



242,004 SF

Available 1/1/2024

2301 4th Ave E

Shakopee, MN

**32' Clear Bulk Warehouse
Building For Sublease**

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242,002 SF

Bulk Warehouse Building for Sublease

Floor Plan

2301 4th Ave E is a full-building sublease offering. Situated in a prime Shakopee location, the property features Class A office space, an efficient warehousing area, ESFR sprinklers and a deep truck court depth. This cross-dock facility is located at 4th Ave E and Shenandoah Drive with immediate access to Hwy 101 and Hwy 169.



Property features

- > 602' x 402' Cross-dock facility
- > 130' deep truck court on North and South side of building, featuring a 60' concrete apron and 70' asphalt driveway
- > Sublease term through November 2026
- > ESFR fire suppression
- > 2,500 amp, 480/277V, 3-phase power

Building information



Building Size:
 242,004 SF Total
 13,064 SF Office
 228,940 SF Warehouse



Site Size:
 16.77 Acres



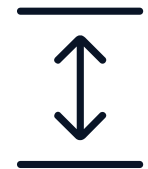
Year Built:
 2016



Parking:
 185 surface spaces
 25 trailer parking stalls



Loading:
 Twenty-six (26) 9'x10' dock doors
 One (1) 12'x14' automatic drive-in door



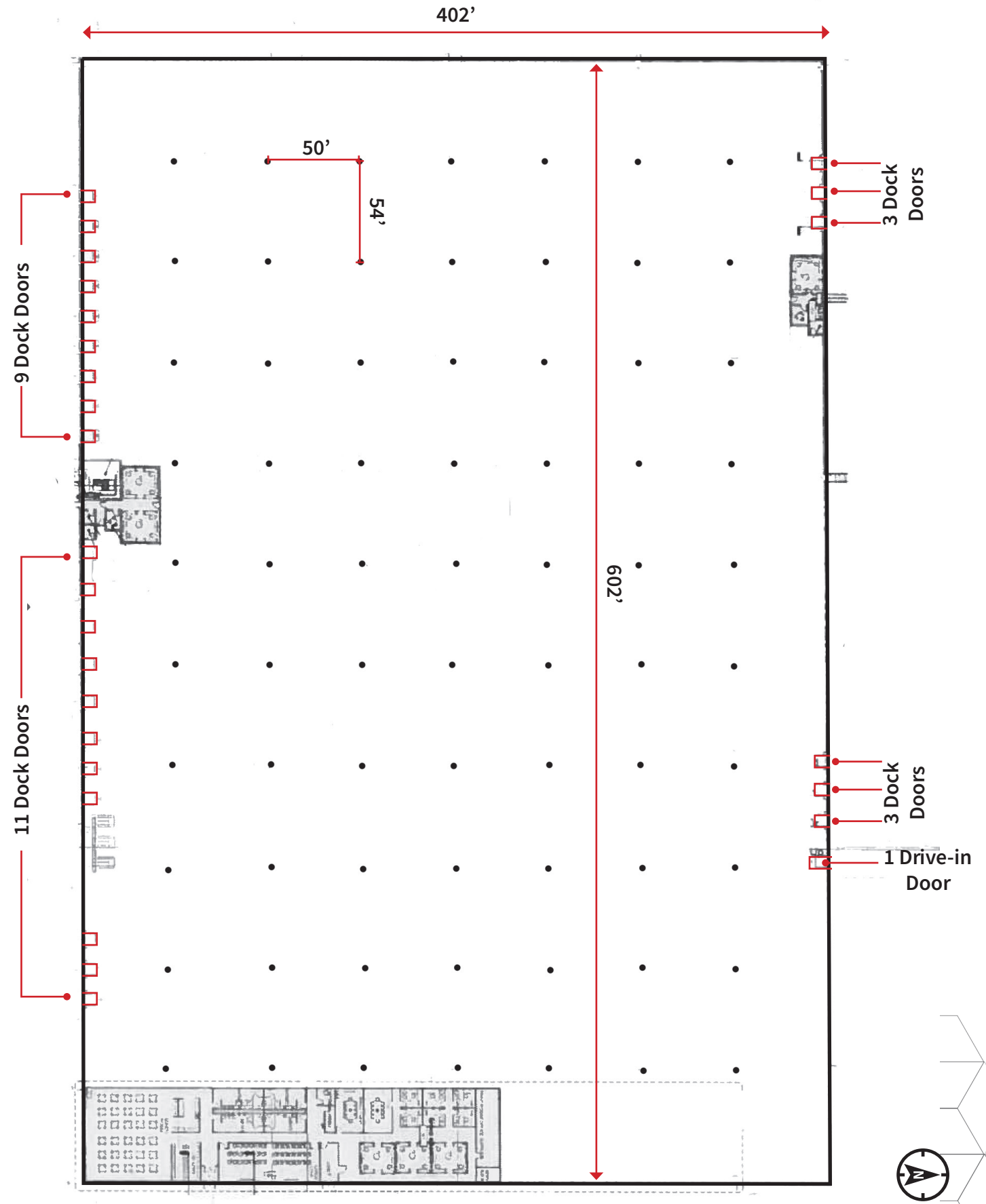
Clear Height:
 32'



Lease Rate:
 Negotiable



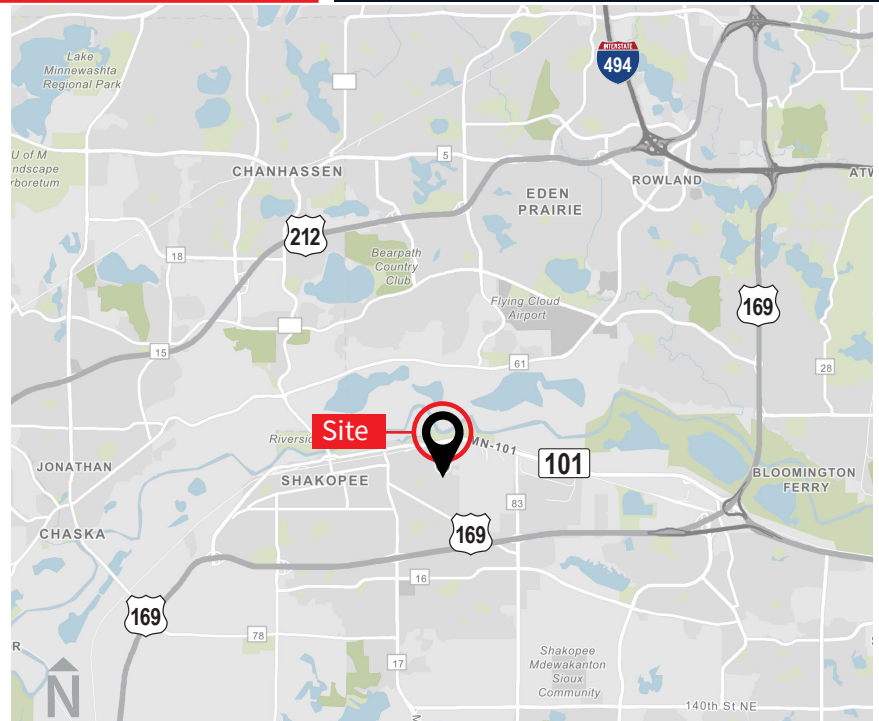
2023 RE Taxes:
 \$2.32 PSF





Prime access and location

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Shakopee, MN



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