



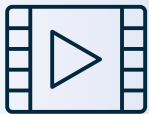
DEAN LAKES CORPORATE CENTER

TWO BUILDINGS TOTALING 362,516 SF

Building A | 226,424 SF | 5225 Dean Lakes Blvd | Shakopee, MN 55379

Building B | 136,092 SF | 5201 Dean Lakes Blvd | Shakopee, MN 55379

Ready for improvements Q2 2023, Dean Lakes Corporate Center is a two building Class A industrial development located along Highway 169 in the southwest Minneapolis industrial market. The location provides tenants with immediate access to area amenities and provides visibility along Highway 169.



CLICK HERE FOR
THE VIRTUAL
TOUR AND VIDEO.

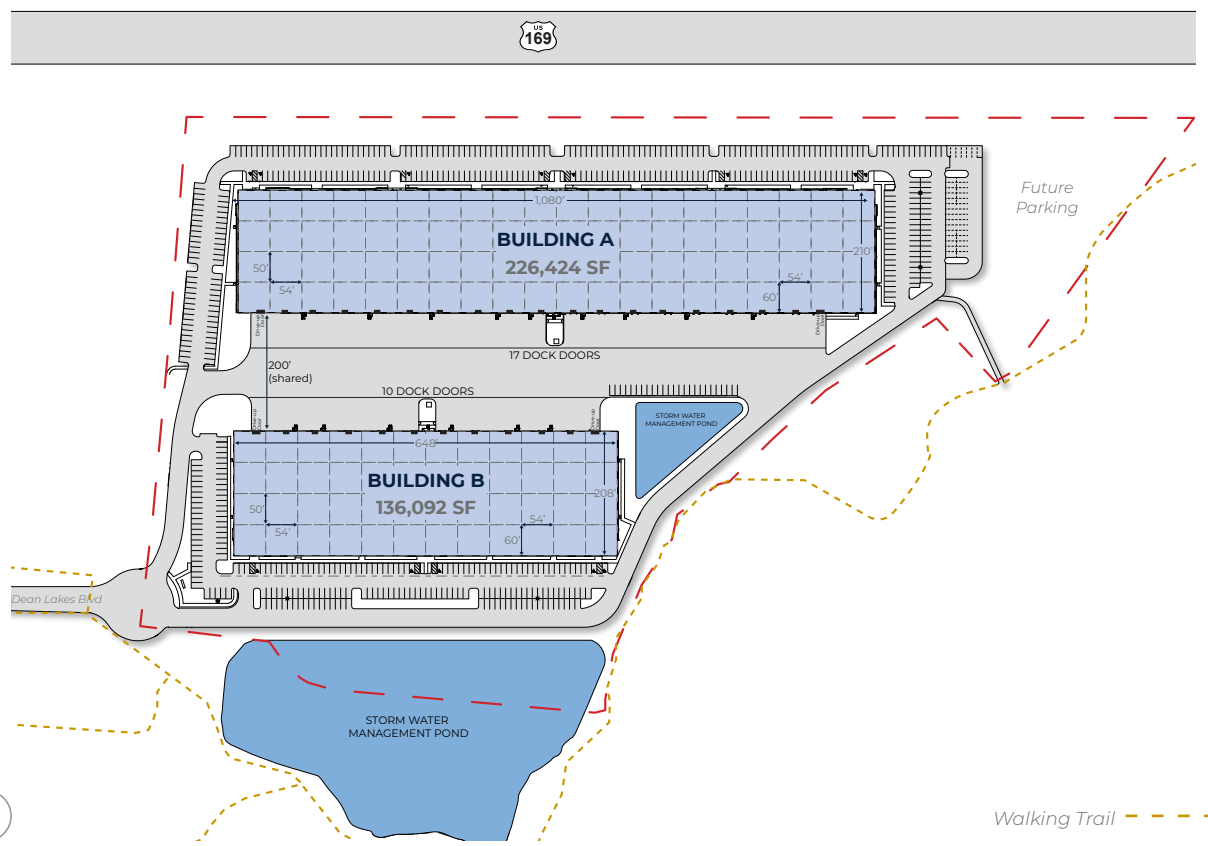




DEAN LAKES CORPORATE CENTER

5201 AND 5225 DEAN LAKES BLVD | SHAKOPEE, MN 55379

PROPERTY OVERVIEW | MASTER PLAN



Two buildings totaling 362,516 SF
available on 26.13 acres



Office build-to-suit opportunities



Bldg A. - 2 drive-in doors
Bldg B. - 2 drive-in doors



Construction Underway



Bldg A. - 17 dock doors
Bldg B. - 10 dock doors



LED lighting



Bldg A. - 354 auto parking spaces
(36 future auto parking)
Bldg B. - 215 auto parking space
(24 future auto parking)



50' x 54' column spacing
60' speed bays



ESFR - K-17 sprinkler heads



28' clear heights

A Joint Venture Development



HILLWOOD
A PEROT COMPANY



Inland Development Partners

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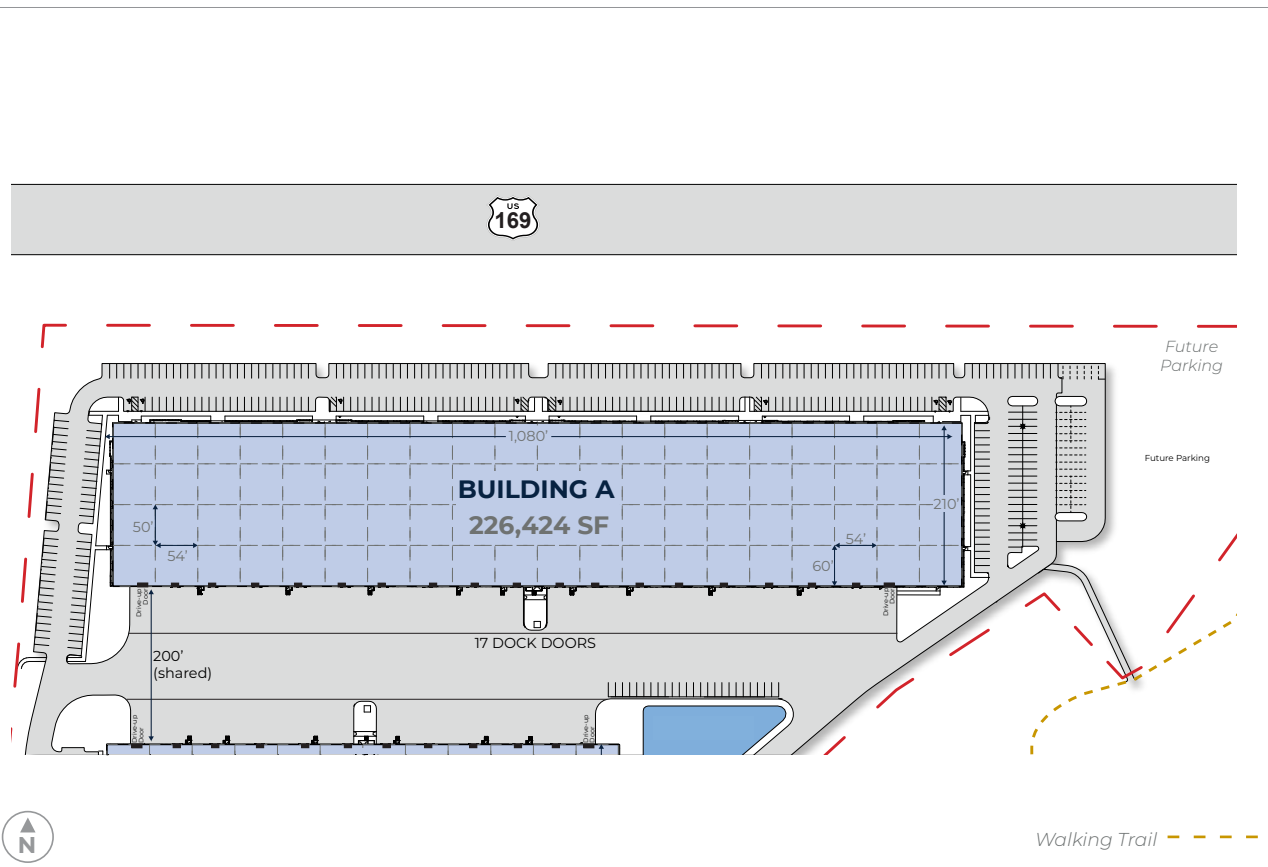
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DEAN LAKES CORPORATE CENTER

5225 DEAN LAKES BLVD | SHAKOPEE, MN 55379

PROPERTY OVERVIEW | BUILDING A



226,424 SF available



Building dimensions 1,080' x 210'



ESFR - K-17 sprinkler heads



Office build-to-suit opportunities



LED lighting



28' clear heights



2 drive-in doors



17 dock doors



50' x 54' column spacing
60' speed bays



Construction Underway



354 auto parking spaces
(36 future auto parking)

A Joint Venture Development



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Leasing



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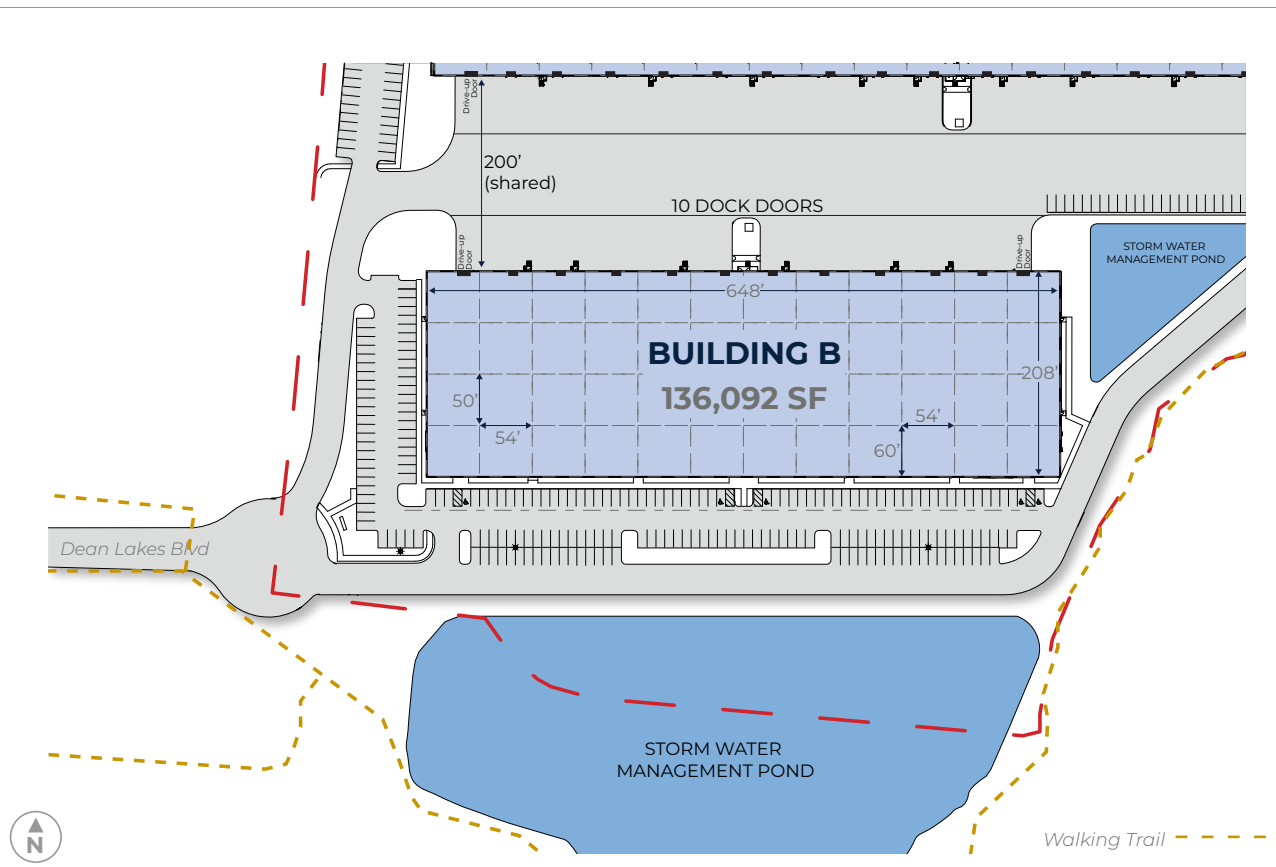
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DEAN LAKES CORPORATE CENTER

5201 DEAN LAKES BLVD | SHAKOPEE, MN 55379

PROPERTY OVERVIEW | BUILDING B



136,092 SF available



Office build-to-suit opportunities



2 drive-in doors



Construction Underway



Building dimensions 648' x 208'



LED lighting



10 dock doors



215 auto parking spaces
(24 future auto parking)



ESFR - K-17 sprinkler heads



28' clear heights



50' x 54' column spacing
60' speed bays

A Joint Venture Development



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DEAN LAKES CORPORATE CENTER

5201 AND 5225 DEAN LAKES BLVD | SHAKOPEE, MN 55379

AREA INFORMATION



BUSINESSES

- | | |
|-----------------------|----------------------------|
| 1. Amazon - MSP1 | 6. Cyxtera Data Center |
| 2. Seagate Technology | 7. Shutterfly |
| 3. SanMar | 8. Imagine Print Solutions |
| 4. Murphy Logistics | 9. Amazon - MSP5 |
| 5. Bayer | 10. FedEx Ground |

DRIVE TIMES

Interstate 494		Interstate 35	
 9 mi.	 10 min.	 13 mi.	 16 min.
Minneapolis - Saint Paul Int'l Airport		Minneapolis	
 17 mi.	 20 min.	 23 mi.	 28 min.

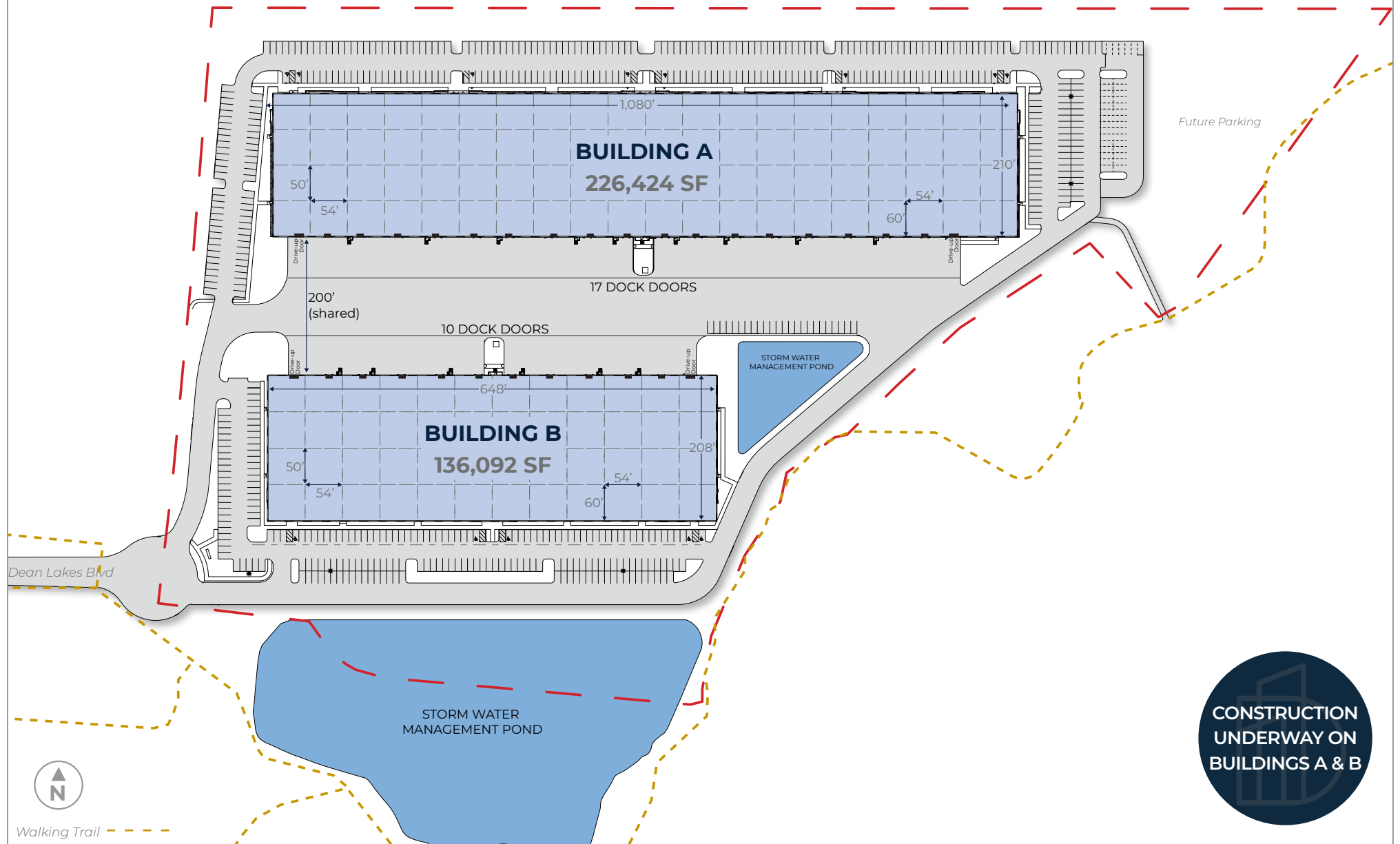


DEAN LAKES CORPORATE CENTER

5201 AND 5225 DEAN LAKES BLVD | SHAKOPEE, MN 55379

PRIME LOCATION





CONSTRUCTION
UNDERWAY ON
BUILDINGS A & B



**DEAN LAKES
CORPORATE CENTER**

5201 AND 5225 DEAN LAKES BLVD | SHAKOPEE, MN 55379

SITE PLAN



DEAN LAKES CORPORATE CENTER

5201 AND 5225 DEAN LAKES BLVD | SHAKOPEE, MN 55379

CONTACT

A JOINT VENTURE DEVELOPMENT



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LEASING



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