1600 Utica Ave S, Suite 300
Minneapolis. MN 55416
colliers.com/msp

For Sublease

Class A Industrial

21,000 - 94,500 SF Available

Valley View Business Center III
2700 4th Ave E
Shakopee, MN 55379

Ryan Krzmarzick
Executive Vice President
+1 952 897 7746
ryan.k@colliers.com

Ansel Cook
Associate
+1 952 897 7894
ansel.cook@colliers.com





Valley View Business Center III

Class A Industrial
Sublease Opportunity

Valley View Business Park contains four Class A industrial buildings and is located in Shakopee's newest and most sought after location immediately north of Canterbury Park with excellent access to Hwy 101. Join other prominent corporate users such as Little Caesar's, Amazon, CommScope, Amerisource Bergin and Walmart; and benefit from the many amenities the surroundings offer.



- ***136,500 SF Class A Industrial building***
- ***28' clear height***
- ***Dock and drive-in loading***
- ***Great corporate image***
- ***Floor to ceiling glass in office, clerestory windows in warehouse***
- ***Abundant parking***
- ***Immediately north of Canterbury Park***
- ***Excellent access to Hwy 101 & Hwy 169***

Copyright © 2026 Colliers

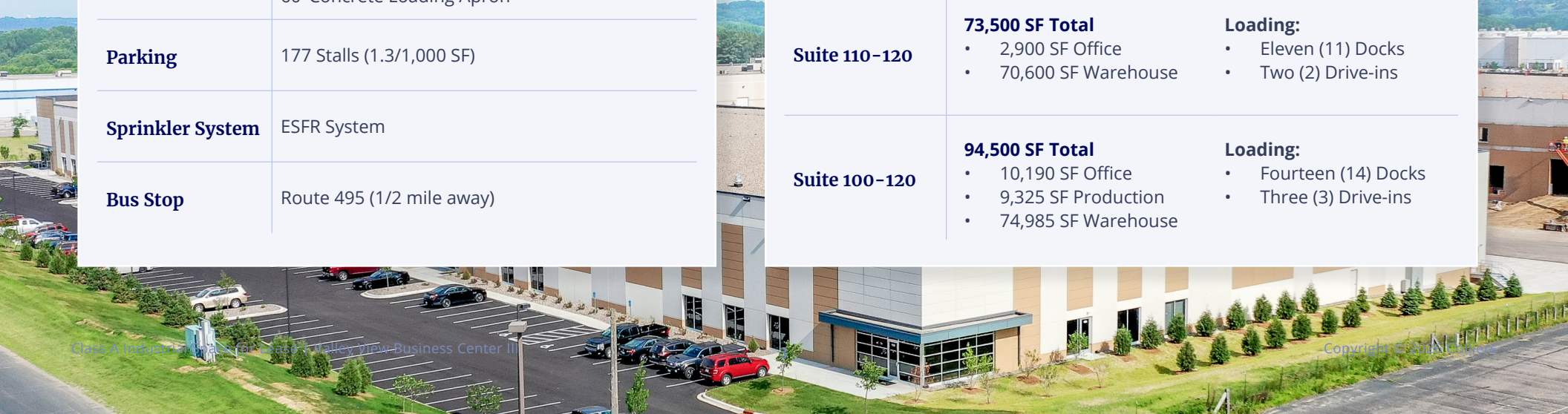
Valley View Business Center III

Building **Profile**

Address	2700 4th Avenue E, Shakopee, MN 55379
Building Size	136,500 SF
Year Built	2019
Net Lease Rates	Negotiable
2026 Est. CAM & RE Taxes	$5.00/SF
Clear Height	28’
Dimensions	50’ x 50’ Typical Column Spacing 60’ Speed Bay 60’ Concrete Loading Apron
Parking	177 Stalls (1.3/1,000 SF)
Sprinkler System	ESFR System
Bus Stop	Route 495 (1/2 mile away)

Long-Term Sublease **Opportunities**

Suite 100	**21,000 SF Total** • 7,290 SF Office • 9,325 SF Production • 4,385 SF Warehouse	**Loading:** • Two (2) Docks • One (1) Drive-in
Suite 110	**31,500 SF Total** • 1,000 SF Office • 30,500 SF Warehouse	**Loading:** • Four (4) Docks • One (1) Drive-in
Suite 120	**42,000 SF Total** • 1,900 SF Office • 40,100 SF Warehouse	**Loading:** • Six (6) Docks • One (1) Drive-in
Suite 100-110	**52,500 SF Total** • 8,290 SF Office • 9,325 SF Production • 34,885 SF Warehouse	**Loading:** • Seven (7) Docks • Two (2) Drive-ins
Suite 110-120	**73,500 SF Total** • 2,900 SF Office • 70,600 SF Warehouse	**Loading:** • Eleven (11) Docks • Two (2) Drive-ins
Suite 100-120	**94,500 SF Total** • 10,190 SF Office • 9,325 SF Production • 74,985 SF Warehouse	**Loading:** • Fourteen (14) Docks • Three (3) Drive-ins



Copyright © 2026 Colliers









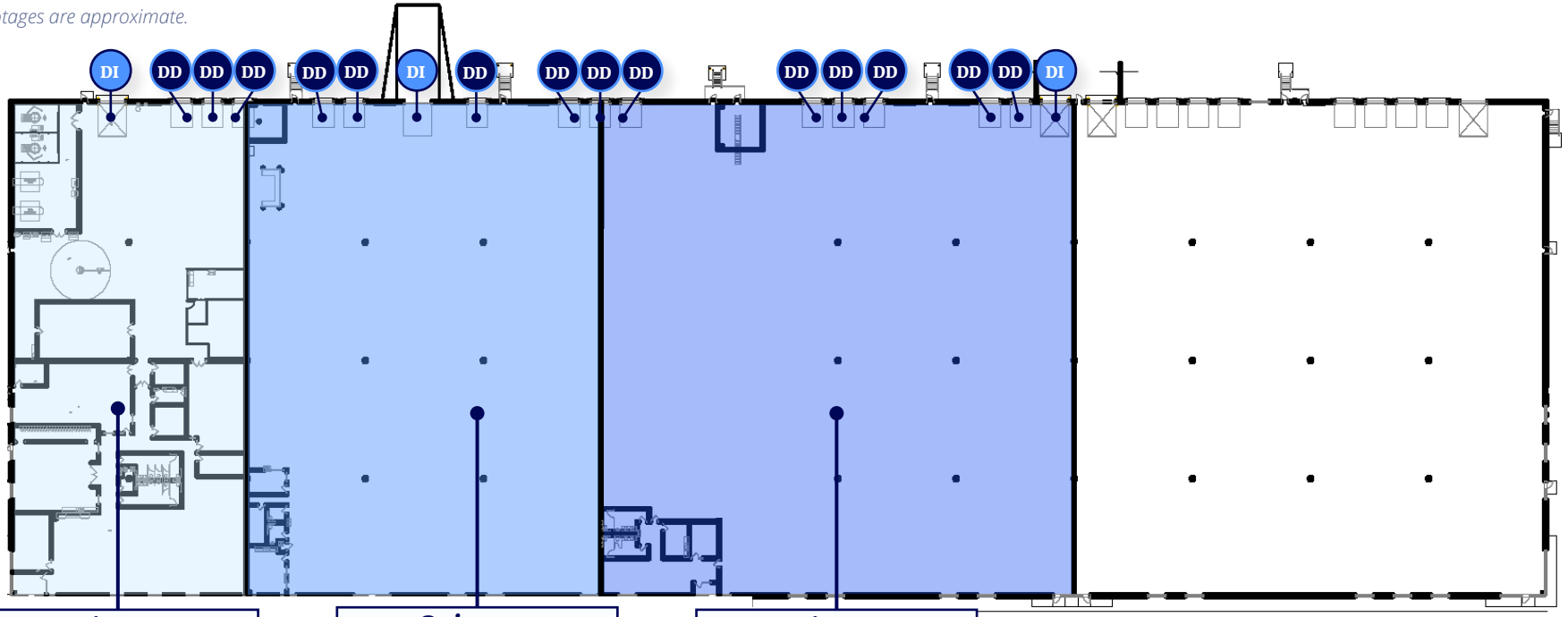




Valley View Business Center III

Floor **Plan**

**All square footages are approximate.*



Suite 100

21,000 SF Total
7,290 SF Office
9,325 SF Production
4,385 SF Warehouse

Suite 110

31,500 SF Total
1,000 SF Office
30,500 SF Warehouse

Suite 120

42,000 SF Total
1,900 SF Office
40,100 SF Warehouse

Suite 100+110

52,500 SF Total
8,290 SF Office
9,325 SF Production
34,885 SF Warehouse

Suite 110+120

73,500 SF Total
2,900 SF Office
70,600 SF Warehouse

Suite 100–120

94,500 SF Total
10,190 SF Office
9,325 SF Production
74,985 SF Warehouse

Plan **Key**

DD — Dock Door

DI — Drive-In

Copyright © 2026 Colliers

Valley View Business Center III

Property **Aerial**



Copyright © 2026 Colliers

Location Overview

Live–Work–Stay–Play

Valley View Business Center III is strategically positioned immediately north of Canterbury Commons, one of the Minneapolis–Saint Paul Southwest Metro's premier mixed-use developments. Anchored by Canterbury Park, this rapidly evolving destination is transforming Shakopee with an integrated live-work-stay-play environment featuring new residential, hospitality, retail, office, entertainment, and dining offerings that continue to drive investment and activity throughout the area.

The surrounding amenity base further enhances the property's appeal for both employees and visitors. Within minutes are regional destinations including Canterbury Park, Valleyfair, Mystic Lake Casino Hotel, Mystic Lake Amphitheater, and the growing entertainment and retail offerings at Canterbury Commons, complemented by an extensive selection of restaurants, coffee shops, hotels, fitness centers, and everyday conveniences. This dynamic environment supports employee recruitment and retention while providing an attractive setting for client meetings, business entertainment, and corporate hospitality.



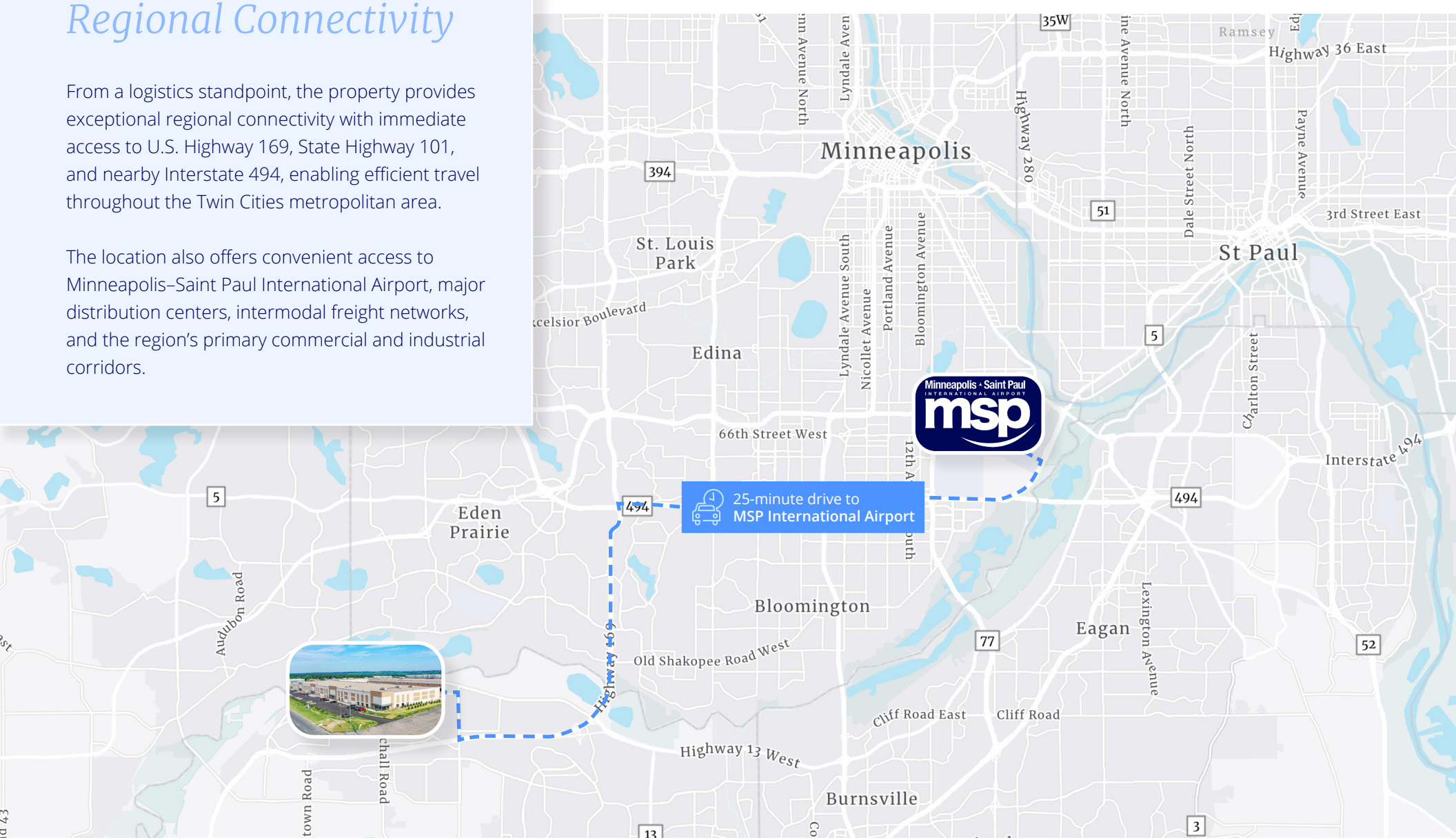
Copyright © 2026 Colliers

Location Overview

Regional Connectivity

From a logistics standpoint, the property provides exceptional regional connectivity with immediate access to U.S. Highway 169, State Highway 101, and nearby Interstate 494, enabling efficient travel throughout the Twin Cities metropolitan area.

The location also offers convenient access to Minneapolis–Saint Paul International Airport, major distribution centers, intermodal freight networks, and the region's primary commercial and industrial corridors.



Copyright © 2026 Colliers



For more information, contact:

Ryan Krzmarzick
Executive Vice President
+1 952 897 7746
ryan.k@colliers.com

Ansel Cook
Associate
+1 952 897 7894
ansel.cook@colliers.com

Colliers

1600 Utica Ave S, Suite 300
Minneapolis. MN 55416
colliers.com/msp

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.