



DEAN LAKES CORPORATE CENTER

50,000 - 362,516 SF AVAILABLE

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 Immediate Occupancy, 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.



HILLWOOD
A PEROT COMPANY®



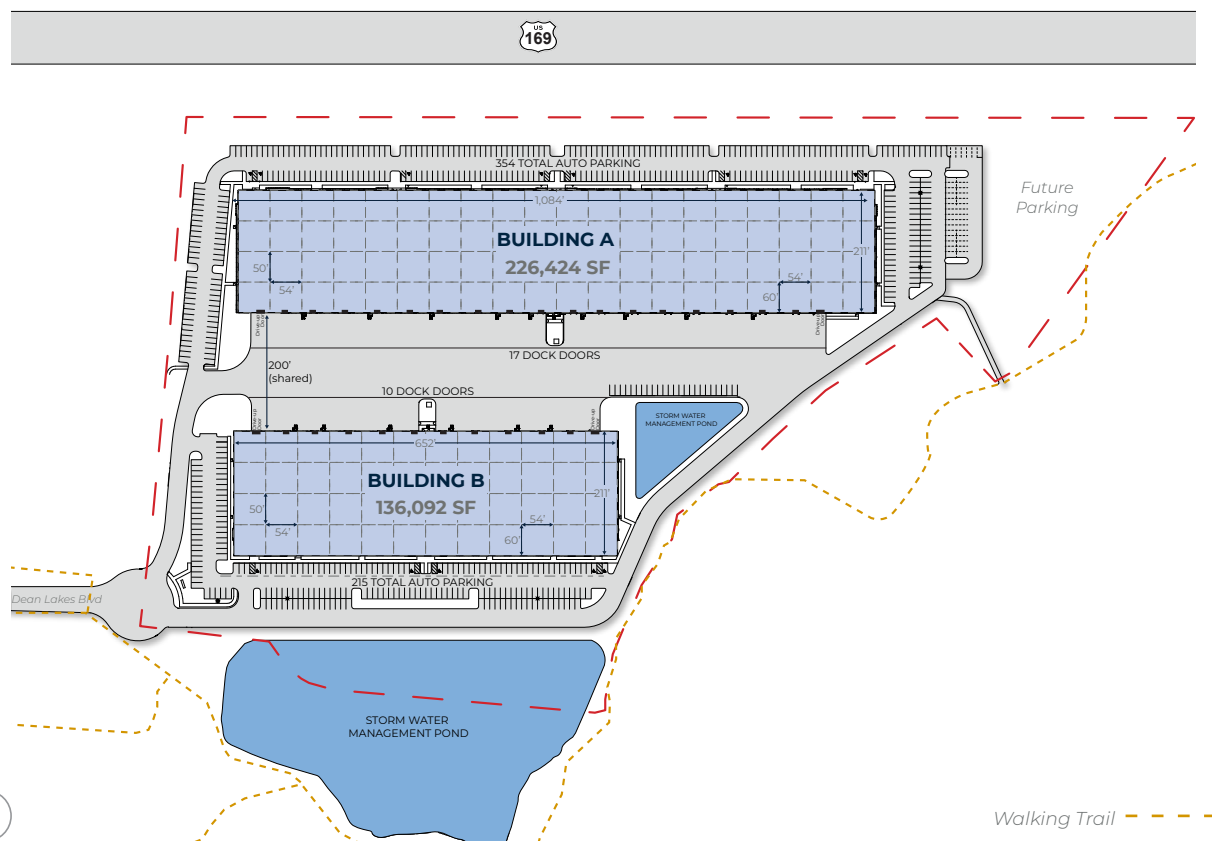
IDP Inland Development Partners



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



Immediate Occupancy



Foreign Trade Zone



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



Bldg A. - 17 dock doors
Bldg B. - 10 dock doors
with seals, bumpers and levelers already installed



LED lighting with motion sensors and 30 foot candles



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



50' x 54' column spacing
60' speed bays



ESFR - K-17 sprinkler heads



28' clear heights



7" floors vs. traditional 6" floors



3,000 amps, 480 V
via Shakopee Public Utilities

A Joint Venture Development



RACHEL AGBA-NOVAK

847 720 8982 (o)

rachel.agba-novak@hillwood.com

Leasing



TOM BENNETT

612 386 6108 (c)

tom.bennett@cbre.com

MATT OELSCHLAGER

612 532 4747 (c)

matt.oelschlager@cbre.com

TOM HAYHOE

952 239 3352 (c)

tom.hayhoe@cbre.com

PARKER RICKERT

612 845 8022 (c)

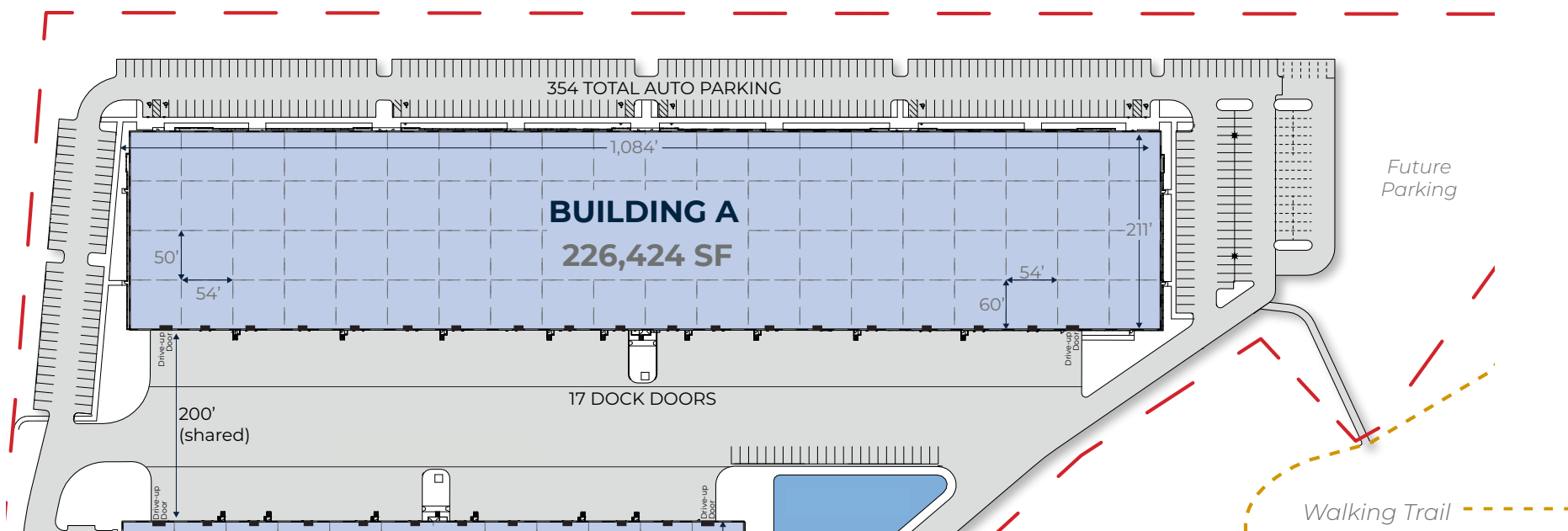
parker.rickert@cbre.com



DEAN LAKES CORPORATE CENTER

5225 DEAN LAKES BLVD | SHAKOPEE, MN 55379

PROPERTY OVERVIEW | BUILDING A



226,424 SF Available



Office build-to-suit opportunities



Immediate Occupancy



Foreign Trade Zone



2 drive-in doors



17 dock doors
with seals, bumpers and levelers already installed



Building dimensions 1,084' x 211'



LED lighting with motion sensors
and 30 foot candles



354 auto parking spaces
(36 future)



50' x 54' column spacing
60' speed bays



ESFR - K-17 sprinkler heads



28' clear height



7" floors vs. traditional 6" floors



3,000 amps, 480 V
via Shakopee Public Utilities

A Joint Venture Development



RACHEL AGBA-NOVAK Leasing

847 720 8982 (o)

rachel.agba-novak@hillwood.com



TOM BENNETT

612 386 6108 (c)

tom.bennett@cbre.com

MATT OELSCHLAGER

612 532 4747 (c)

matt.oelschlager@cbre.com

TOM HAYHOE

952 239 3352 (c)

tom.hayhoe@cbre.com

PARKER RICKERT

612 845 8022 (c)

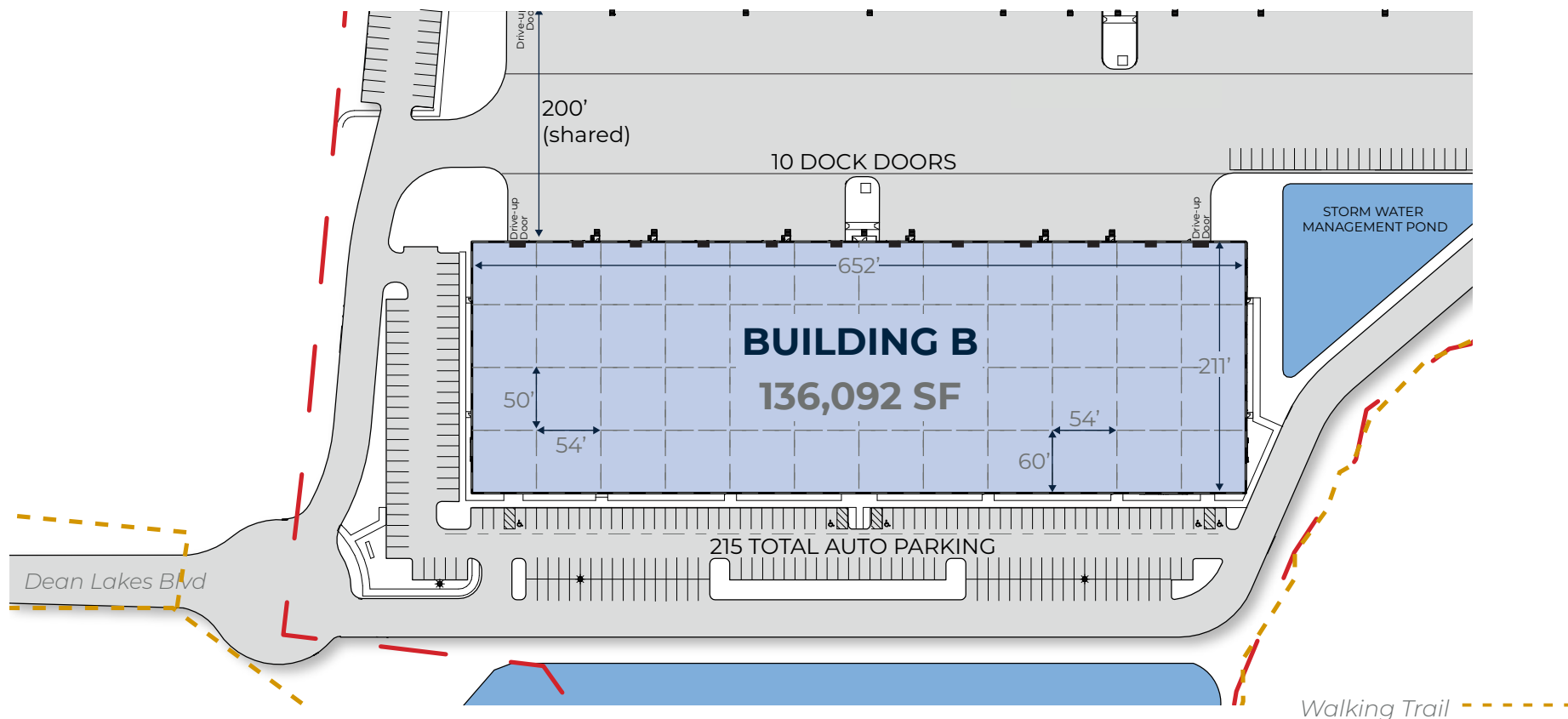
parker.rickert@cbre.com



DEAN LAKES CORPORATE CENTER

5201 DEAN LAKES BLVD | SHAKOPEE, MN 55379

PROPERTY OVERVIEW | BUILDING B



136,092 SF Available



Office build-to-suit opportunities



Immediate Occupancy



Foreign Trade Zone



2 drive-in doors



10 dock doors
with seals, bumpers and levelers already installed



Building dimensions 652' x 211'



LED lighting with motion sensors
and 30 foot candles



215 auto parking spaces
(24 future)



50' x 54' column spacing
60' speed bays



ESFR - K-17 sprinkler heads



28' clear height



7" floors vs. traditional 6" floors



3,000 amps, 480 V
via Shakopee Public Utilities

A Joint Venture Development



RACHEL AGBA-NOVAK Leasing

847 720 8982 (o)
rachel.agba-novak@hillwood.com



TOM BENNETT

612 386 6108 (c)
tom.bennett@cbre.com

MATT OELSCHLAGER

612 532 4747 (c)
matt.oelschlager@cbre.com

TOM HAYHOE

952 239 3352 (c)
tom.hayhoe@cbre.com

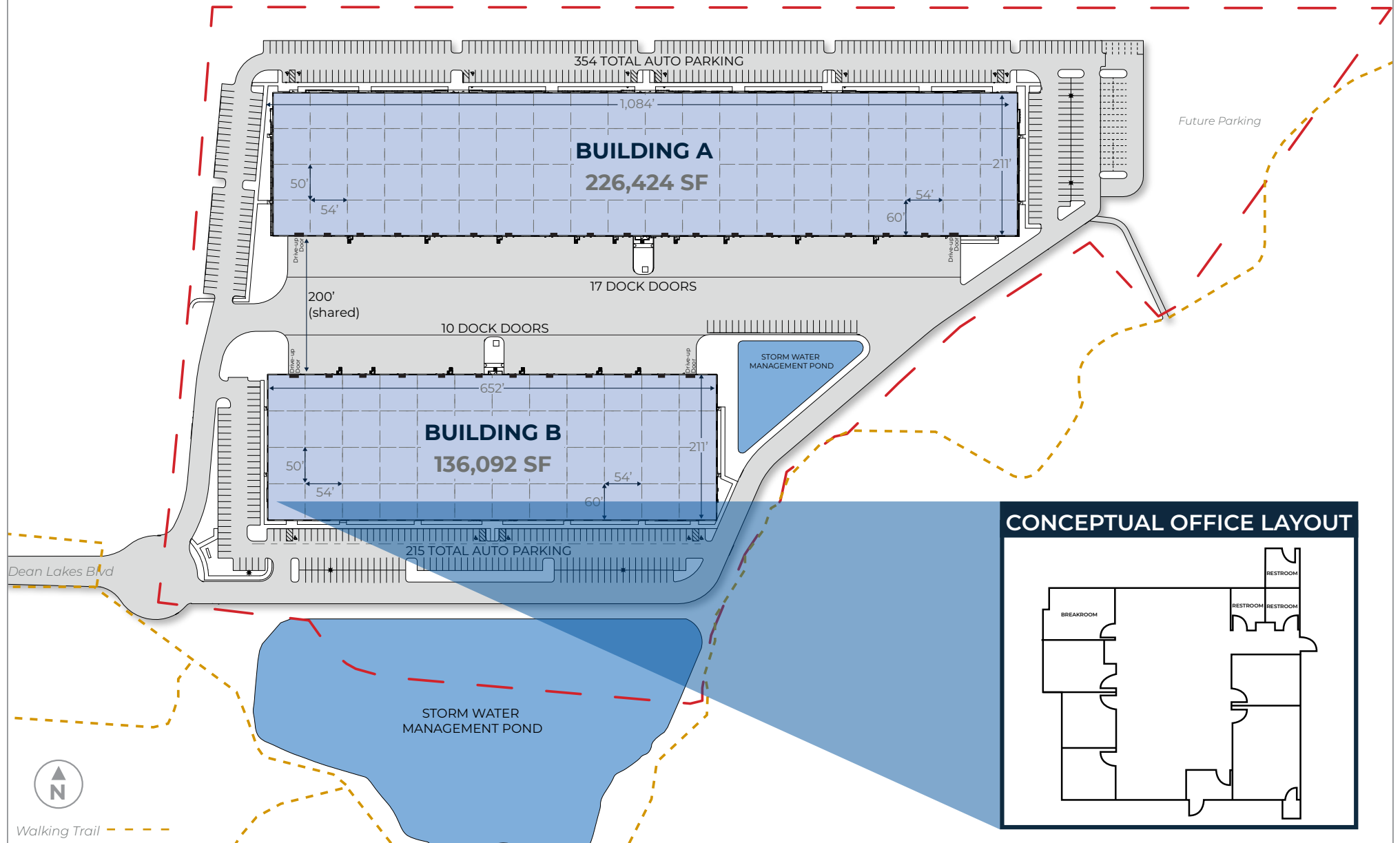
PARKER RICKERT

612 845 8022 (c)
parker.rickert@cbre.com

US
169



DAILY TRAFFIC
67,565



Walking Trail



**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

PRIME LOCATION





DEAN LAKES CORPORATE CENTER

5201 AND 5225 DEAN LAKES BLVD | SHAKOPEE, MN 55379

THE DEAN LAKES DIFFERENCE



DRIVE TIMES

INTERSTATE 494



9 mi.



10 min.

MINNEAPOLIS-SAINT PAUL INT'L AIRPORT



17 mi.



20 min.

INTERSTATE 35



13 mi.



16 min.

MINNEAPOLIS



23 mi.



28 min.



FOREIGN TRADE ZONE (FTZ)

Located in a Foreign Trade Zone (FTZ). This designation allows deferring and/or reducing duty payments, it helps reduce costs if goods are manufactured and destined within the USA, imported goods can be stored and exported without incurring duties and/or impact fees can be combined into one weekly fee instead of individual fees. You can find more information on their website at www.cbp.gov/border-security/ports-entry/cargo-security/cargo-control/foreign-trade-zones/about



UTILITY INFORMATION

Serviced by Shakopee Public Utilities (SPU), which is a major advantage to the park. With a 99.9% reliability rating, competitive rates, and a variety of clean energy options via their Clean Energy Program. Dean Lakes Corporate Center has a power advantage. You can find more information on their website at shakopeeutilities.com.

A Joint Venture Development



RACHEL AGBA-NOVAK Leasing

847 720 8982 (o)

rachel.agba-novak@hillwood.com



TOM BENNETT

612 386 6108 (c)

tom.bennett@cbre.com

MATT OELSCHLAGER

612 532 4747 (c)

matt.oelschlager@cbre.com

TOM HAYHOE

952 239 3352 (c)

tom.hayhoe@cbre.com

PARKER RICKERT

612 845 8022 (c)

parker.rickert@cbre.com



DEAN LAKES CORPORATE CENTER

5201 AND 5225 DEAN LAKES BLVD | SHAKOPEE, MN 55379

CONTACT

A JOINT VENTURE DEVELOPMENT



Inland Development Partners

9550 West Higgins, Suite 200
Rosemont, IL 60018
hillwood.com

RACHEL AGBA-NOVAK

847 720 8982 (o) | 815 341 8158(c)
rachel.agba-novak@hillwood.com

LEASING

CBRE

4400 W 78th Street, Suite 200
Bloomington, MN 55435
cbre.com

TOM BENNETT

612 386 6108 (c)
tom.bennett@cbre.com

TOM HAYHOE

952 239 3352 (c)
tom.hayhoe@cbre.com

MATT OELSCHLAGER

612 532 4747 (c)
matt.oelschlager@cbre.com

PARKER RICKERT

612 845 8022 (c)
parker.rickert@cbre.com



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Hillwood and the Hillwood logo are service marks of Hillwood. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Hillwood. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

DEAN LAKES CORPORATE CENTER
5201 Dean Lakes Blvd. 5225 Dean Lakes Blvd.

Truck Entrance