



## DEAN LAKES CORPORATE CENTER

### TWO BUILDINGS TOTALING 362,553 SF

Building A | 226,461 SF | 5225 Dean Lakes Blvd | Shakopee, MN 55379

Building B | 136,092 SF | 5201 Dean Lakes Blvd | Shakopee, MN 55379

Dean Lakes Commerce Center is a two building Class A industrial development located along Highway 169 in the Minneapolis industrial market. The location provides tenants with immediate access to area amenities and provides visibility along Highway 169. The state-of-the-art specifications include 29 dock doors, ample auto parking, and 32' clear heights.

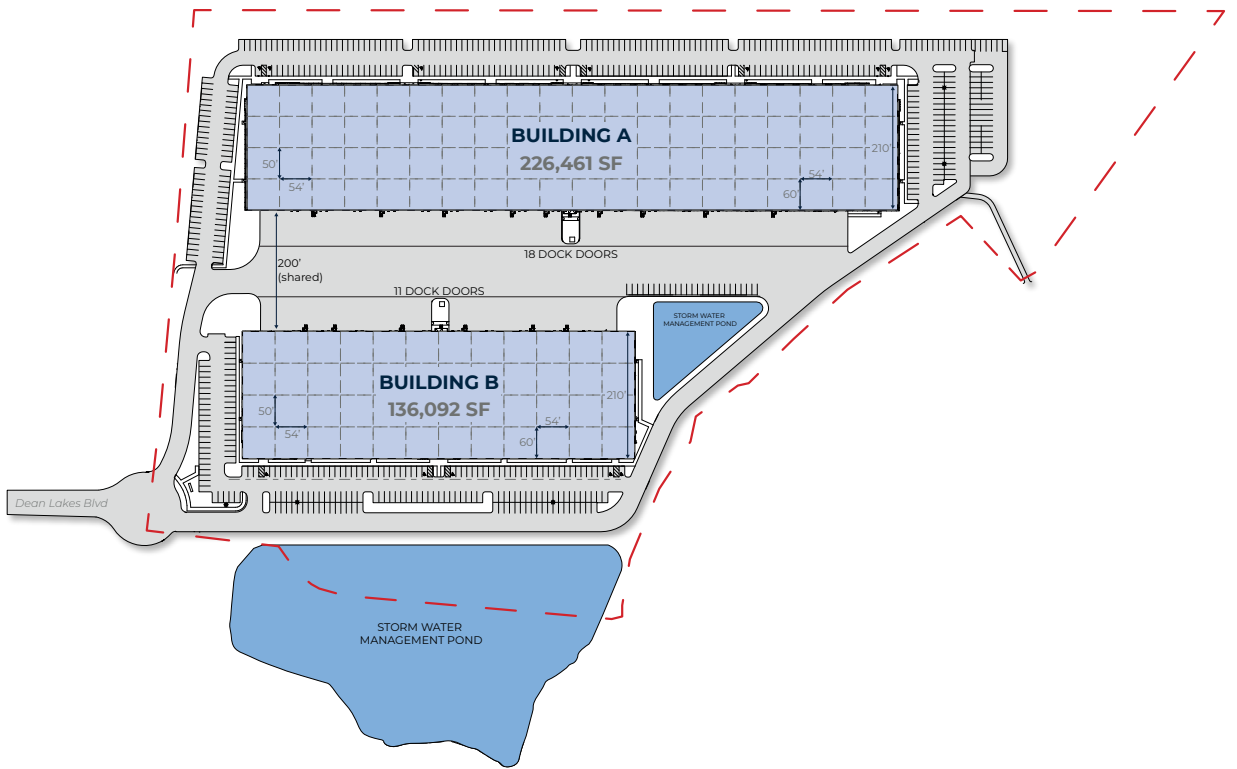




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5201 DEAN LAKES BLVD | SHAKOPEE, MN 55379

## PROPERTY OVERVIEW



362,553 SF available on 26.13 acres



Build-to-suit opportunities



Bldg A. - 2 drive-in doors  
Bldg B. - 2 drive-in doors



50' x 54' column spacing  
60' speed bays



200' shared truck court



LED lighting



Bldg A. - 17 trailer parking spaces  
Bldg B. - 10 trailer parking spaces



Bldg A. - 32 trailer parking spaces  
Bldg B. - 17 trailer parking spaces



ESFR sprinkler system



32' clear heights



Bldg A. - 355 auto parking spaces  
Bldg B. - 213 auto parking spaces  
(60 future auto parking)

A Joint Venture Development



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## AREA INFORMATION



### BUSINESSES

- 1. Amazon - MSP1
- 2. SanMar
- 3. Murphy Logistics
- 4. Shutterfly
- 5. Image Print Solutions
- 6. Amazon - MSP5
- 7. FedEx Ground
- 8. SMSC Organics Recycling Facility

### DRIVE TIMES

- Interstate 494
  - 9 mi.
  - 10 min.
- Interstate 35
  - 13 mi.
  - 16 min.
- Minneapolis -Saint Paul Int'l Airport
  - 17 mi.
  - 20 min.
- Minneapolis
  - 23 mi.
  - 28 min.





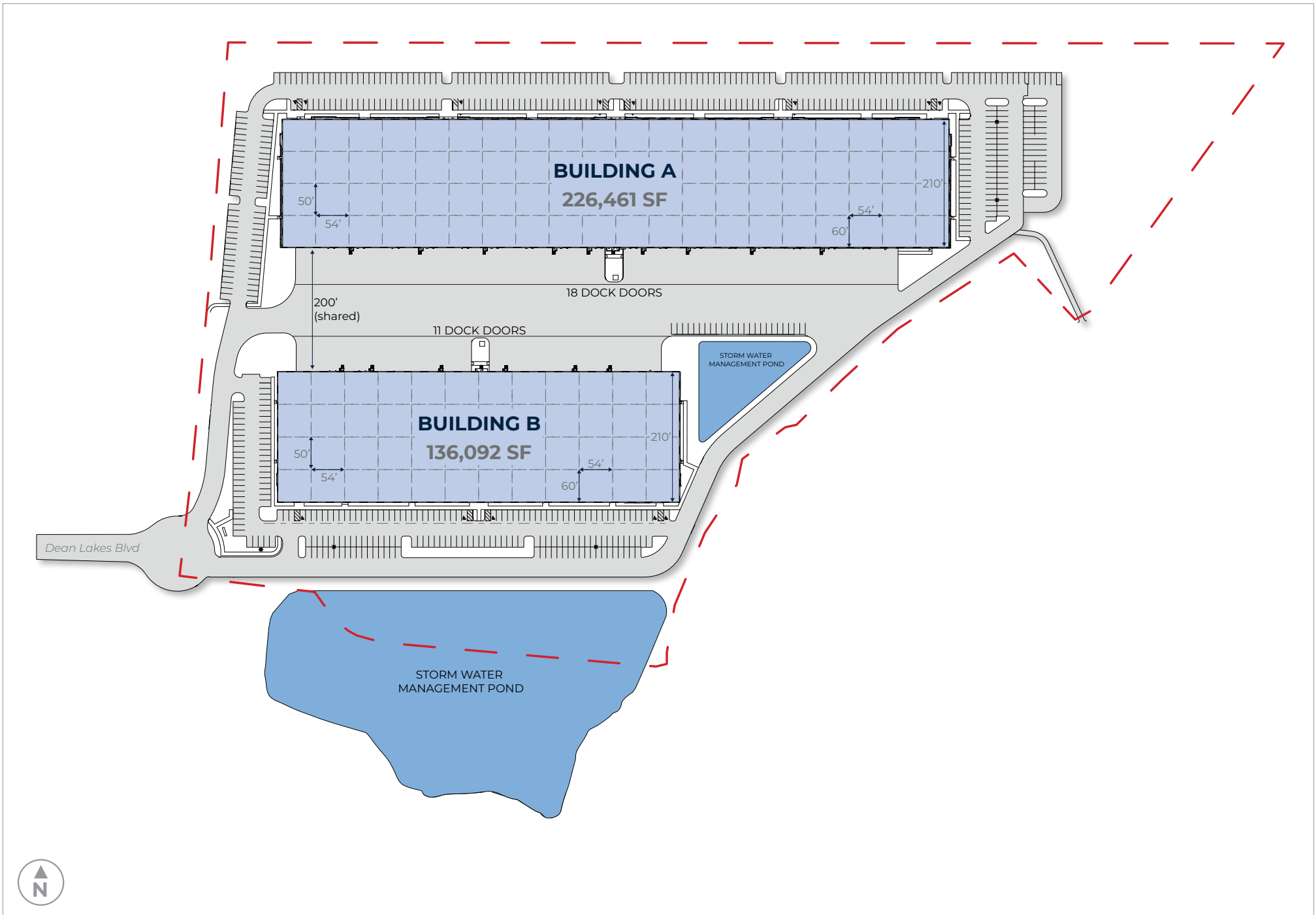
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PRIME LOCATION









**A JOINT VENTURE DEVELOPMENT**

**LEASING**



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