

VALLEY INDUSTRIAL CENTER

| 5240-5300 Valley Industrial Blvd S,
Shakopee, MN 55379 |

Outstanding Leasing Value

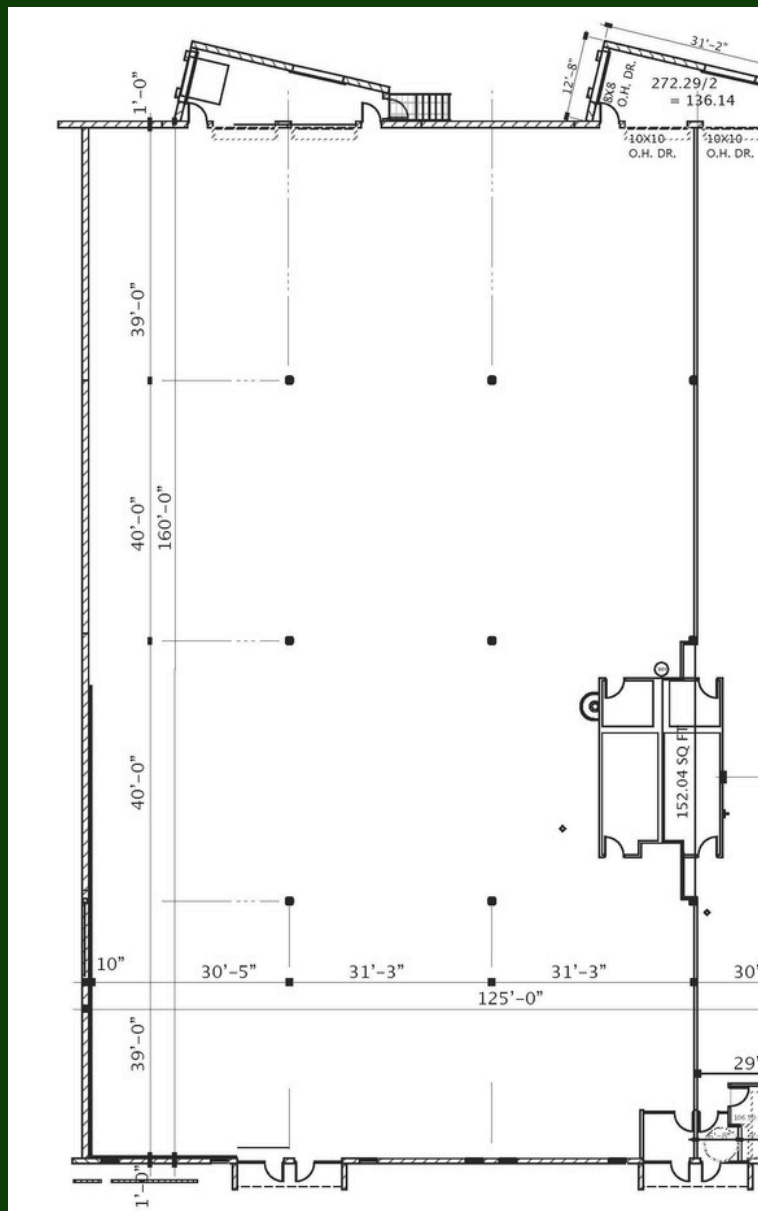


PRICING
Negotiable

Property Features

- Available SF: 15,492 SF
- Divisible to 10,328 SF
- Space available now
- 19' Clear Height
- Access to Hwy 169, 101 & 13
- Abundant Parking
- LED Lighting throughout





Property Features

- 100% Warehouse Space with 2 dock doors and 1 drive in door
- Two existing restrooms
- Upgraded sprinkler system providing higher racking capacity
- Sub \$5.00 PSF CAM and Tax on a new lease
- Potential to build out office area with a term lease
- Local hands-on ownership and property management

www.cornerstone-mn.com

Jack Battenhoff | (612) - 723 - 5408
jack@cornerstone-mn.com

Luke Battenhoff | (612) - 723 - 2537
luke@cornerstone-mn.com