

YVONNE PERKINS • EDINA REALTY • 612-709-1555

FOR SALE

INDUSTRIAL BUILDING

**17825 VALLEY VIEW DR
JORDAN, MN
SCOTT COUNTY**

**Zoned
Rural
Business**



TO-BE-BUILT or BUILD-TO-SUIT OPTIONS

PROPERTY HIGHLIGHTS

- ✓ **Just south of Shakopee ... easy access to Hwy 169 & new overpass**
- ✓ **10,000 sq.ft. industrial building**
- ✓ **2,000 sq.ft. office space; 45,000 sq.ft. outdoor storage**
- ✓ **Open to ALL builders**
- ✓ **Located off paved roads**

YVONNE PERKINS • REALTOR

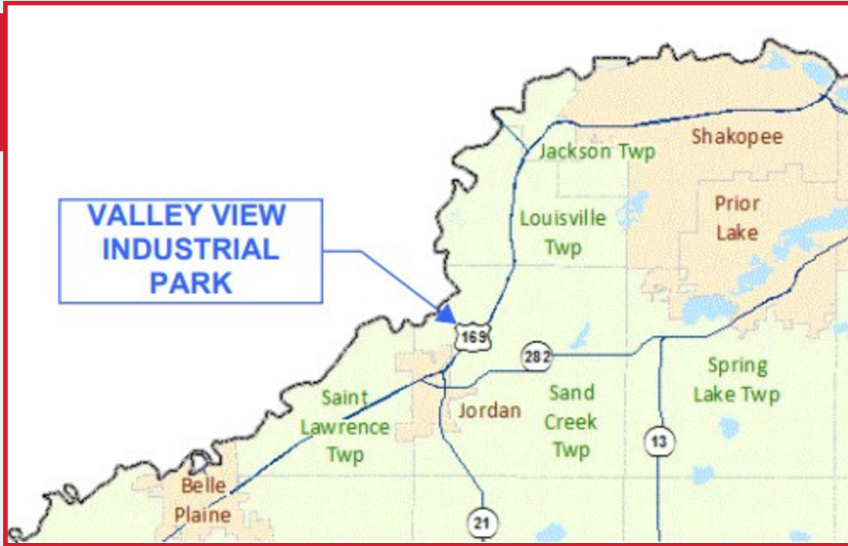
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**Edina Realty[®]
Commercial**

17825 VALLEY VIEW DR, JORDAN • SCOTT COUNTY



LOCATION MAP & SPECS



Just South of Shakopee, this 10,000 sq.ft. industrial building sits on 2.98 acres. To-be-built or build-to-suit options. Lot size is negotiable over 3 acres, more land available. **2000 sq.ft. of office space. 45,000 sq.ft. of outdoor storage area.** Zoned RBR Rural Business Reserve which allows for multiple industrial uses. EZ access to Hwy 169, the new overpass and the metro. Beautiful scenic area overlooking Sand Creek. The area is open to all builders.



SITE DATA	
Total Site Area (Ac.)	97.13
Lot 1	7.49
Lot 2	4.48
Lot 3	7.32
Lot 4 IND BLDG	2.97
Lot 5	5.95
Lot 6	8.83
Outlot A	9.62
Outlot B	47.28
ROW	3.20

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