

FOR LEASE
140,400 SF



SOUTHWEST LOGISTICS CENTER

7400 HENTGES WAY, SHAKOPEE, MN

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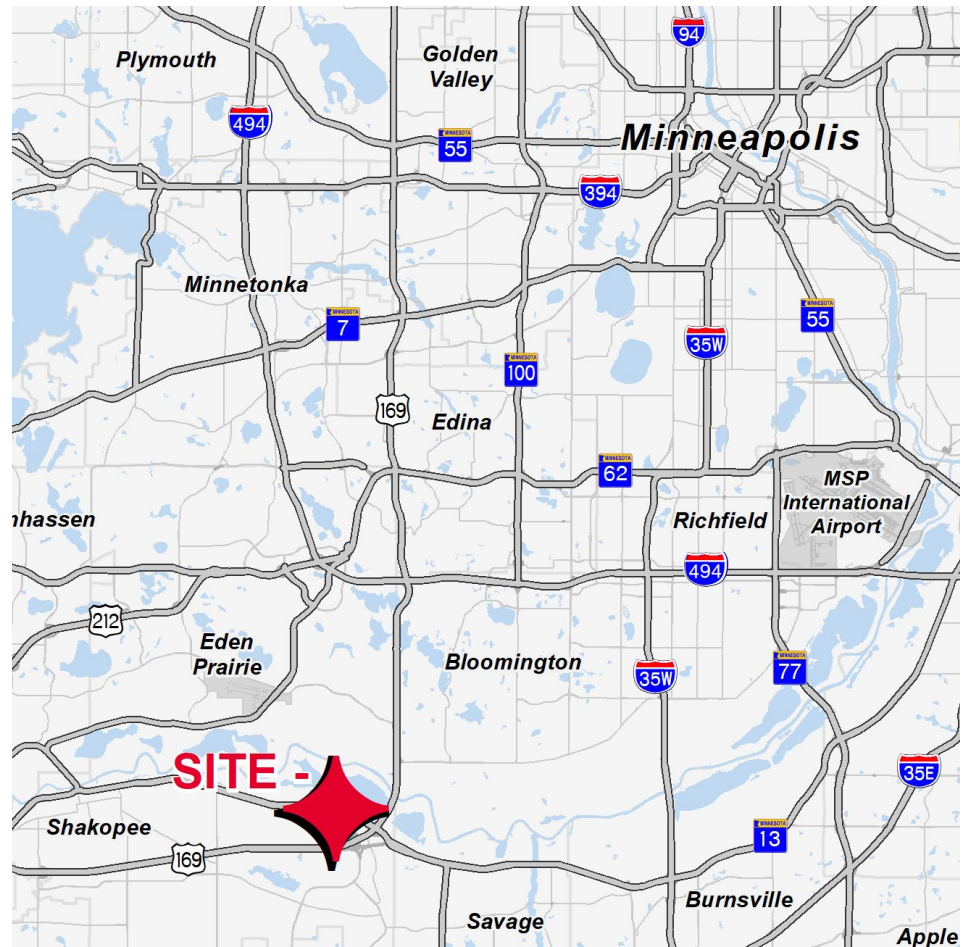
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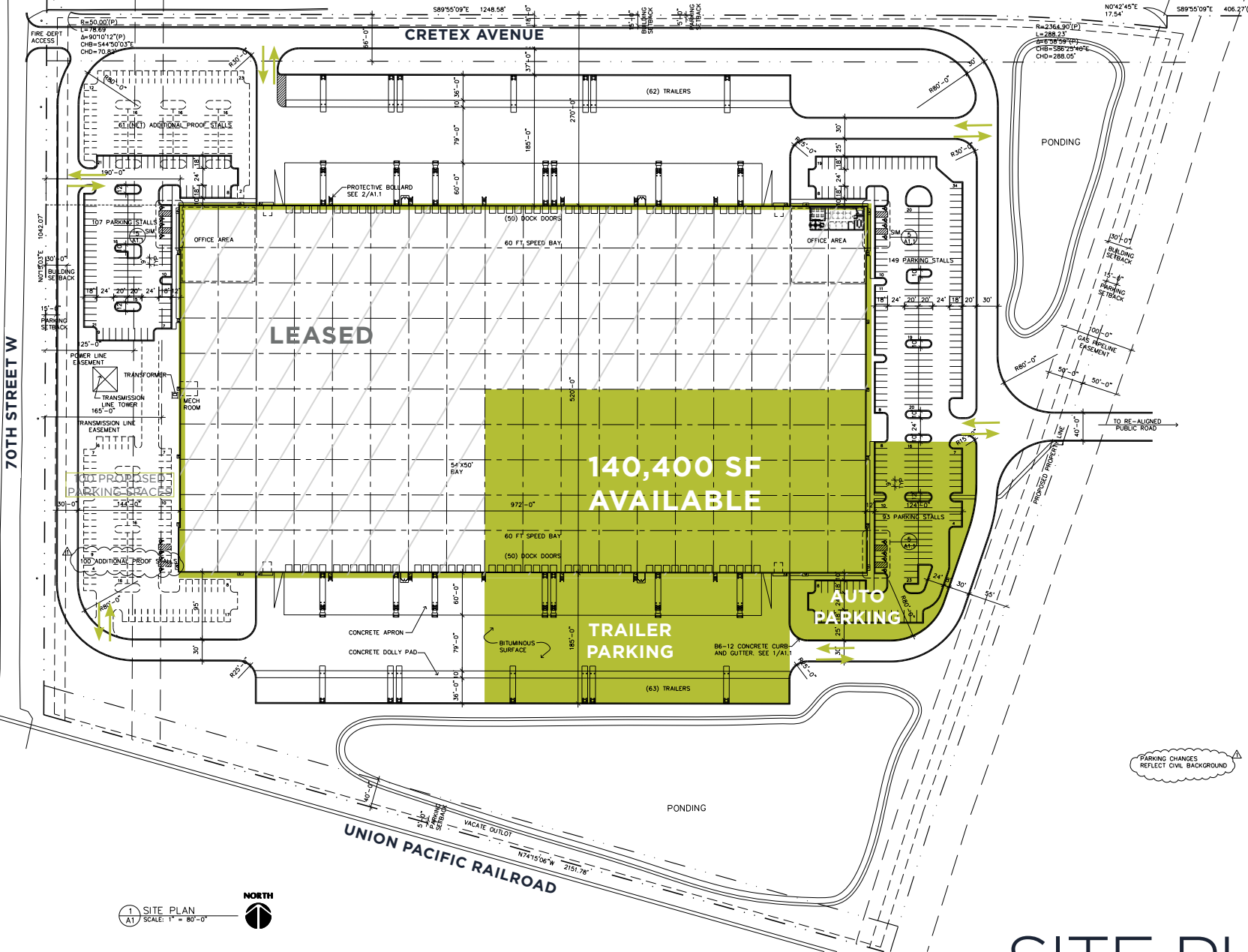


PROPERTY HIGHLIGHTS

New distribution facility in Shakopee, MN
Outdoor storage available
Potential rail access with Union Pacific
Excellent access to Hwy 101 and Hwy 169

Building Size:	505,952 SF
Space Available:	140,400 SF
Office Area:	2,905 SF
Site Area:	34.65 Acres
Clear Height:	36'
Docks:	29 Docks and 1 Drive-in
Vacancy Parking Stalls:	93 Stalls
Zoned:	I2 - Heavy Industrial
Column Spacing:	54' x 50'
Speed Bay:	60'
Trailer Parking:	35 Stalls
Sprinkler:	ESFR
2023 Tax & CAM:	\$2.10 PSF
Lease Rate:	Negotiable





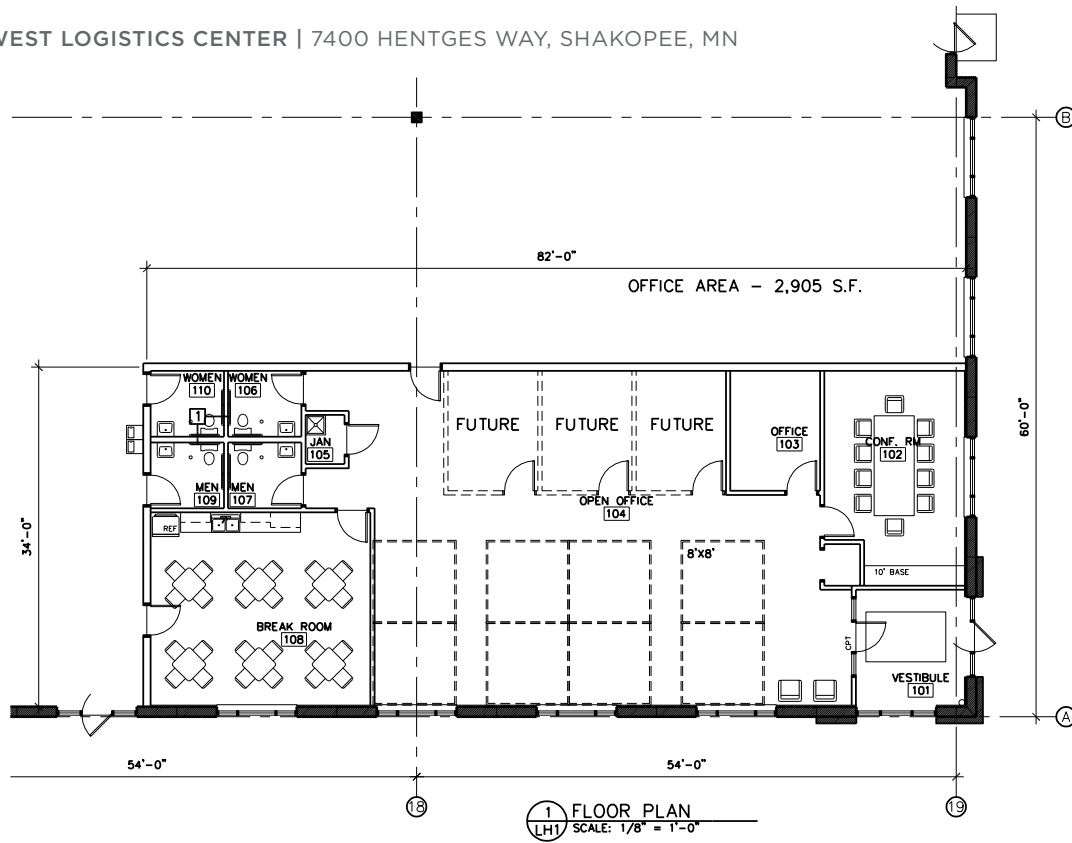
PARKING CHANGES REFLECT CIVIL BACKGROUND

1 SITE PLAN
A1 SCALE: 1" = 80'-0"



SITE PLAN

140,400 SF

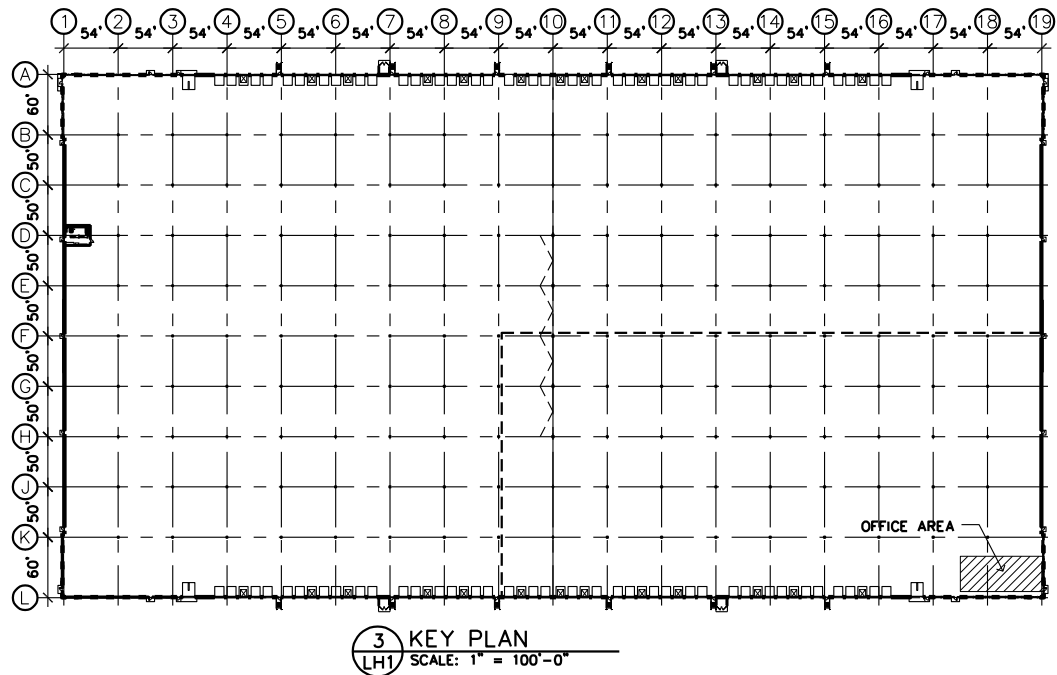


OFFICE PLAN

2,905 SF

FLOOR PLAN

140,400 SF





SITE PLAN OVERLAY





CORPORATE NEIGHBORS

CONTACT INFORMATION

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