



**Available  
Today**



Property Website



**126,160 SF Available**

3750 4th Ave. E, Shakopee, MN 55379

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# Shakopee's newest industrial building

# THE OPPORTUNITY

Canterbury Industrial Center is a 126,000 SF Class A industrial property completed Q3 2024. The base building shell includes a 2,320 SF office pod, providing a move-in-ready option for prospective tenants. Conveniently positioned just 1 minute from I-169, 8 minutes from downtown Shakopee and 25 minutes from MSP International Airport, Canterbury Industrial Center provides easy access to area amenities and a convenient commute from surrounding cities. The property offers multiple sizing options, including suites ranging from 17,000 to 126,120 SF









# PRIME LOCATION

Listed among Money Magazine's 2020 Best Places to Live, Shakopee is recognized for its entertainment options, strong economy and favorable home prices.



## LABOR MARKET

Within **5 miles**

Total population: **73,714**

Total labor force: **41,487**

Median Household Income: **\$90,032**

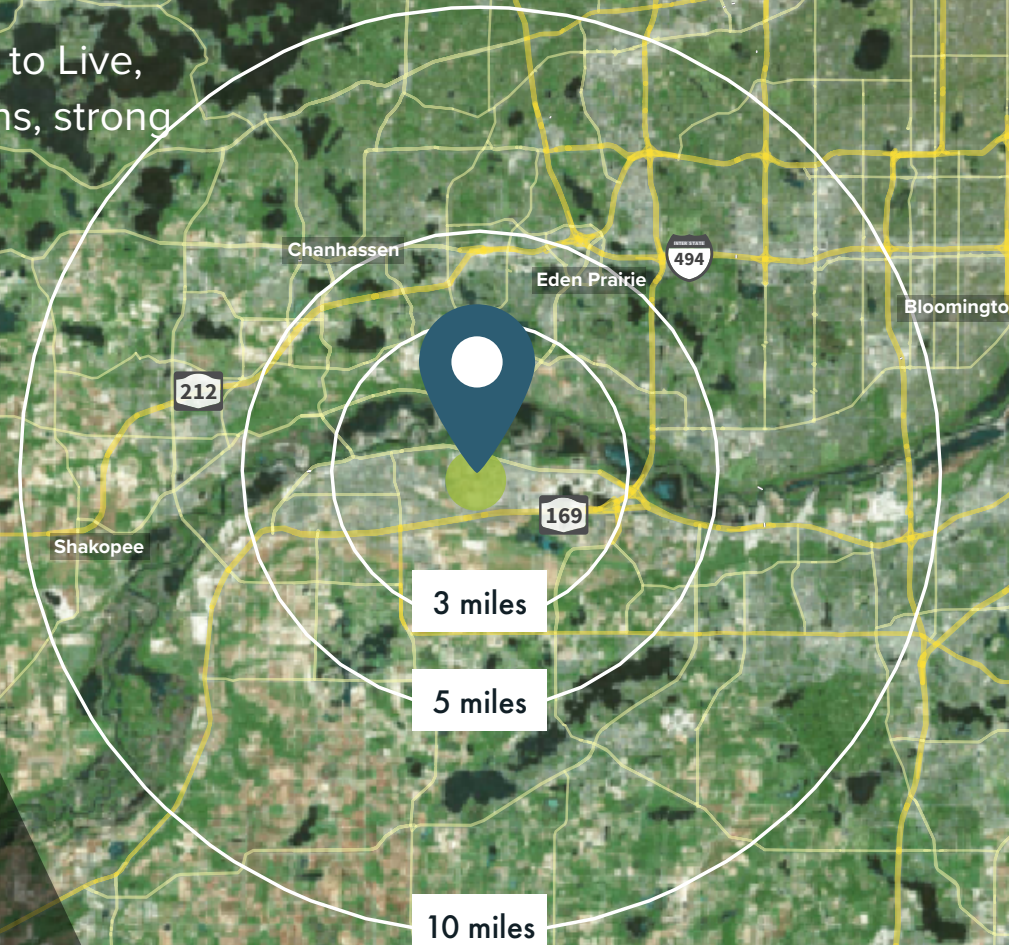
Median Age: **35.6**



## EDUCATION

High school graduate/  
GED Certificate: **93.4%**

Bachelor's/Associate/  
Graduate Degree: **54.9%**





**El Toro Mexican Restaurant**  




  
**CANTERBURY INDUSTRIAL CENTER**

  
**Yellow Line**






**Phó 83**  






  




  
**Bakery**

Future Amphitheater

  
**JOANN**



  
**KOHL'S**


**Drive Times**

25 Minutes  
 Downtown  
 Minneapolis

20 Minutes  
 MSP International  
 Airport

20 Minutes  
 Mall of  
 America

15

16



# BUILDING SPECIFICATIONS



TOTAL SF  
**126,160**



EXISTING OFFICE SF  
**2,320**



CLEAR HEIGHT  
**32'**



SF - CAN DEMISE TO  
**16,524**



DEPTH VARIES FROM  
**159' TO 188'**



CONFIGURATION  
**REAR LOAD**



ACRES  
**9.63**



COLUMN SPACING  
**60' & 54'**



CAR PARKING  
**129**



OFFICE  
**~ 2,000 SF**



DOCK DOORS  
**18**



SPRINKLERS  
**ESFR**



TRUCK COURT  
**135'**



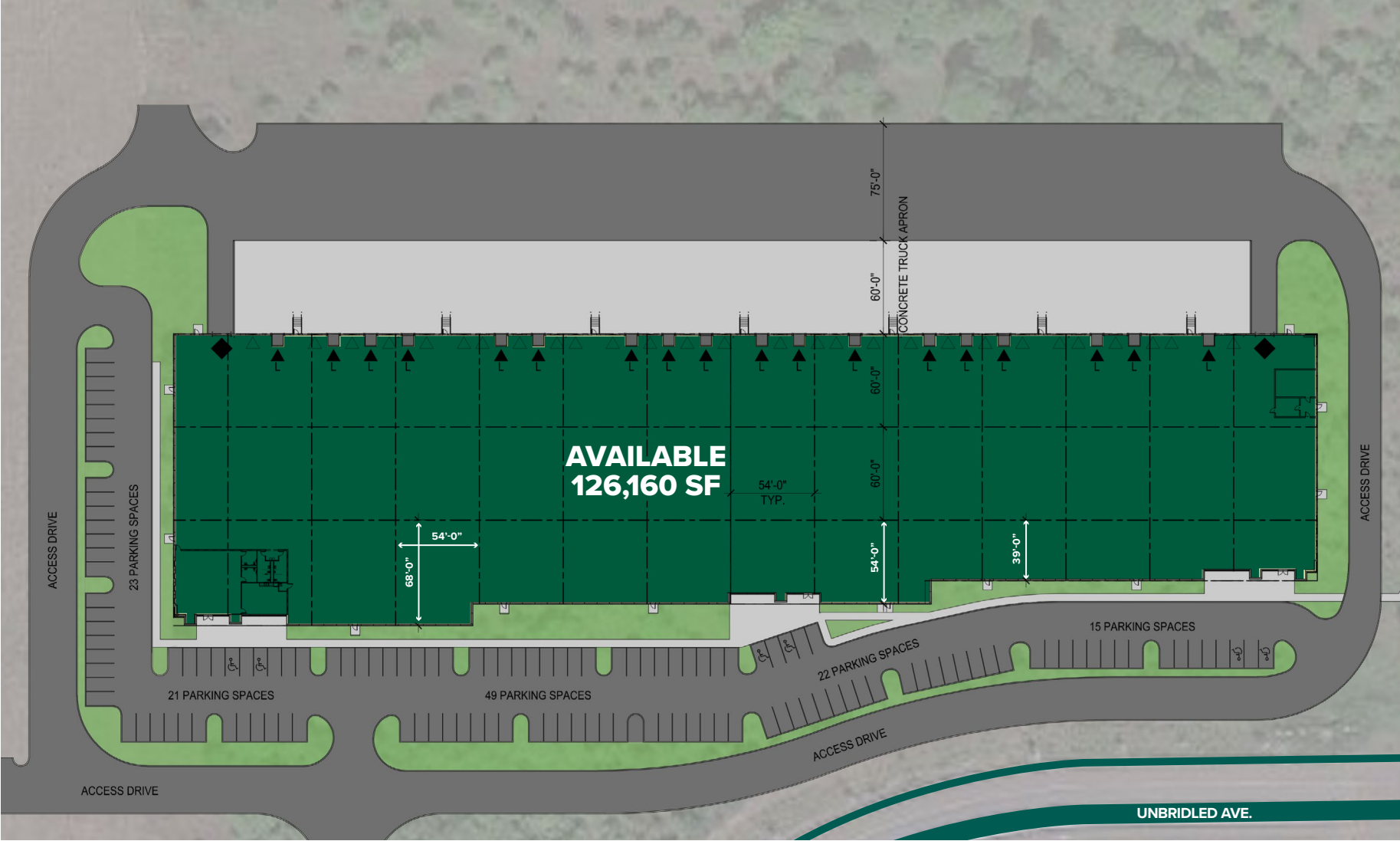
DRIVE IN DOORS  
**2**



POWER  
**2000A**

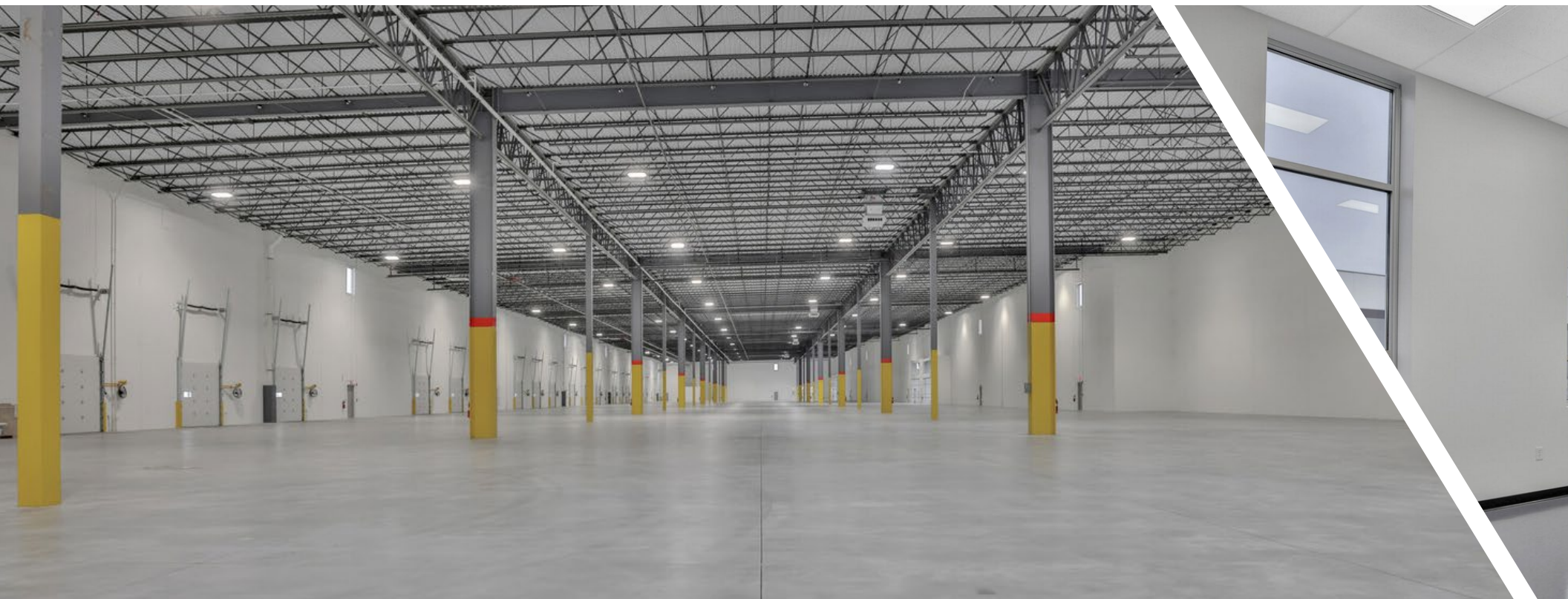


# SITE PLAN





# BUILDING PHOTOS









**LEASING CONTACTS**

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