

590 CITATION DRIVE

SHAKOPEE, MINNESOTA

25,072 SF

83% OCCUPIED

18' - 22' CLEAR

SMALL BAY & IOS FUNCTIONALITY



CAPITAL MARKETS
INVESTMENT SALES

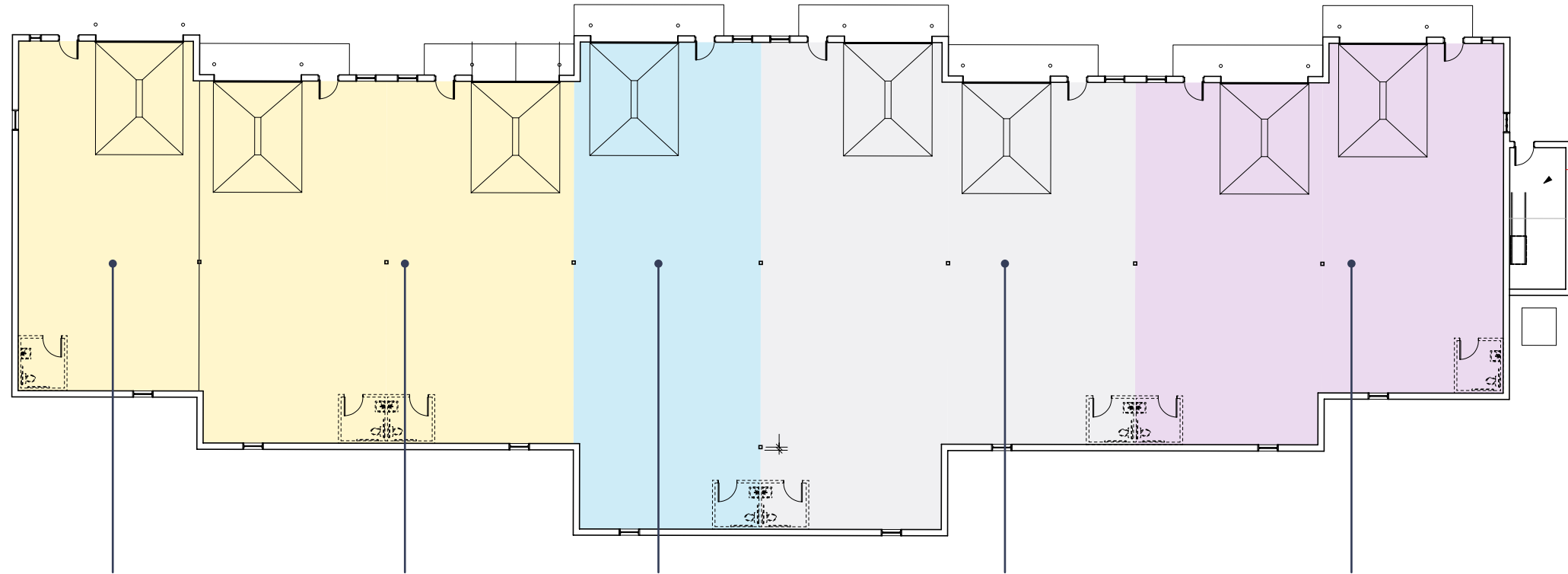
Property Information

590 CITATION DR,
SHAKOPEE, MN

	BUILDING 1 (SUITE I)	BUILDING 2 (SUITE A-H)	TOTAL PROPERTY
Total Square Feet	9,324	15,748	25,072
Office	2,614	780	4,148
Warehouse	4,828	14,204	19,032
Mezzanine	2,240; Functional mezzanine layout featuring 28% office finish and restroom, temperature-controlled, and 12' clear warehouse space	-	2,240
Occupancy	100%	73%	83%
Tenants	1	3	4
Acres	-	-	2.13
Car Parking Spaces	-	-	53
Year Built	1998	2008	1998/2008
Floors	2	1	-
Exterior Description	Precast tilt-up concrete panels with a raked finish	Painted Concrete Block	-
Roof Description	2023 EPDM Ballasted Roof	2008 EPDM Rubber Membrane	-
Roof Warranty	Kuehn Roof Systems, Inc. Gurarantee through 2043	N/A	-
Clear Height	22.5'	18'	-
Floor Thickness	6" poured concrete; trench drain with flammable waste trap in warehouse	6" poured concrete; trench drain with flammable waste trap in warehouse	-
HVAC	Office: 1-2020 Carrier HVAC rooftop unit; Warehouse: 3-1998 Reznor Gas-fired infared 200,000 BTU tube heaters; Mezzanine: 1-1998 Reznor Unity Heater 30,000 BTU	Suite A: Bryant RTU & Lennox 75K Unit Heater in shop; 3-Carrier mini split units; Per Suite: Lennox 75K/100K BTU Unit Heater	-
Sprinkler	Fully sprinklered	Fully sprinklered	-
Loading	Three (3) 14'x14' drive-in doors	Three (3) 14'x14' drive-in doors	11 drive-in
Electrical	3- 200amp/480vac; 1-200amp/277vac; 1-200amp/120/208vac	3 phase, 200amp, 120/208vac	-
Building Security	-	-	Gated property
Industrial Outdoor Storage	-	7,500 SF	7,500 SF
Zoning	-	-	I-2 (Heavy Industrial)
Utilities	-	-	City water, sewer, gas, electricity
Signage	-	-	Monument
Tax Parcel ID	-	-	27.144005

Plans

BUILDING 2



STEELHEAD OUTDOORS LLC
Suite H
1,771 SF
0% Office

STEELHEAD OUTDOORS LLC
Suite F&G
3,607 SF
10% Office

HIGH SHINE DETAILING LLC
Suite E
2,431 SF
0% Office

VACANT
Suite C&D
4,272 SF
10% Office
**Newly Painted, Move-in
Ready Condition**

GOPHER STATE CONCRETE, INC.
Suite A&B
3,607 SF
0% Office



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