



**Delivering
Q3 2024**

Property Website



 **CANTERBURY**
INDUSTRIAL CENTER

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 scheduled to deliver Q3 2024. The base building shell includes a 2,000 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**

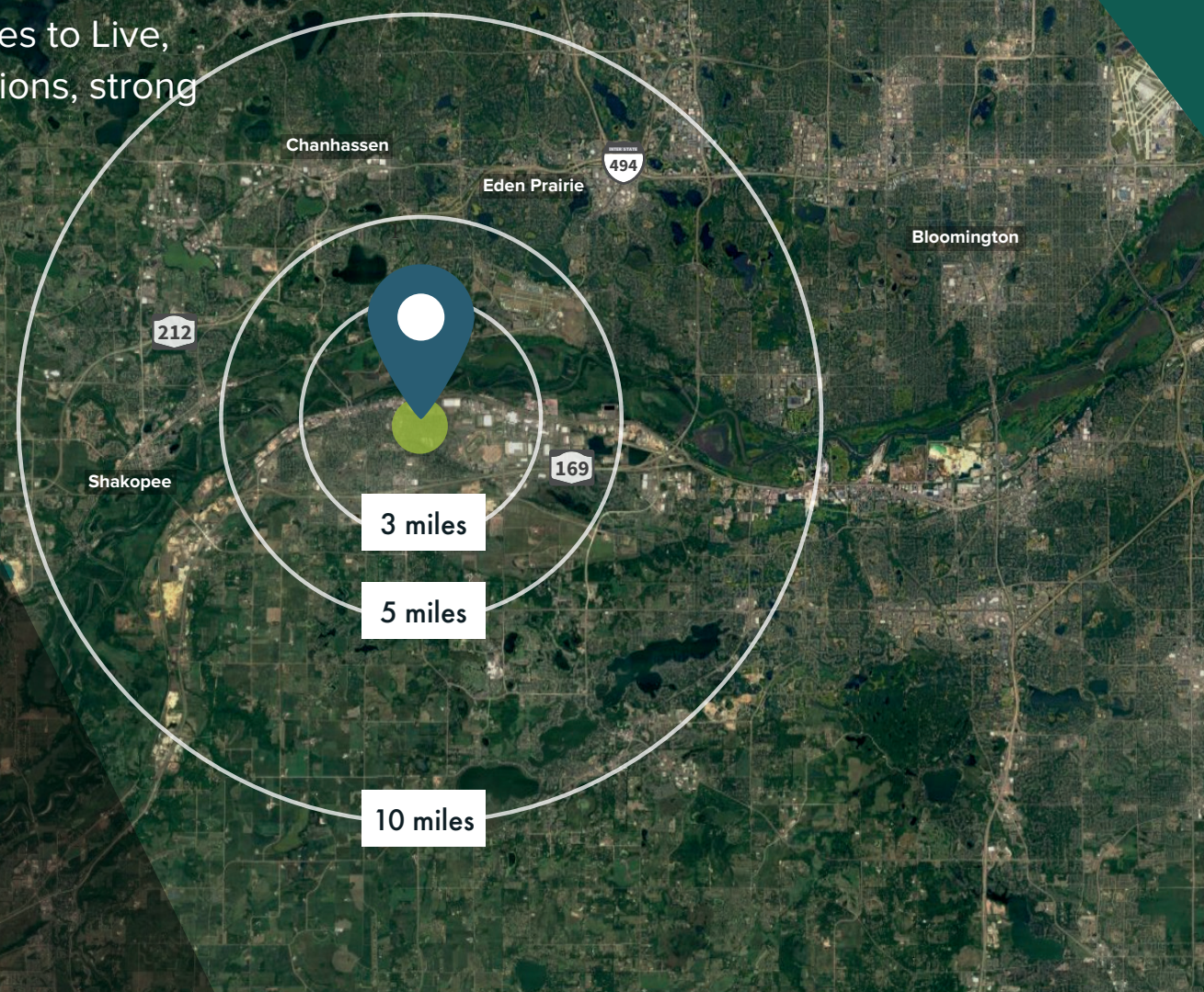
Median Age: **35.6**



EDUCATION

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

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



Future Amphitheater

Drive Times

25 Minutes
 Downtown
 Minneapolis

20 Minutes
 MSP International
 Airport

20 Minutes
 Mall of
 America

BUILDING SPECIFICATIONS

SF **126,160**

DEPTH VARIES FROM **159 TO 188**

CAR PARKING **129**

ACRES **9.63**

COLUMN SPACING **60' & 54'**

SPRINKLERS **ESFR**

OFFICE **~ 2,000 SF**

DOCK DOORS **18**

POWER **2000A**

TRUCK COURT **135'**

DRIVE IN DOORS **2**

CLEAR HEIGHT **32'**

CONFIGURATION **REAR LOAD**

SITE PLAN





LEASING CONTACTS

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