



DEAN LAKES CORPORATE CENTER

34,010 SF AVAILABLE

Building A | 5225 Dean Lakes Blvd | Shakopee, MN 55379

Ready for Immediate Occupancy, Building A at Dean Lakes Corporate Center is located along Highway 169 in the southwest Minneapolis industrial market. The location provides tenants with immediate access to area amenities and provides visibility along Highway 169.

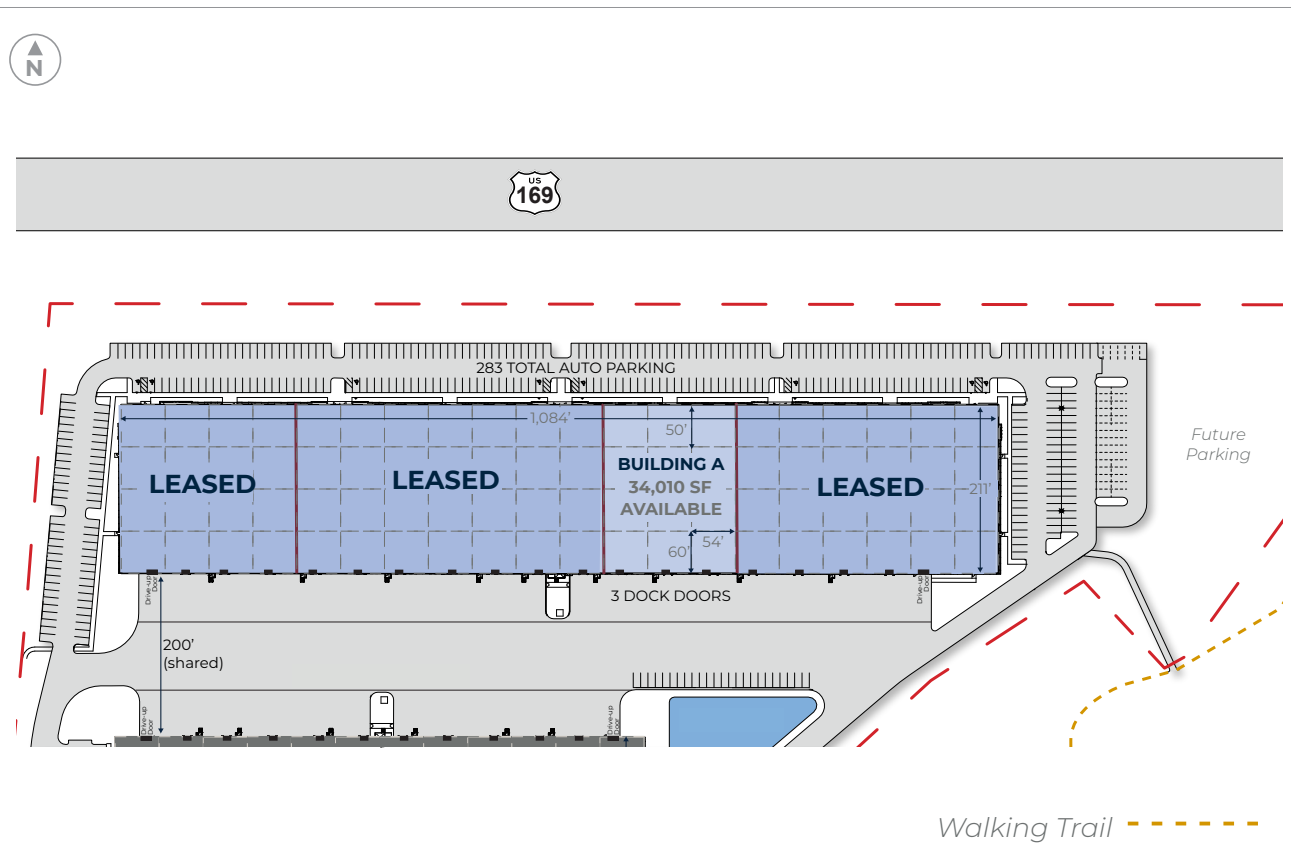




DEAN LAKES CORPORATE CENTER

BUILDING A | 5225 DEAN LAKES BLVD | SHAKOPEE, MN 55379

PROPERTY OVERVIEW



34,010 SF Available



Office build-to-suit opportunities



Immediate Occupancy



Foreign Trade Zone



1 drive-in door



3 dock doors
with seals, bumpers and levelers already installed



Building dimensions 1,084' x 211'



LED lighting with motion sensors
and 30 foot candles



283 auto parking spaces
(36 future)



50' x 54' column spacing
60' speed bays



ESFR - K-17 sprinkler heads



28' clear height



7" floors vs. traditional 6" floors



3,000 amps, 480 V
via Shakopee Public Utilities

A Joint Venture Development



RACHEL AGBA-NOVAK Leasing

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TOM BENNETT

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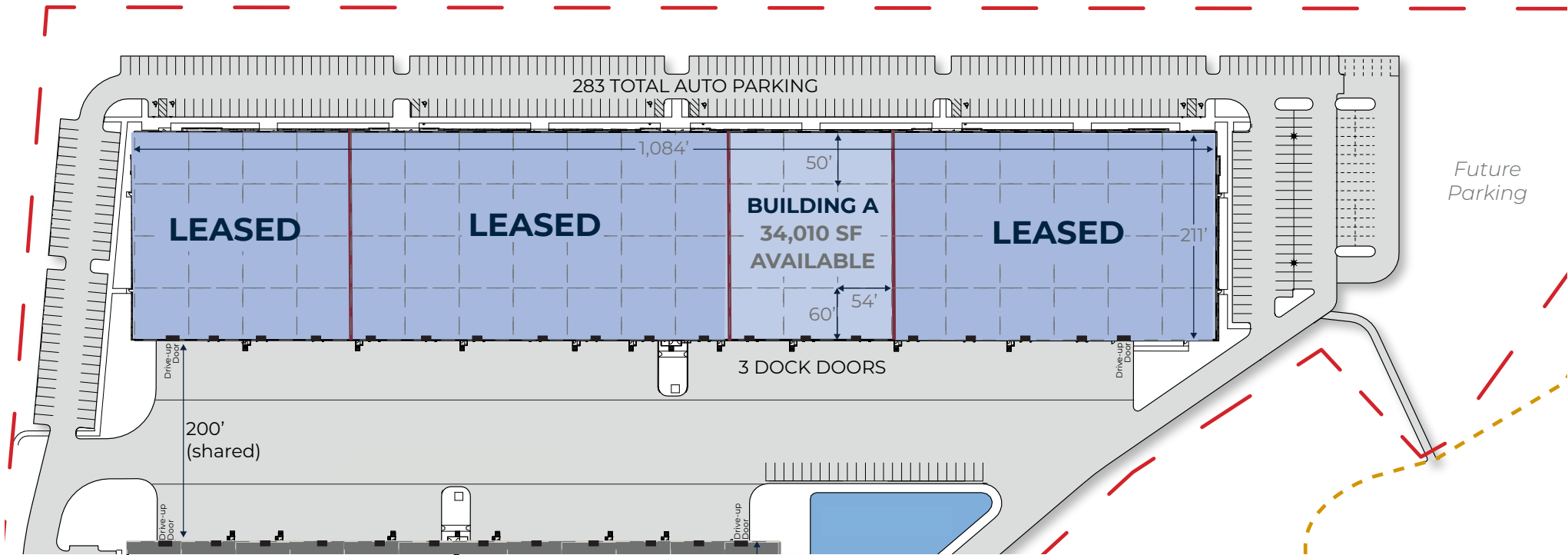
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DAILY TRAFFIC
67,565 VEHICLES



Walking Trail - - - - -



**DEAN LAKES
CORPORATE CENTER**

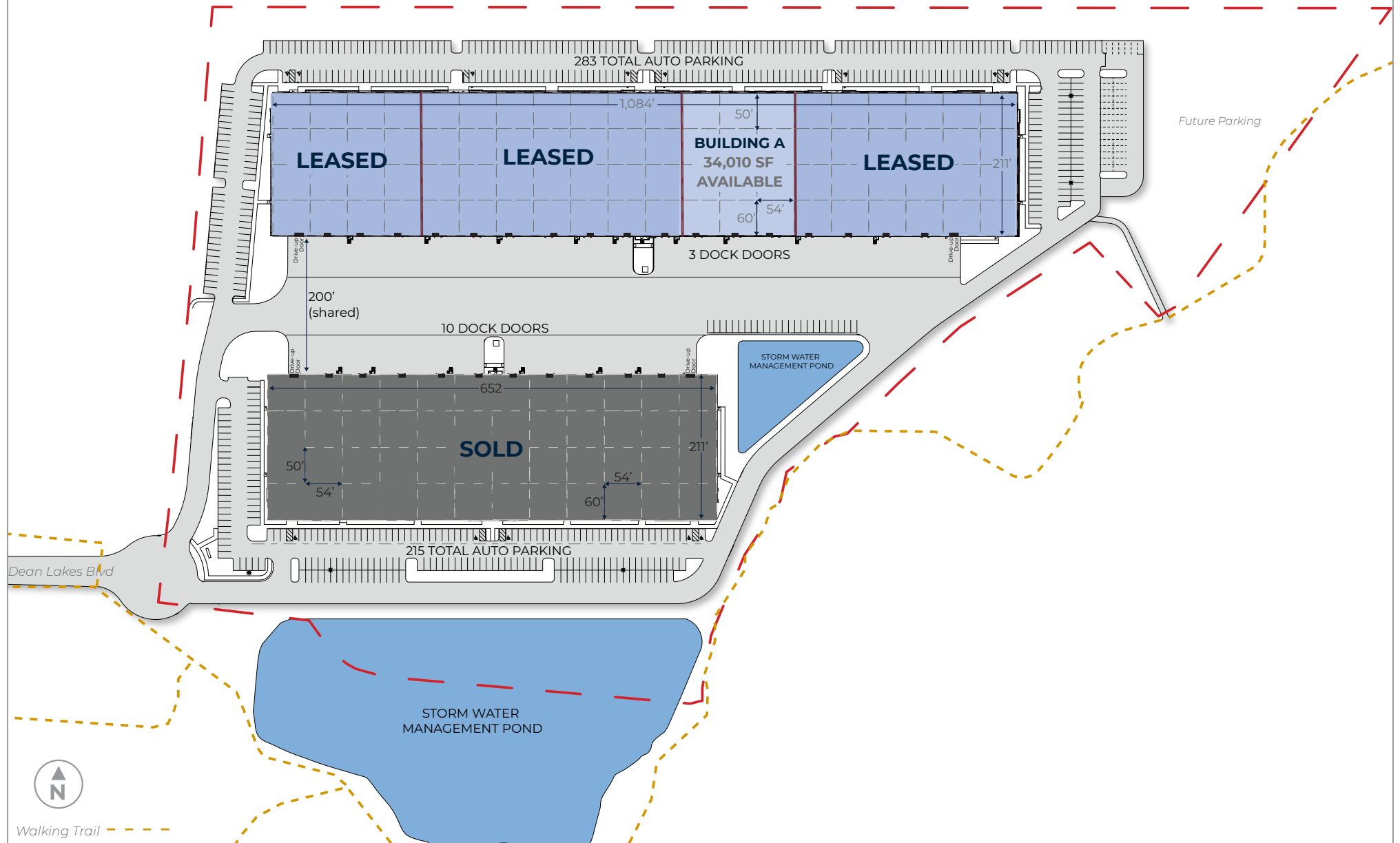
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SITE PLAN

US
169



DAILY TRAFFIC
67,565 VEHICLES



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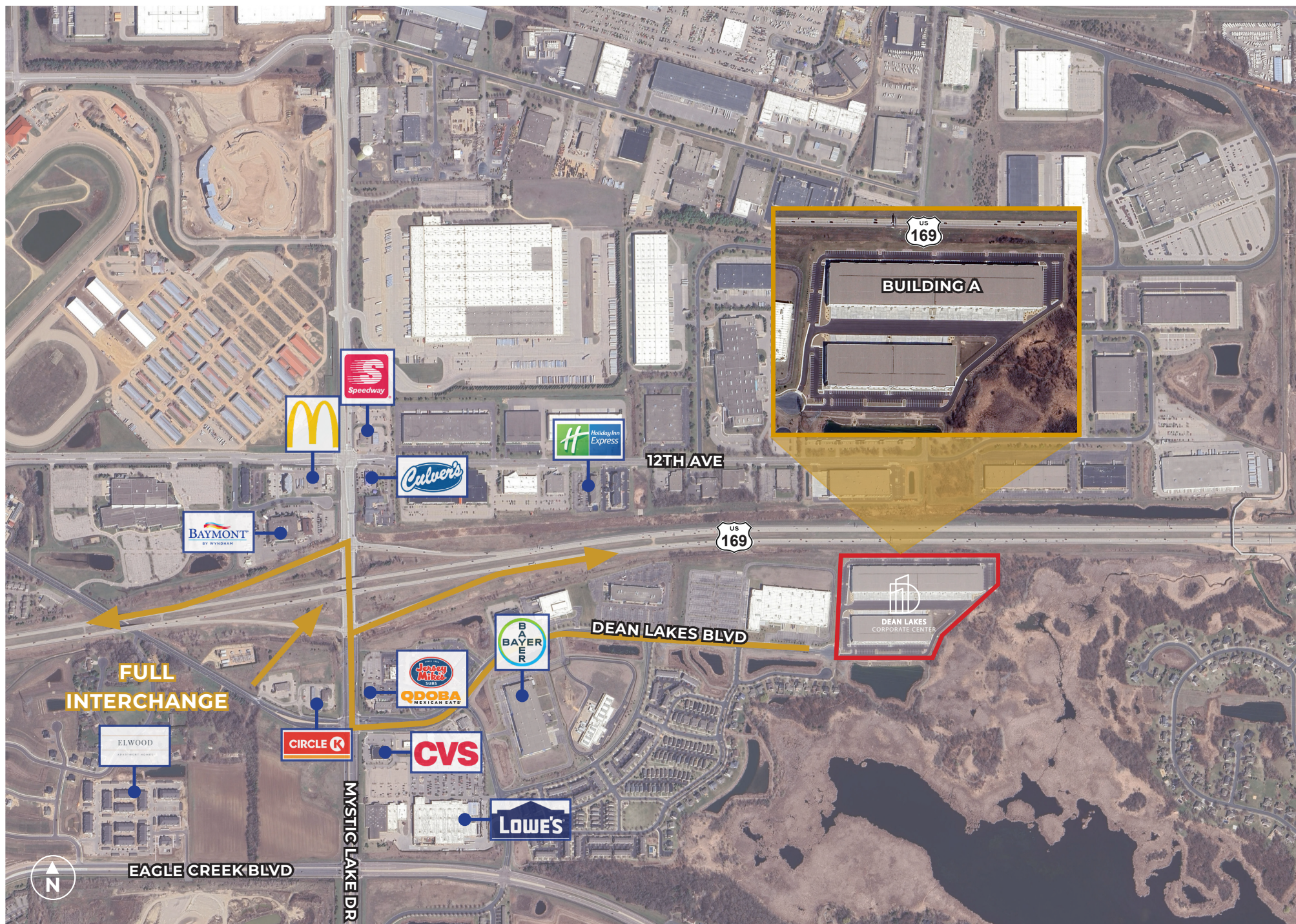
MASTER SITE PLAN



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PRIME LOCATION





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THE DEAN LAKES DIFFERENCE



DRIVE TIMES

INTERSTATE 494



9 mi.



10 min.

MINNEAPOLIS-SAINT PAUL INT'L AIRPORT



17 mi.



20 min.

INTERSTATE 35



13 mi.



16 min.

MINNEAPOLIS



23 mi.



28 min.



FOREIGN TRADE ZONE (FTZ)

Located in a Foreign Trade Zone (FTZ). This designation allows deferring and/or reducing duty payments, it helps reduce costs if goods are manufactured and destined within the USA, imported goods can be stored and exported without incurring duties and/or impact fees can be combined into one weekly fee instead of individual fees. You can find more information on their website at www.cbp.gov/border-security/ports-entry/cargo-security/cargo-control/foreign-trade-zones/about



UTILITY INFORMATION

Serviced by Shakopee Public Utilities (SPU), which is a major advantage to the park. With a 99.9% reliability rating, competitive rates, and a variety of clean energy options via their Clean Energy Program. Dean Lakes Corporate Center has a power advantage. You can find more information on their website at shakopeeutilities.com.

A Joint Venture Development



Inland Development Partners

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CONTACT

A JOINT VENTURE DEVELOPMENT

LEASING



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