

YVONNE PERKINS • EDINA REALTY • 612-709-1555

FOR SALE

17885 Valley View Dr, Sand Creek



starting at **\$300,000**

Excellent for:

***Landscapers, Car Enthusiasts, Boat & RV Storage, Mechanical Contractors,
Small Business Storage, Document Storage and More!***

PROPERTY HIGHLIGHTS

- ✓ **Just south of Shakopee ... easy access to Hwy 169!**
- ✓ **1,960 sq.ft. (70'x28') insulated and heated units**
- ✓ **Bathroom included with each unit**
- ✓ **Optional 2,470 sq.ft. (95'x26') fenced, outdoor storage available**
- ✓ **Additional industrial lots available - starting at 3 acres**

YVONNE PERKINS

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**EdinaRealty
Commercial**

ASHLEY HENTGES

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SPECIFICATIONS

Reserve your unit today!

- Industrial Zoning RBR
- Each unit has a private bathroom
- Optional mezzanine
- Association Fee \$170/month
- Easy access to Hwy 169 with new Bluff Drive overpass or Jordan's new interchange
- Valley View Drive to be paved Fall 2026

Additional lots available if you would like to build your own building, ranging from 2.97 - 8.83 acres.

Building Specifications:

- Monitoring system, water meters & unit electric meters
- 6" reinforced concrete floor
- Demising walls - 26ga PBR (Purlin Bearing Rib) panels, 6" steel studs, acoustic batts

Unit Specifications:

- 28' x 70', approx 1,960 sq.ft.
- 14' x 14' overhead doors with opener
- 16-gauge galvanized steel foam-core exterior doors
- 75,000 BTU sealed combustion unit heater
- 8' low speed high volume fan
- 1 hose bib next to garage door
- Unit floor drains
- LED lighting (achieving 80+ foot candles)
- 100-Amp three phase power
- (4) 20-Amp circuits (2 on each wall)
- Conduit for low voltage

Bathroom Specifications:

- 8' x 8' (2x6 framed)
- 6-gallon hot water heater
- Laundry tub



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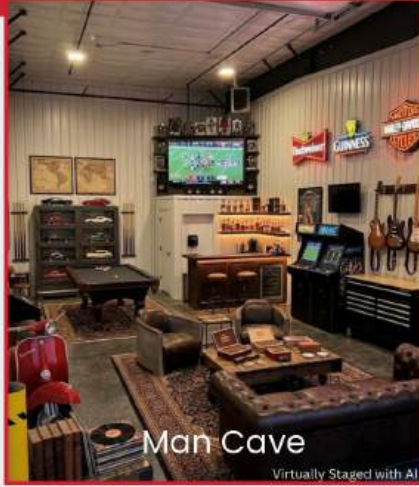
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PHOTOS



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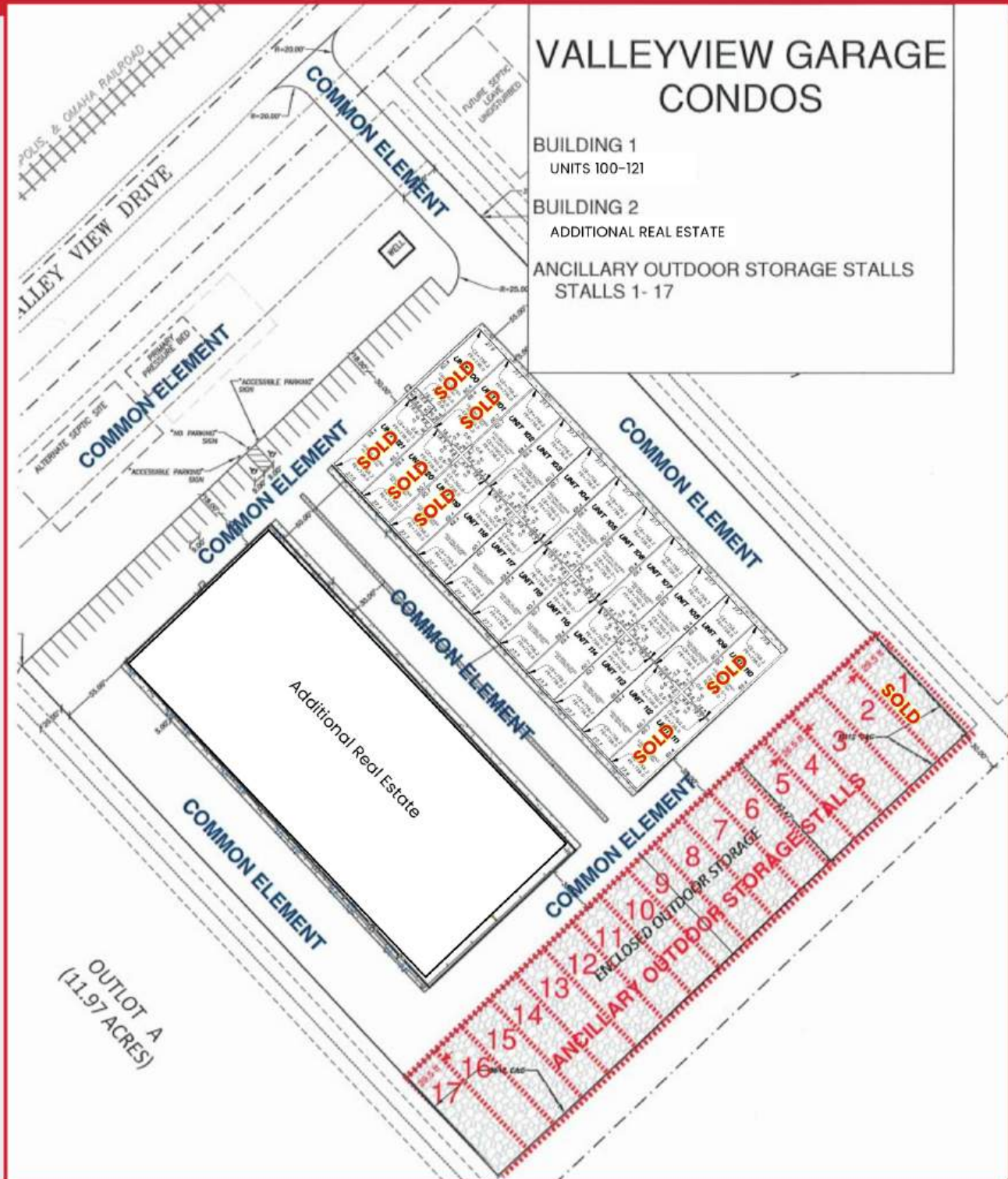
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