

FOR LEASE
140,400 SF



SOUTHWEST LOGISTICS CENTER

7400 HENTGES WAY, SHAKOPEE, MN

KRIS SMELTZER

+1 952 837 8575
kris.smeltzer@cushwake.com

HUDSON BROTHEN

+1 952 893 8261
hudson.brothen@cushwake.com

JON RAUSCH, CCIM, SIOR

+1 952 893 8251
jon.rausch@cushwake.com

JON YANTA, CCIM, SIOR

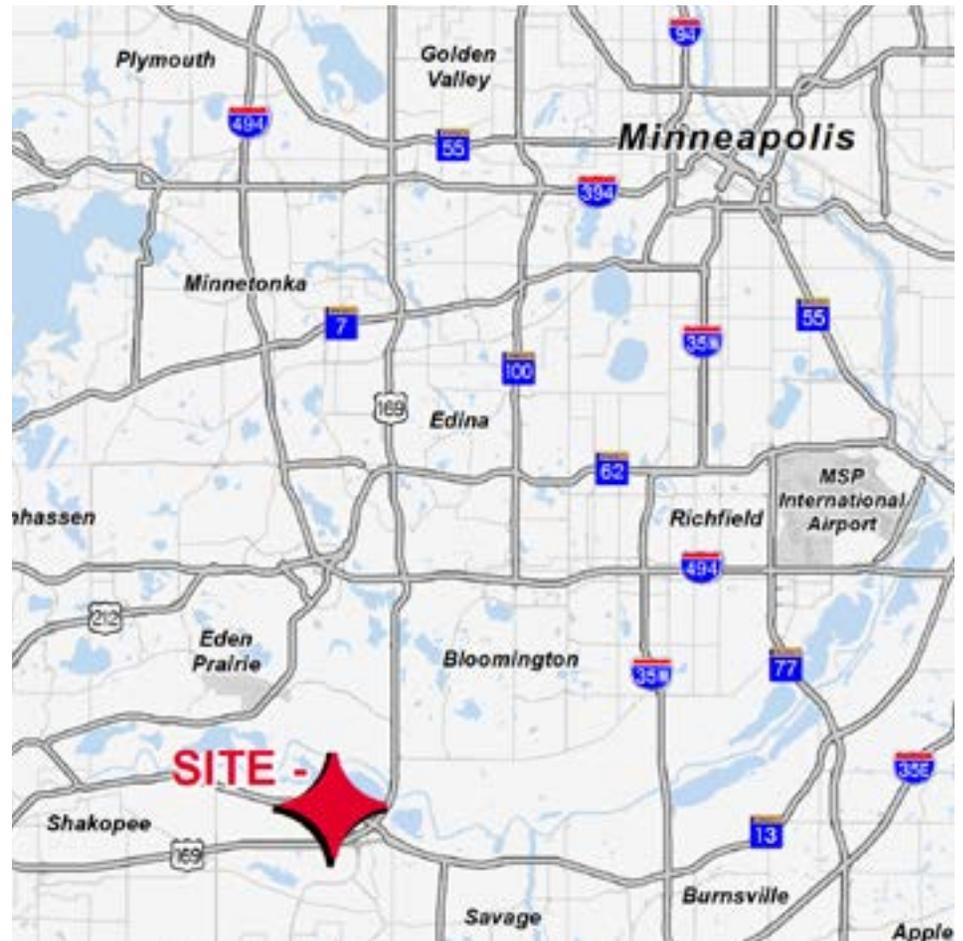
+1 952 820 8734
jon.yanta@cushwake.com

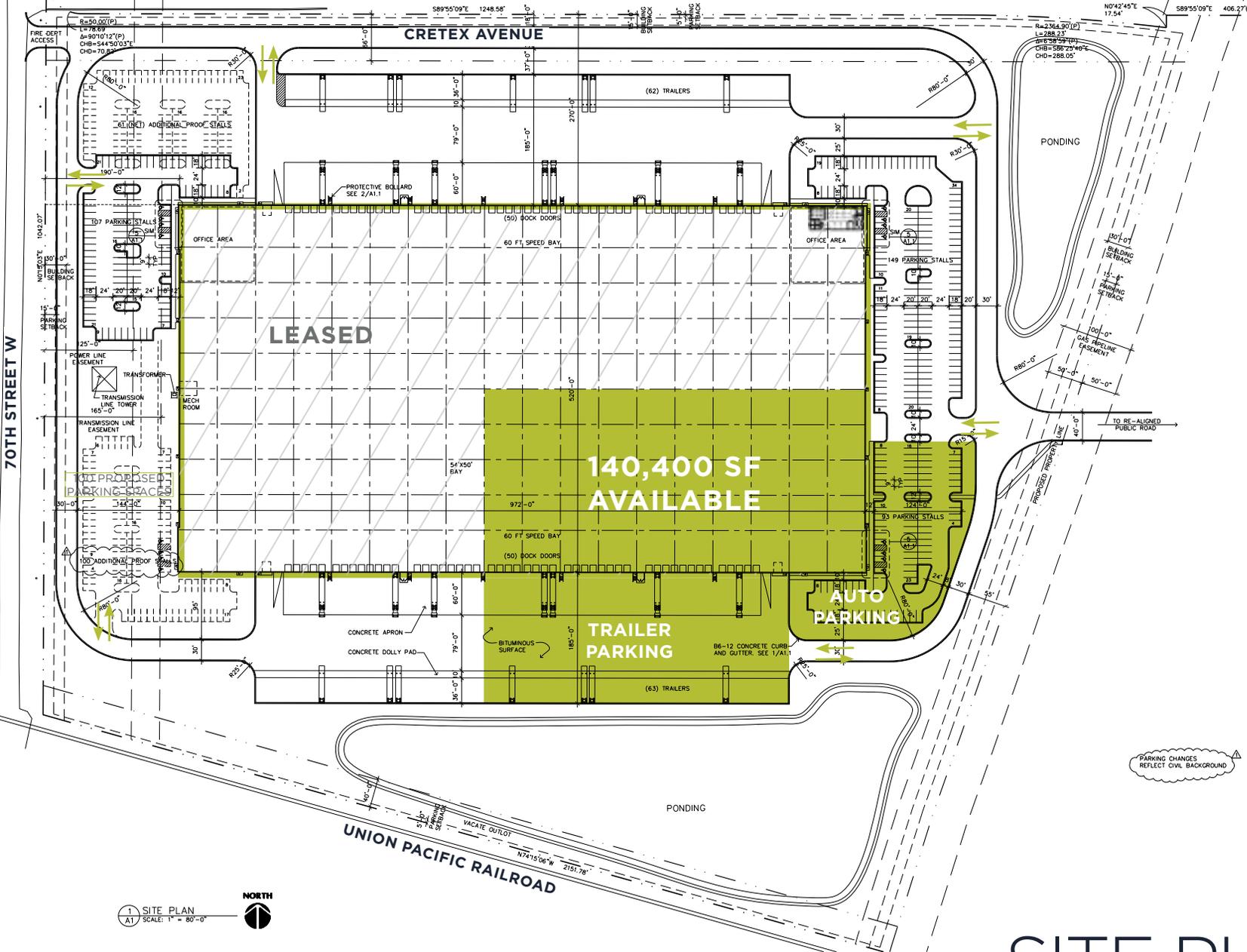


PROPERTY HIGHLIGHTS

New distribution facility in Shakopee, MN
Outdoor storage/trailer parking available
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
2025 Tax & CAM:	\$3.68 PSF
Lease Rate:	Negotiable





LEASED

140,400 SF AVAILABLE

TRAILER PARKING

AUTO PARKING

CRETEX AVENUE

70TH STREET W

UNION PACIFIC RAILROAD

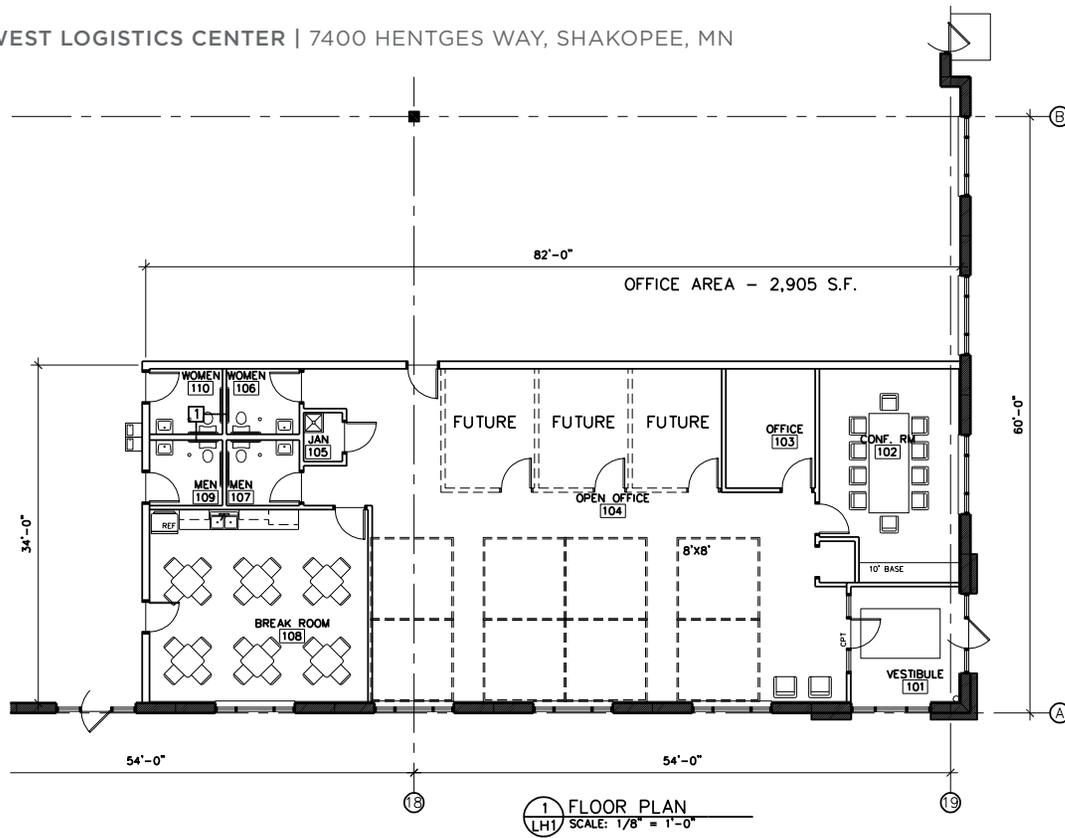
1 SITE PLAN A1 SCALE: 1" = 80'-0"



PARKING CHANGES REFLECT CIVIL BACKGROUND

SITE PLAN

140,400 SF

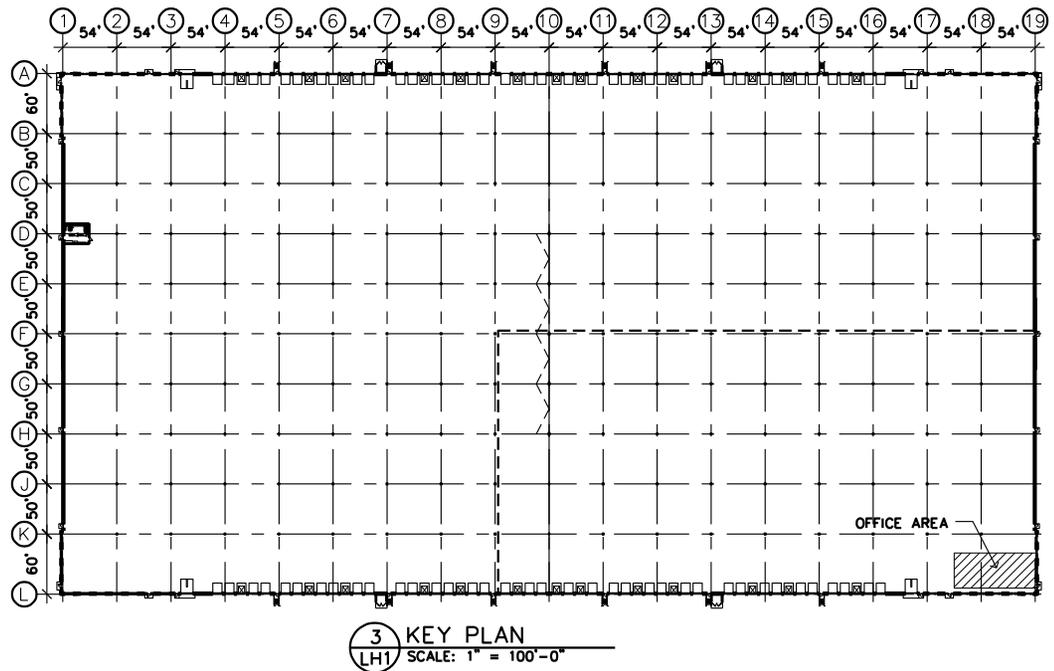


OFFICE PLAN

2,905 SF

FLOOR PLAN

140,400 SF





-  1 minute
-  7 minutes
-  8 minutes



BUILDING AERIAL



CONTACT INFORMATION

KRIS SMELTZER

+1 952 837 8575
kris.smeltzer@cushwake.com

HUDSON BROTHEN

+1 952 893 8261
hudson.brothen@cushwake.com

JON RAUSCH, CCIM, SIOR

+1 952 893 8251
jon.rausch@cushwake.com

JON YANTA, CCIM, SIOR

+1 952 820 8734
jon.yanta@cushwake.com

3500 American Blvd W
Suite 200
Minneapolis, MN 55431 | USA
Main +1 952 831 1000
cushmanwakefield.com

