



**Available
Today**

Property Website



126,160 SF Available

3750 4th Ave. E, Shakopee, MN 55379

Dan Larew, CCIM, SIOR
+1 612 217 6726
dan.larew@jll.com

Chris Hickok, CCIM
+1 612 217 5121
chris.hickok@jll.com

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**

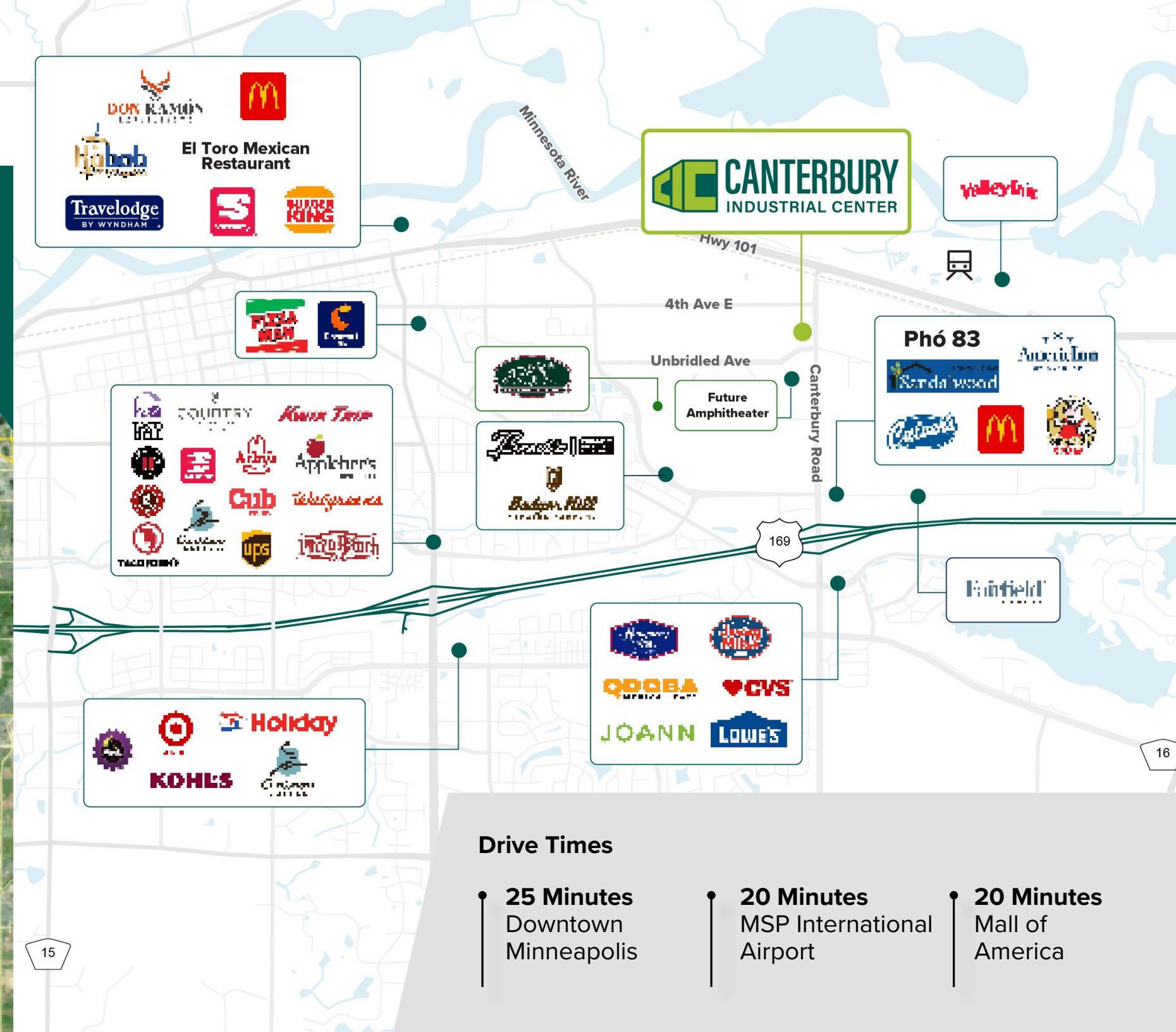
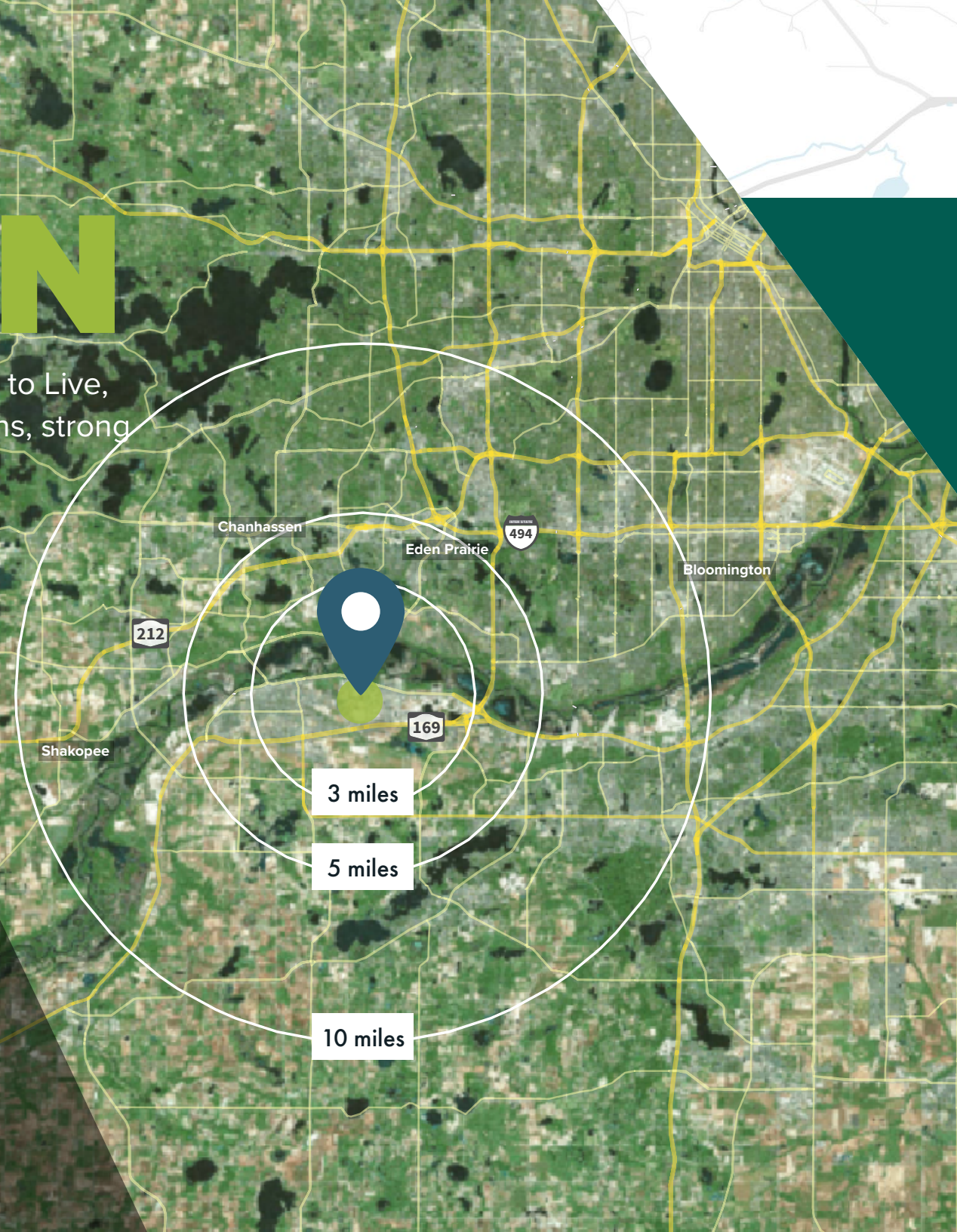
Median Age: **35.6**



EDUCATION

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

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



Drive Times

- 25 Minutes Downtown Minneapolis
- 20 Minutes MSP International Airport
- 20 Minutes Mall of America

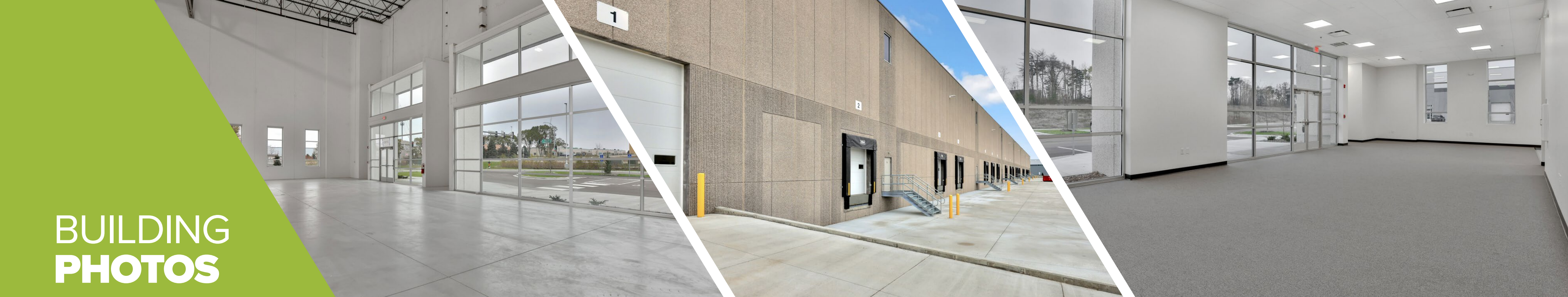
BUILDING SPECIFICATIONS

- 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

Dan Larew, CCIM, SIOR
+1 612 217 6726
dan.larew@jll.com

Chris Hickok, CCIM
+1 612 217 5121
chris.hickok@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2023. Jones Lang LaSalle IP, Inc. All rights reserved.

