

## Speculative Development



### VALLEY VIEW BUSINESS CENTER

- I-1 Industrial zoning
- Building 2: 124,800 SF, 32' Clear
- Building 3: 136,500 SF, 28' Clear
- Asking Rates: \$10.50 psf office /\$5.25 psf warehouse
- Tax Estimate:
  - 2019: \$0.30/SF
  - 2020: \$1.80/SF (Fully Assessed)
- CAM: \$0.60/SF
- ESFR sprinkler
- Dock high and grade level loading
- 18.13 Acres available
- Trailer storage possible
- Immediate access to Rt 169 and minutes to I-494
- Scannell Properties
  - Experienced developer with proven track record



**501 Shenandoah Drive  
Shakopee, MN 55379  
United States**

**MSA: Shakopee MN  
TYPE: Speculative Development  
SIZE: 261,300 SF**



**SCANNELL**  
PROPERTIES

8801 River Crossing Blvd. Suite 300  
Indianapolis, IN 46240

For more information about this property, contact Scannell.

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