

Available For Lease

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New Bulk Space Offering!

Park 2000 Phase II 5555 12th Ave E, Shakopee, MN Multi-Tenant Class A Industrial Property

- Up to 128,000 SF
- Endcap space available
- ESFR sprinkler system
- Close proximity to local area amenities
- Easy access to Highway 169, Hwy 13, and I-494
- Space divisible to 11,000 SF

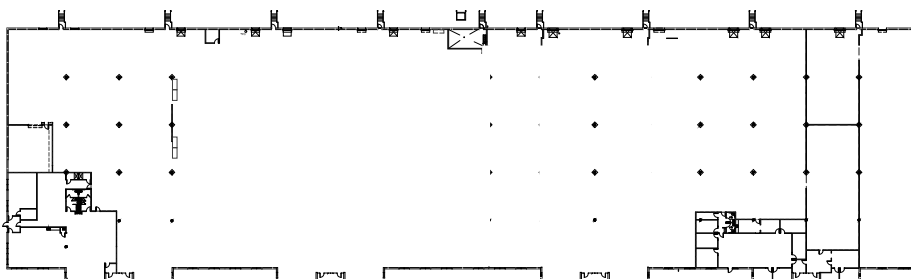
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For Lease

Building Highlights

Address:	5555 12th Ave E, Shakopee, MN
Building SF:	128,872 SF
Year Built:	2000
Site Area:	15.62 acres
Clear Height:	24'
Column Spacing:	40' x 36'
Parking:	206 stalls
Available Today: Suite 100	<u>3,770 SF Office</u> <u>7,313 SF Warehouse</u> <u>11,083 SF Total</u> • Two (2) dock doors
Available 11/1/2026: Suite 200	<u>23,558 SF Office</u> <u>94,231 SF Warehouse</u> <u>117,789 SF Total</u> • Thirteen (13) dock doors
Available Today – 11/1/2026: Suites 100-200	<u>27,328 SF Office*</u> <u>101,544 SF Warehouse</u> <u>128,872 SF Total</u> • Fifteen (15) dock doors * Ability to decrease office SF
Lease Rates:	Negotiable
2026 Est. CAM/Tax:	\$5.12 PSF
Available:	Immediately – 11/1/2026
Power:	3 phase/1400 Amp/480 Volt

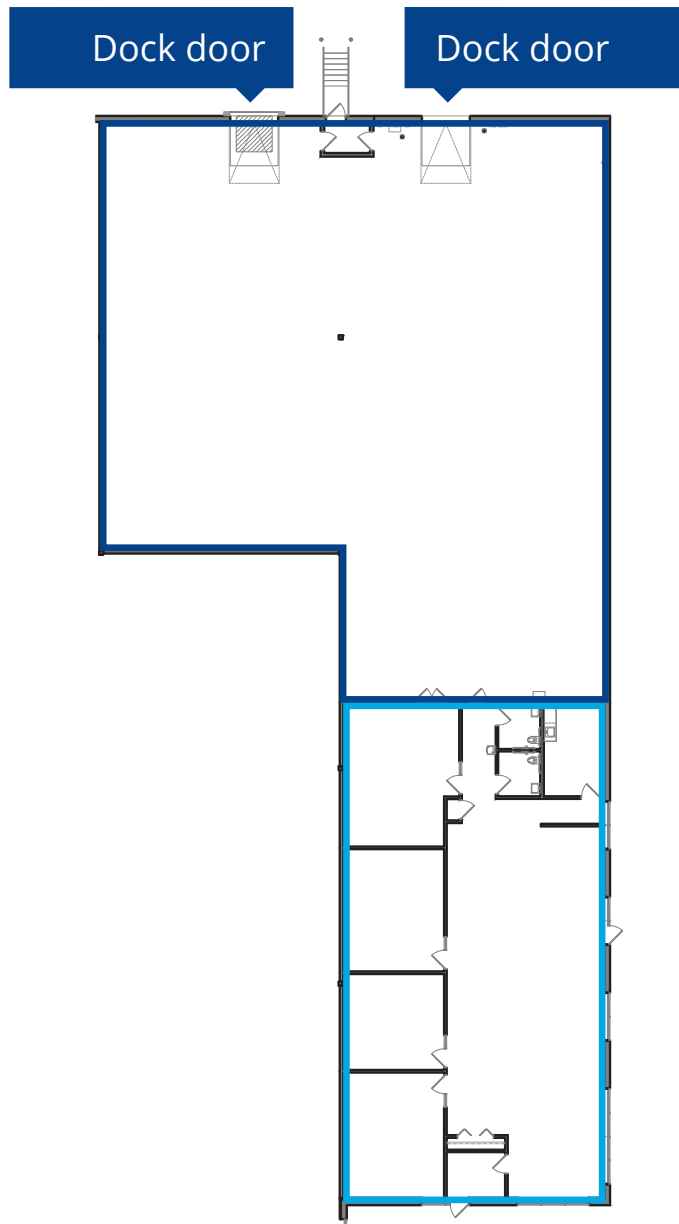
Building Plan



Floor Plans

Suite 100

11,083 SF



 3,770 SF Office

 7,313 SF Warehouse

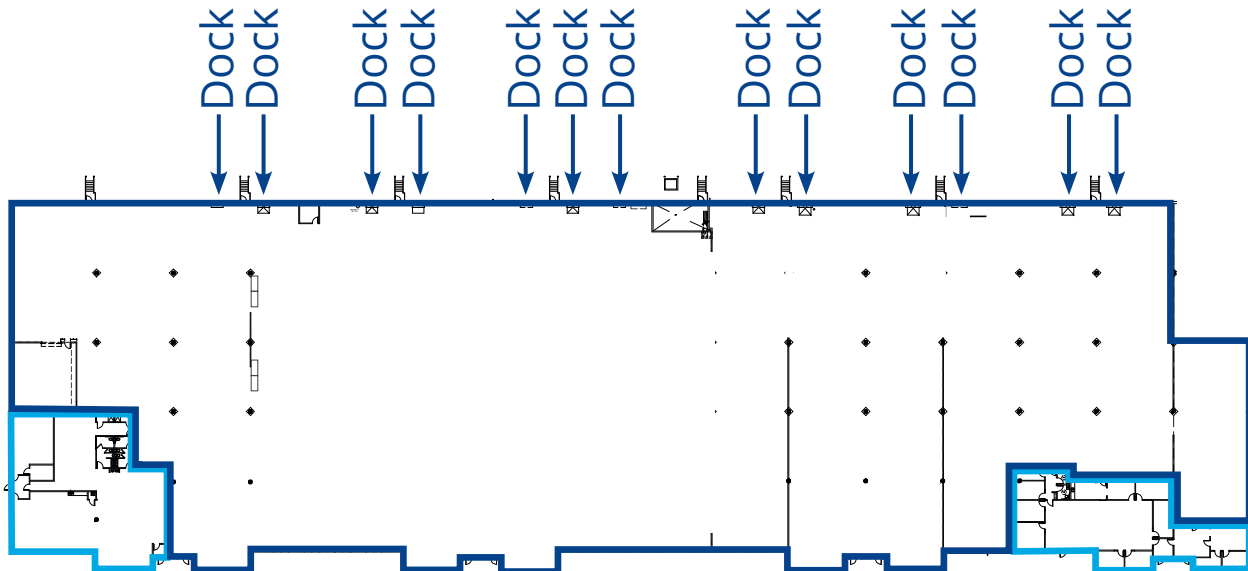
Floor Plans

Suite 200

117,789 SF

 23,558 SF Office

 94,231 SF Warehouse



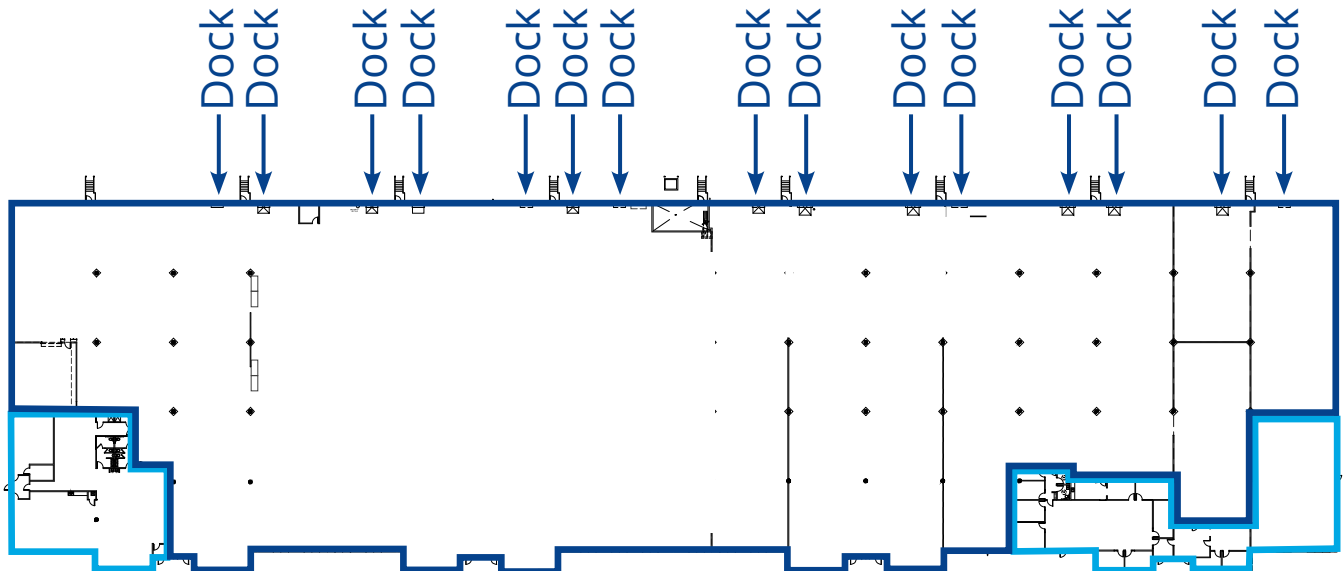
Floor Plans

Suites 100-200

128,872 SF

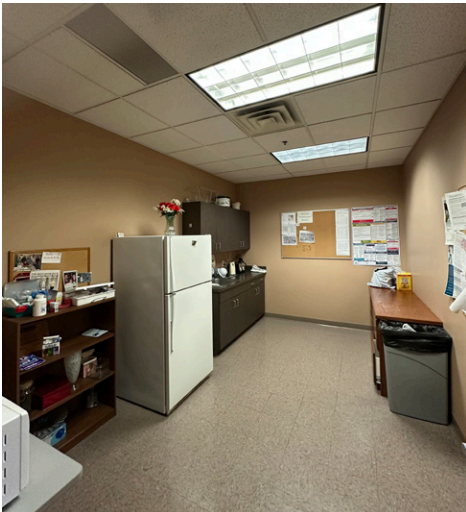
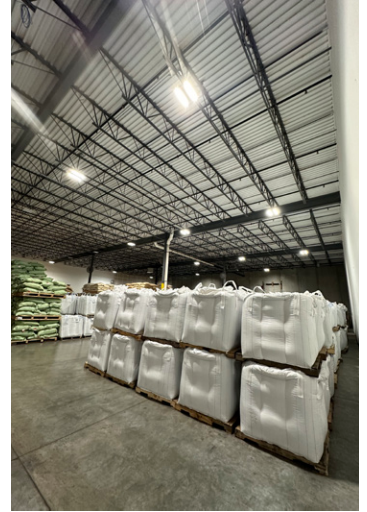
 27,328 SF Office

 101,544 SF Warehouse



Park 2000 Phase II | For Lease

Property Gallery



View Online
colliers.com/msp

MSP International
Airport
Drive Time: 22 Minutes
(18.9 Miles)

I-494
Drive Time: 10 Minutes
(8.3 Miles)



Valleyfair

169

HWY 169
Drive Time: 4 Minutes
(1.3 Miles)

Contact



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Our mission

Maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.



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