



1600 Utica Ave S, Suite 300
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For Sublease

Class A Industrial

21,000 - 94,500 SF Available

Valley View Business Center III

2700 4th Ave E

Shakopee, MN 55379

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Valley View Business Center III



Class A Industrial Sublease Opportunity

Valley View Business Park contains four Class A industrial buildings and is located in Shakopee's newest and most sought after location immediately north of Canterbury Park with excellent access to Hwy 101. Join other prominent corporate users such as Little Caesar's, Amazon, CommScope, Amerisource Bergin and Walmart; and benefit from the many amenities the surroundings offer.



136,500 SF Class A Industrial building



28' clear height



Dock and drive-in loading



Great corporate image



Floor to ceiling glass in office, clerestory windows in warehouse



Abundant parking



Immediately north of Canterbury Park



Excellent access to Hwy 101 & Hwy 169

Valley View Business Center III

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Building Profile

Long-Term Sublease Opportunities

Address	2700 4th Avenue E, Shakopee, MN 55379
Building Size	136,500 SF
Year Built	2019
Net Lease Rates	Negotiable
CAM & RE Taxes	TBD
Clear Height	28'
Dimensions	50' x 50' Typical Column Spacing 60' Speed Bay 60' Concrete Loading Apron
Parking	177 Stalls (1.3/1,000 SF)
Sprinkler System	ESFR System
Bus Stop	Route 495 (1/2 mile away)

Suite 100	21,000 SF Total 7,290 SF Office 9,325 SF Production 4,385 SF Warehouse	Loading: - Two (2) Docks - One (1) Drive-in
Suite 110	31,500 SF Total 1,000 SF Office 30,500 SF Warehouse	Loading: - Four (4) Docks - One (1) Drive-in
Suite 120	42,000 SF Total 1,900 SF Office 40,100 SF Warehouse	Loading: - Six (6) Docks - One (1) Drive-in
Suite 100-110	52,500 SF Total 8,290 SF Office 9,325 SF Production 34,885 SF Warehouse	Loading: - Seven (7) Docks - Two (2) Drive-ins
Suite 110-120	73,500 SF Total 2,900 SF Office 70,600 SF Warehouse	Loading: - Eleven (11) Docks - Two (2) Drive-ins
Suite 100-120	94,500 SF Total 10,190 SF Office 9,325 SF Production 74,985 SF Warehouse	Loading: - Fourteen (14) Docks - Three (3) Drive-ins

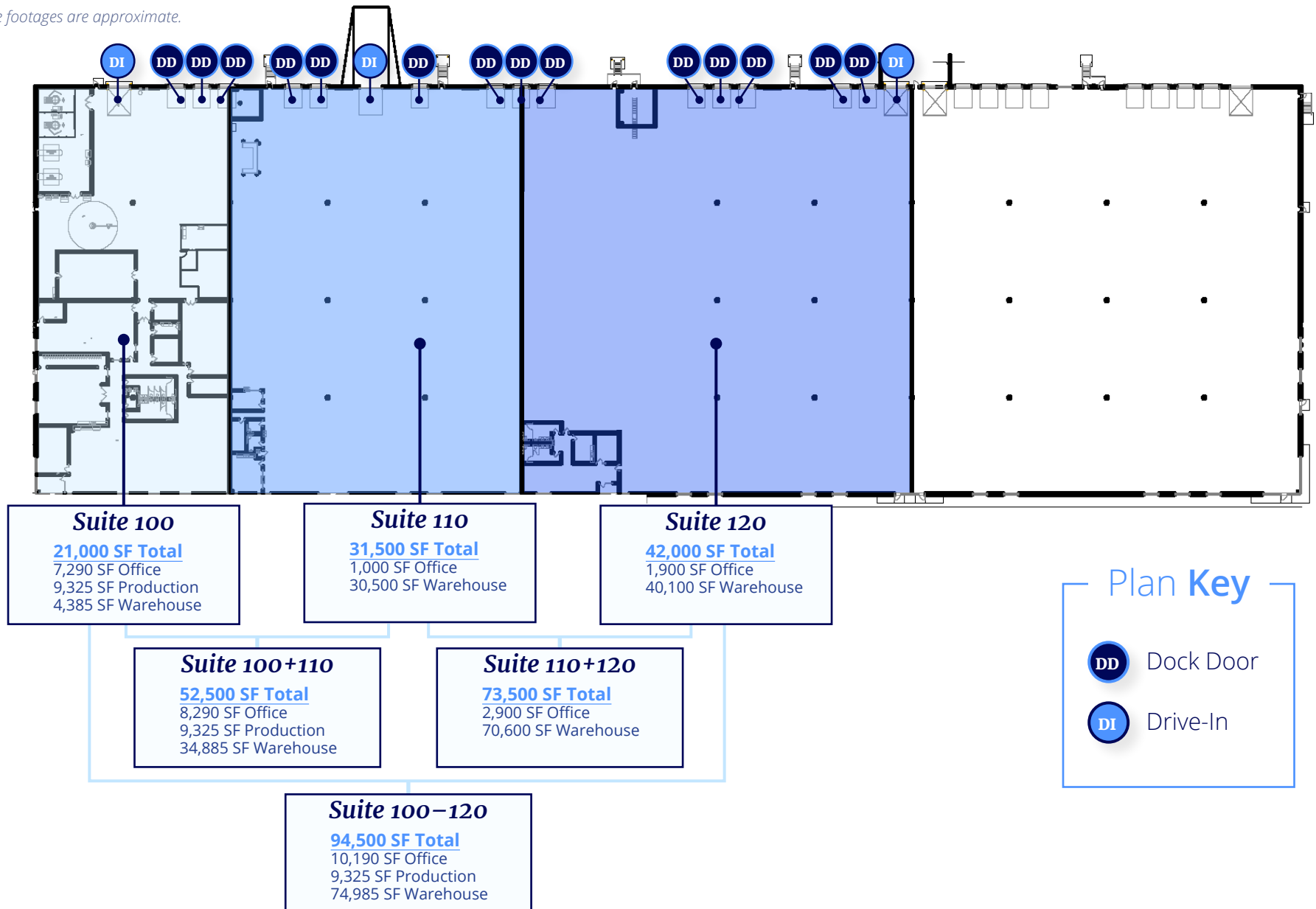


Valley View Business Center III

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Floor Plan

**All square footages are approximate.*



Valley View Business Center III

Property **Aerial**



Location Overview

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Live-Work-Stay-Play

Valley View Business Center III is strategically positioned immediately north of Canterbury Commons, one of the Minneapolis–Saint Paul Southwest Metro's premier mixed-use developments. Anchored by Canterbury Park, this rapidly evolving destination is transforming Shakopee with an integrated live-work-stay-play environment featuring new residential, hospitality, retail, office, entertainment, and dining offerings that continue to drive investment and activity throughout the area.

The surrounding amenity base further enhances the property's appeal for both employees and visitors. Within minutes are regional destinations including Canterbury Park, Valleyfair, Mystic Lake Casino Hotel, Mystic Lake Amphitheater, and the growing entertainment and retail offerings at Canterbury Commons, complemented by an extensive selection of restaurants, coffee shops, hotels, fitness centers, and everyday conveniences. This dynamic environment supports employee recruitment and retention while providing an attractive setting for client meetings, business entertainment, and corporate hospitality.



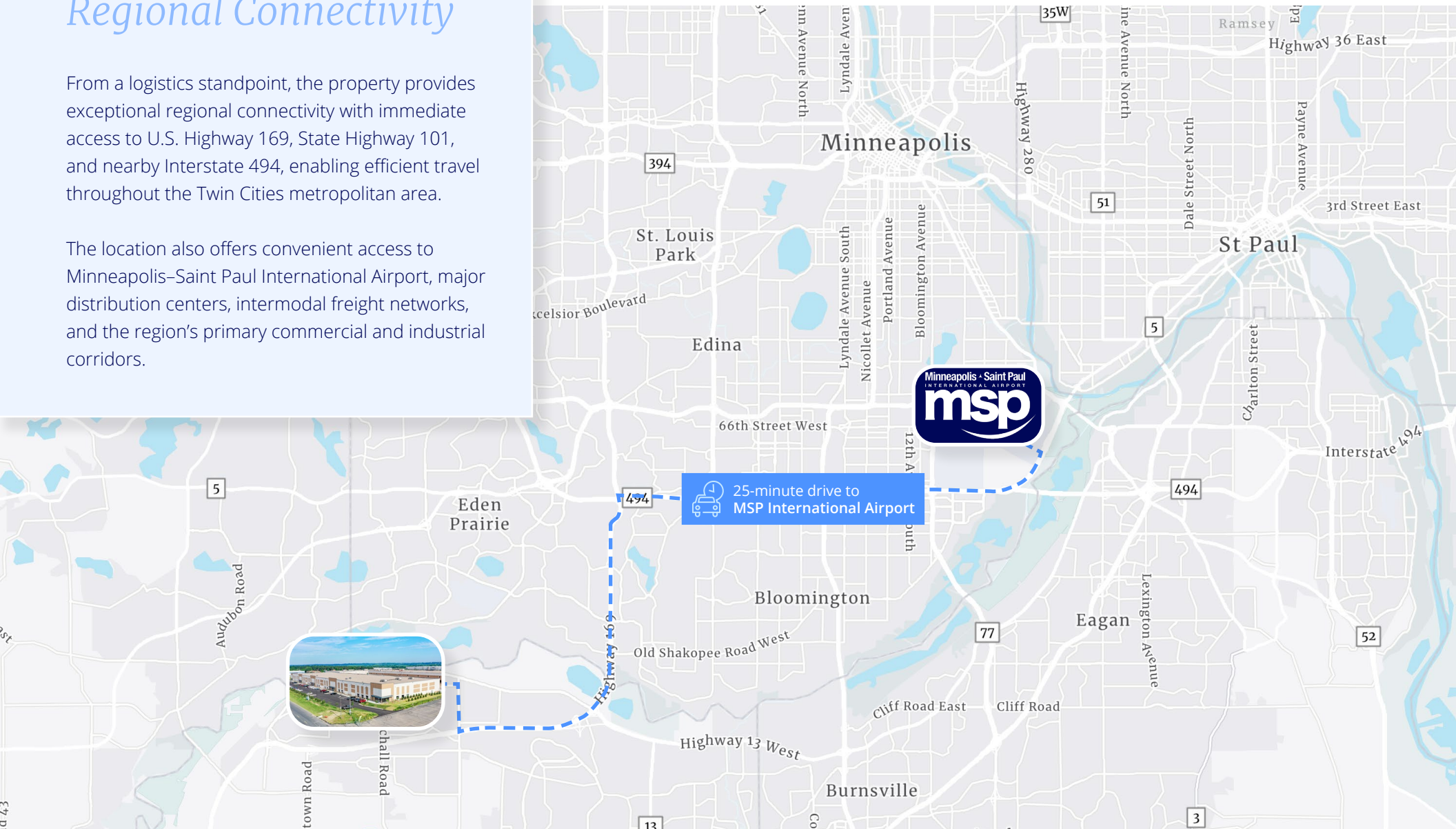
Location Overview

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Regional Connectivity

From a logistics standpoint, the property provides exceptional regional connectivity with immediate access to U.S. Highway 169, State Highway 101, and nearby Interstate 494, enabling efficient travel throughout the Twin Cities metropolitan area.

The location also offers convenient access to Minneapolis–Saint Paul International Airport, major distribution centers, intermodal freight networks, and the region's primary commercial and industrial corridors.





For more information, contact:

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