

FOR LEASE

Valley Green Industrial Center
4571 Valley Industrial Blvd. S.
Shakopee, MN

*For more information
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5th STREET
VENTURES

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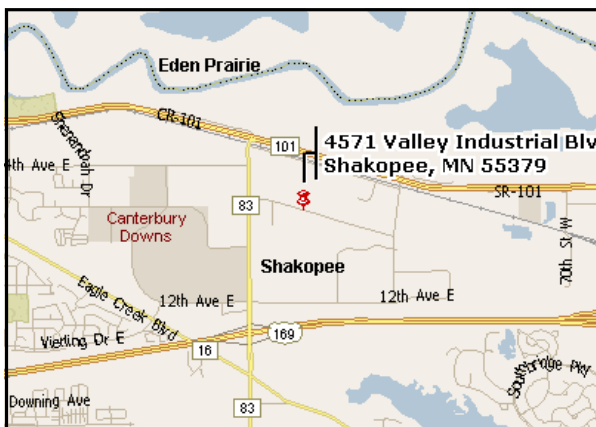
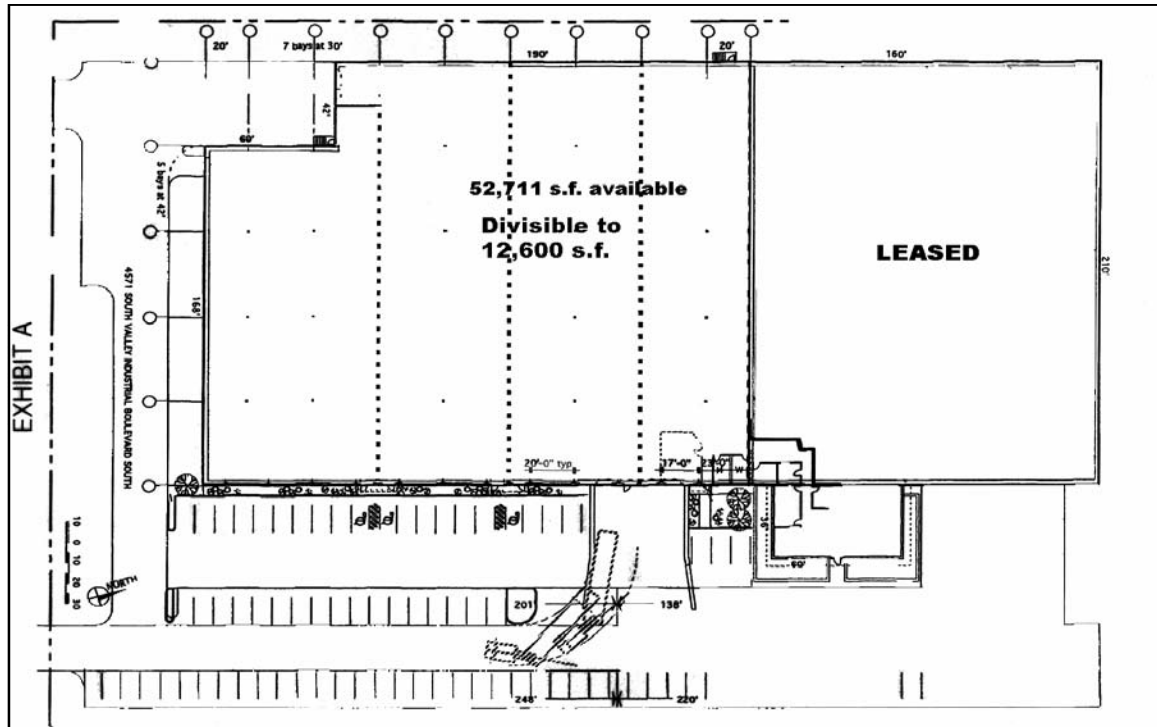


FEATURES

- 85,740 square foot - multi-tenant office/warehouse facility
- 52,711 square feet available-divisible to 12,600 square feet
- Office space-will build to suit
- Dock doors and drive-in doors available
- 20' clear height
- Ample Parking
- Located just south of Hwy 101, easily accessible to Hwy 169 in Shakopee
- \$3.35 psf net lease rate
- 2005 (est.) CAM & Real Estate taxes—\$1.45 psf

STREET **5th** VENTURES

Valley Green Industrial Center



Location Map

HIGHLIGHTS:

- Abundant parking
- Monument signage
- Under new ownership and management
- Excellent access to Highways 101 & 169



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