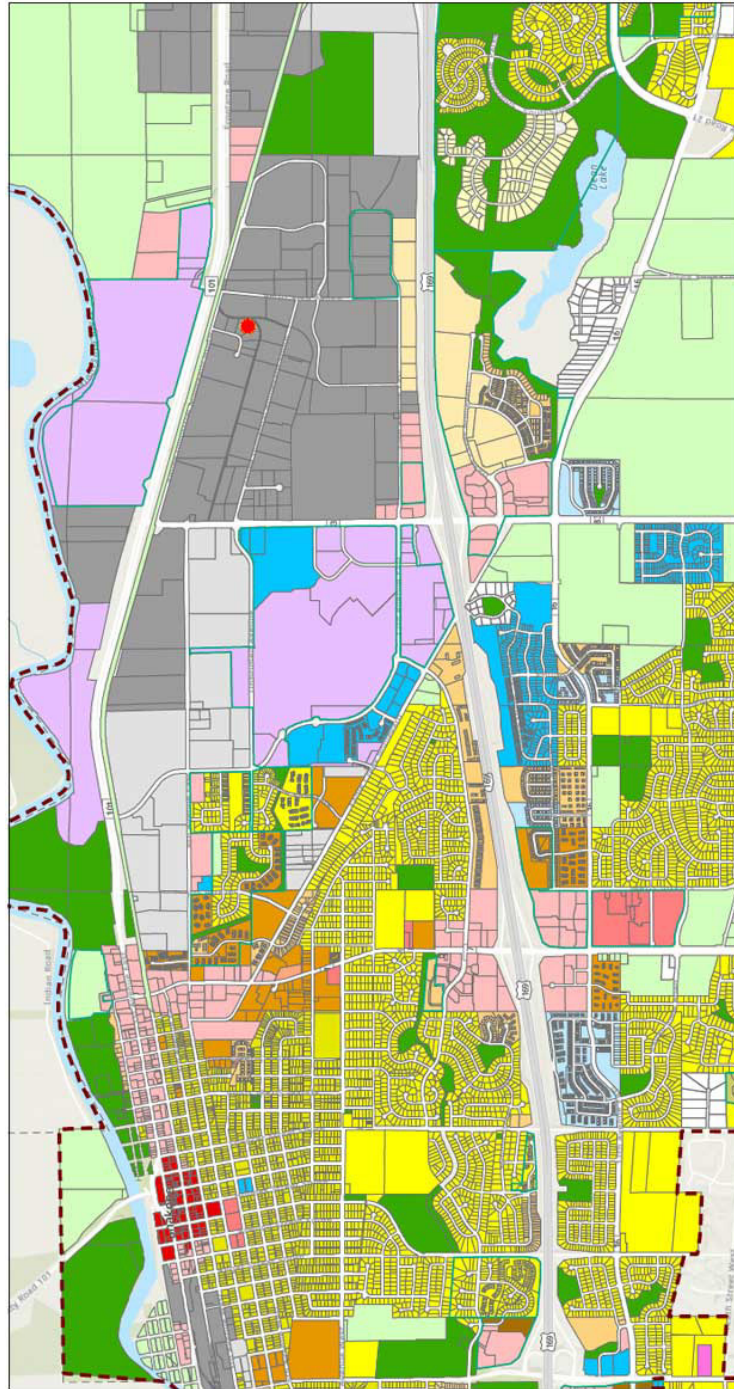


Warehouse



Loading

## I-2 Heavy Industrial



5/12/2026, 2:22:02 PM

1:32,076

0 0.28 0.55 0.9 1.1 mi

0 0.45 0.9 1.8 km

● ArcGIS World Geocoding Service  
 City Boundary  
 PUD Overlay  
 Zoning Districts  
 AG, Agricultural Preservation  
 B1, Highway Business  
 B2, Office  
 B3, Central Business  
 BR, Business Park  
 CC, Community Commercial  
 I1, Light Industrial  
 I2, Heavy Industrial  
 MR, Major Recreation  
 NC, Neighborhood Commercial  
 PO, Park and Open Space  
 PRD, Planned Residential  
 PUD, Planned Unit Development  
 R1A, Low Density Residential  
 R1B, Urban Residential  
 R1C, Traditional Neighborhood District  
 R2, Medium Density Residential  
 R3, Multi Family Residential  
 R-4, High Density Residential  
 RR, Rural Residential  
 SRR, Sewer Rural Residential  
 World\_Hillshade

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, Community, Esri, NASA, NGA, USGS, FEMA  
 Community, Esri, NASA, NGA, USGS, FEMA  
 Community, Esri, NASA, NGA, USGS, FEMA