



Office / Warehouse Space for Lease

**7480 E COUNTY ROAD 101
SHAKOPEE, MN**

Space Available:

1,074 SF-Office
1,230 SF-Warehouse
2,304 SF-Total

Loading:

Two (2) 14'x12' Drive-in Doors

Outdoor Storage:

Up to 30,000 SF of paved outdoor storage
(With Tenant C-U-P from city of Shakopee)

Lease Rates:

Negotiable

2025 Est. CAM/Tax:

\$4.04 PSF

Property Highlights:

- 16' clear height
- Two 2-ton cranes
- Office layout includes 4 private offices/conference rooms, reception area, breakroom, bathroom (with shower), and telecom room
- Ample water and electrical access in warehouse
- Excellent visibility to Hwy 101
- Great access to Hwy 101, Hwy 169, and Hwy 13
- Ample parking

For information, please contact:

Brian Netz

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Lucas Long

Director
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100 South Fifth St, Suite 2100
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NEWMARK

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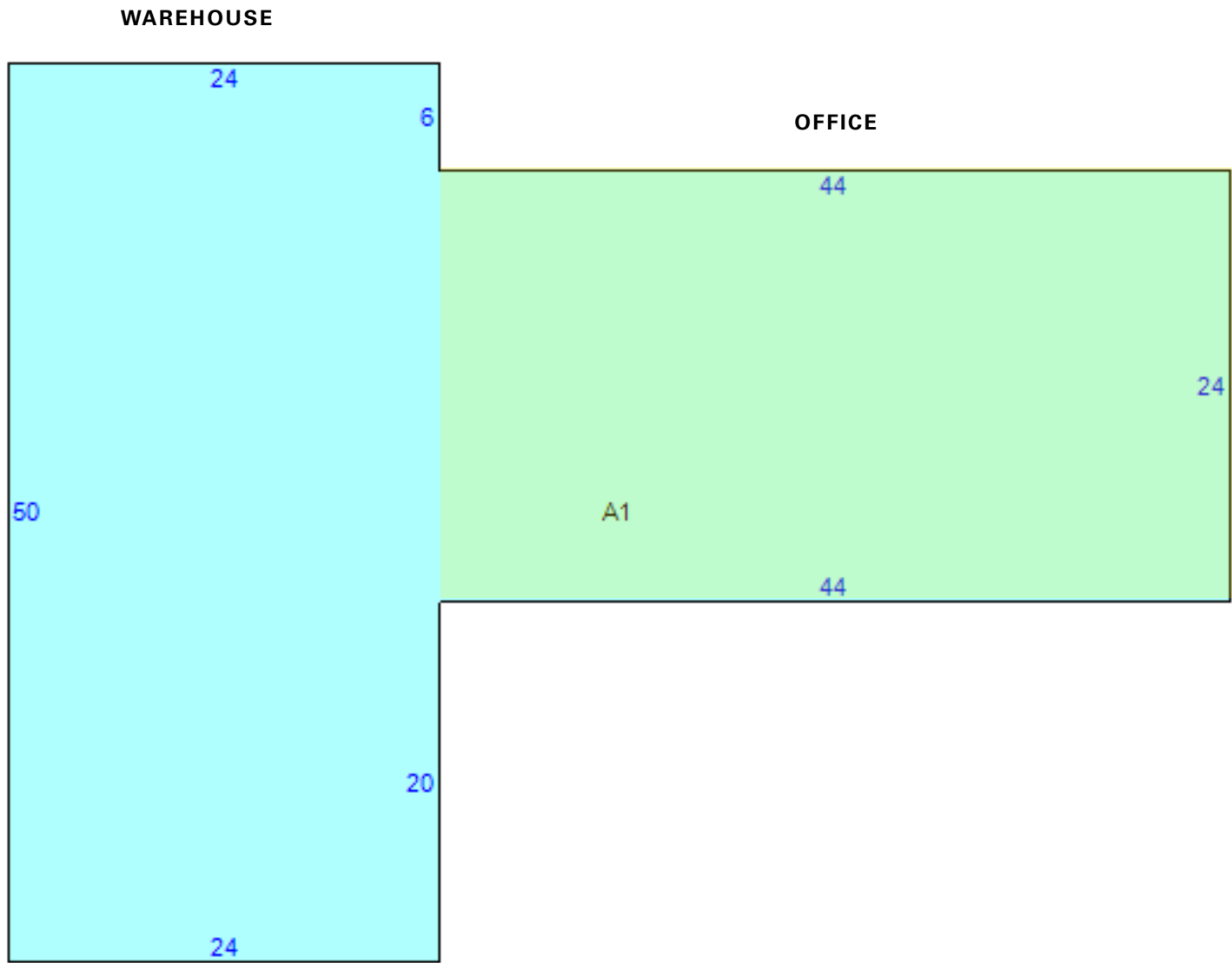
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BUILDING PLAN



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