

**FOR LEASE**

# GATEWAY SOUTH 2101

2101 4th Ave E, Shakopee, MN



Owned By:



FOR LEASE  
**GATEWAY SOUTH 2101**  
2101 4TH AVE E, SHAKOPEE, MN



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# GATEWAY SOUTH 2101

2101 4TH AVE E, SHAKOPEE, MN



## Property Features

- Available NOW
- 374,700 sf building (155,064 sf available)
- Excellent southwest location in Shakopee
- 9 minutes, 9 miles to I-494/Hwy 169 interchange
- Options from 50,000 sf to 155,064 sf
- Immediate access to Highways 101 & 169
- 32' clear
- New public transportation surrounding the site and area
- Trailer parking available onsite
- Owned by



## BUILDING INFORMATION

Building Size	374,700 sf
Square Footage Available	155,064 sf
Office Square Footage	4,256 sf
Loading	16 docks, 1 drive-in
Date Available	Now
Type of Construction	Energy-efficient pre-cast concrete
Power	1,800 Amps
Floor	7" non-reinforced, 3,500 PSI concrete slab over 6" compacted aggregate base
Fire Protection	ESFR
Column Spacing	50' x 50' with 60' speed bays
Rental Rates	\$11.50 psf Office \$5.50 psf Warehouse
2020 Estimated Tax/CAM	\$2.84 psf Total

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# GATEWAY SOUTH 2101

2101 4TH AVE E, SHAKOPEE, MN



1550 Ulica Avenue South, Suite 400  
Minneapolis, MN 55415  
952.543.2900 • 952.543.2975 (fx)



1550 LIBERTY AVENUE WEST, SUITE 208  
ST. PAUL, MN 55114  
951.645.1817

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

MICHAEL C. BRANDT  
DATE: 03-24-2017 MN LIC. NO. 42661

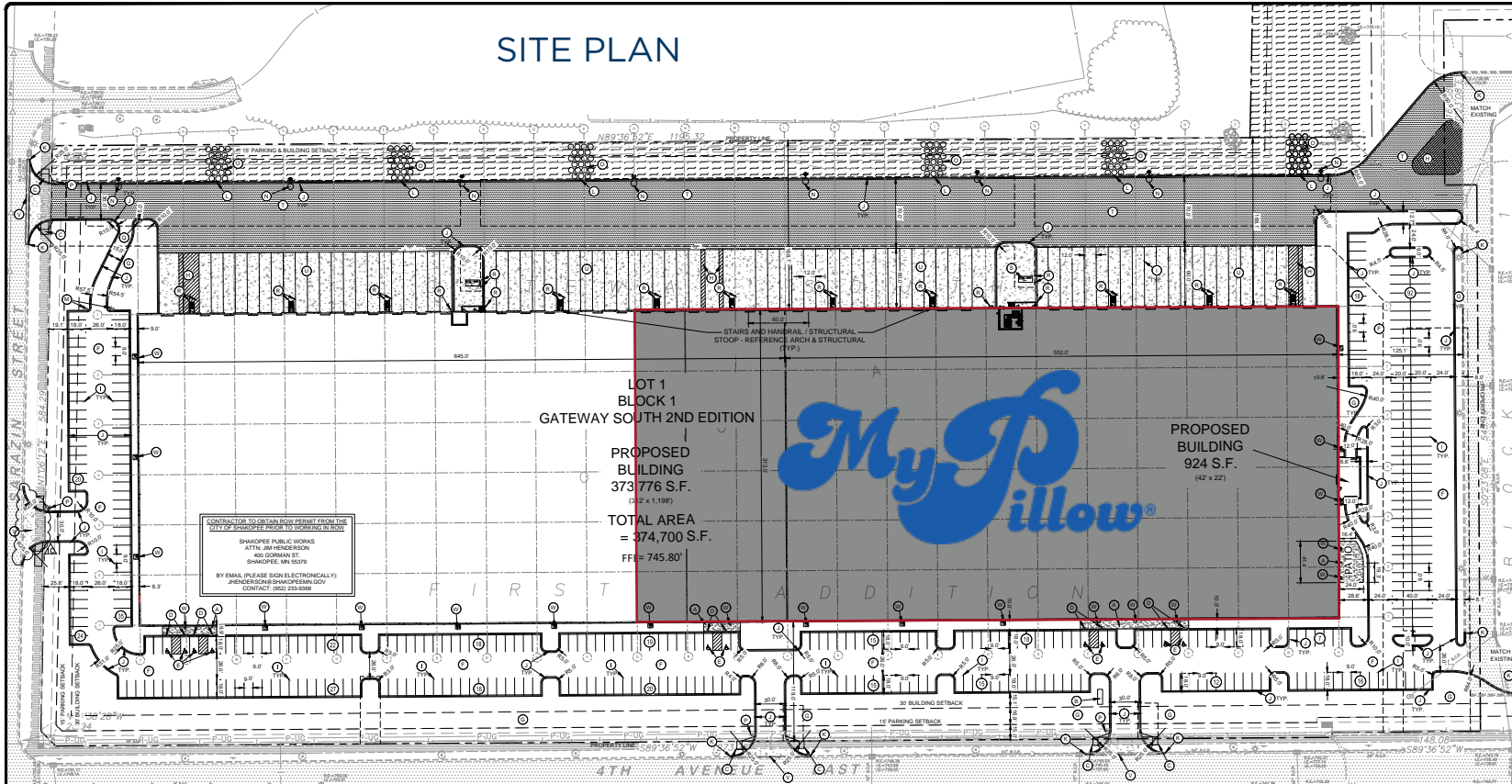
GATEWAY SOUTH 2101  
2101 4TH AVE EAST  
SITE PLAN

ISSUANCES	Description	Date
1	SHELL CONST. DOCS	2017-02-24
2	BULLETIN 1	2017-03-10
3	BULLETIN 1A	2017-03-13
4	BULLETIN 1B	2017-03-14
5	BULLETIN 1C	2017-03-20

DRAWING INFORMATION	
Scale:	AS SHOWN
Date:	03/20/17
Checked By:	MCE
Drawn By:	EVW/JKA
Duke Realty Job #:	
A/E Job #:	160917000

DRAWING / SHEET TITLE  
SITE PLAN

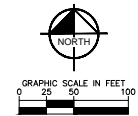
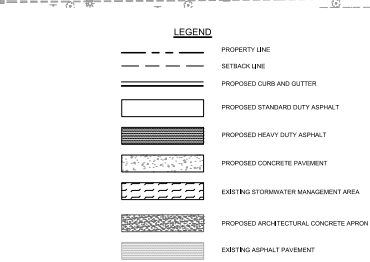
SHEET NUMBER  
**C201**



- KEYNOTE LEGEND**
- 1 CONCRETE SIDEWALK PER CITY DETAIL 5002 ON SHEET C061
  - 2 GENERAL LOCATION OF MONUMENT SIGN, REFERENCE SIGNAGE PLANS FOR EXACT PLACEMENT
  - 3 ACCESSIBLE CURB RAMP PER CITY DETAIL 5003 ON SHEET C061
  - 4 ACCESSIBLE PARKING SIGN PER DETAIL ON SHEET C061
  - 5 ACCESSIBLE PARKING SIGN - FINAL LOCATIONS TO BE DETERMINED AT TIME OF OCCUPANCY
  - 6 LANDSCAPE AREA - SEE LANDSCAPE PLANS
  - 7 STANDARD DUTY ASPHALT PAVEMENT PER DETAIL ON C061
  - 8 AREA STRIPPED WITH 4" STIP, @42' x 22' D.C.
  - 9 2" SWEL PARKING LOT STRIPING (TYP)
  - 10 8"X12 CURB & GUTTER (TYP) PER CITY DETAIL 1003 ON SHEET C061
  - 11 MATCH CENTERLINE EDGE OF PAVEMENT WITH CURB & GUTTER
  - 12 CURB OUT AND CONCRETE FLANK PER DETAIL ON C060
  - 13 8"X12 30"x30" - "NO 100" ENDS" SIGN
  - 14 SITE LIGHTING - REFERENCE SITE LIGHTING PLAN
  - 15 FLEAMAT EROSION CONTROL PER DETAIL ON C062
  - 16 8"X12 30"x30" - "30"0P" SIGN
  - 17 8"X12 30"x30" - "TEEN ONE WAY" SIGN
  - 18 BOLLARD (TYP) - REFERENCE ARCHITECTURAL PLANS
  - 19 TRANSFORMER - COORDINATE WITH UTILITY
  - 20 HEAVY DUTY ASPHALT PAVEMENT PER DETAIL ON C061
  - 21 CONCRETE PAVEMENT PER DETAIL ON C061
  - 22 CONCRETE CURB AFFRON PER CITY DETAIL 5008 ON C063
  - 23 CONCRETE STOOP - REFERENCE ARCHITECTURAL AND STRUCTURAL PLANS

BUILDING DATA SUMMARY	
<b>AREAS</b>	
PROPOSED BUILDING AREA	373,776 SF (8.58 AC)
<b>PARKING</b>	
PROPOSED PARKING	401 STALLS
ADA STALLS REQUIRED / PROPOSED	9 STALLS / 9 STALLS
*CITY CODE REG. 1 STALL / 500 STALL OF A LOT OR 1 / EACH EMPLOYEE ON SHFT WHICH EVER IS GREATER.	
<b>PROPERTY SUMMARY</b>	
GATEWAY SOUTH 2101 SPEC	
TOTAL PROPERTY AREA	±25.27 AC
TOTAL PUBLIC EASEMENT AREA	±8.52 AC
TOTAL DISTURBED AREA	±19.60 AC
PROPOSED IMPERVIOUS AREA	±18.39 AC (72.78%)
PROPOSED PERVIOUS AREA	±6.88 AC (27.22%)
<b>ZONING SUMMARY</b>	
EXISTING ZONING	LIGHT INDUSTRIAL - I1
PARKING SETBACKS	FRONT = 30'
BUILDING SETBACKS	SIDE = 30' SIDE = 30' SIDE = 15'
* PERCENTAGES BASED OFF OF A LOT AREA OF 425.27 AC	

- SITE PLAN NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH PROJECT SPECIFICATIONS. ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
  - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF RESTRICTIONS: SLOPE PAVING, SIDEWALKS, EXIT POCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  - ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, BEDD MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
  - ALL INNER CURBED RADI ARE TO BE 5' AND OUTER CURBED RADI ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPPED RADI ARE TO BE 5'.
  - ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS UNLESS OTHERWISE NOTED ON PLANS INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITY'S REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH ALL COST SHALL BE INCLUDED IN BASE BID.
  - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EGAN, FELD & KNOX, INC.
  - PILOTON MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PILOTON / MONUMENT SIGN.
  - CONTRACTOR SHALL REFERENCE SITE LIGHTING PLAN FOR SITE LIGHTING AND ARCH / MEP PLANS FOR ELECTRICAL PLAN.
  - NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS BY OTHERS.



**NOTE**

1. SHOULD BLASTING TECHNIQUES OF ROCK FORMATIONS BE IMPLEMENTED, THE GRADING PERMIT AND/OR BUILDING PERMIT APPLICANT WILL BE RESPONSIBLE TO CONTACT AND NOTIFY ALL NEARBY PROPERTIES A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO BLASTING OPERATIONS. THE APPLICANT WILL BE REQUIRED TO OBTAIN A R/W PERMIT PRIOR TO ANY ROAD CLOSURES DEEMED NECESSARY.

ALL CONTRACTORS MUST CONTACT GOPHER STATE CALL ONE 800 755 7555 1-800-325-1188 BEFORE CONSTRUCTION BEGINS TRN CITY AREA 651-464-0552

**CAUTION!**

CONTRACTOR IS TO VERIFY PROPOSED NO EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY GEP IMMEDIATELY IF DISCREPANCIES EXIST.

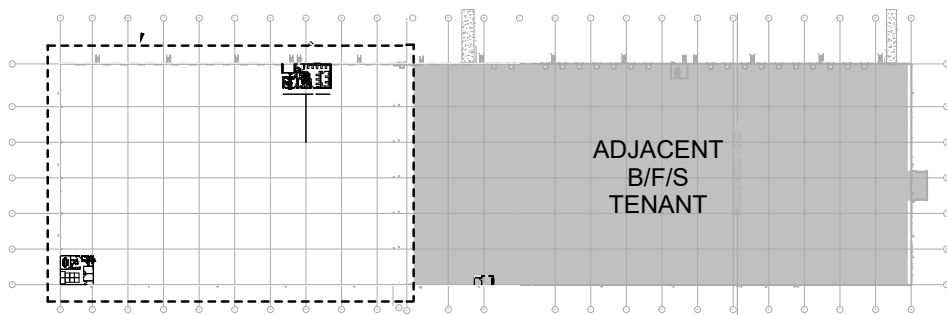
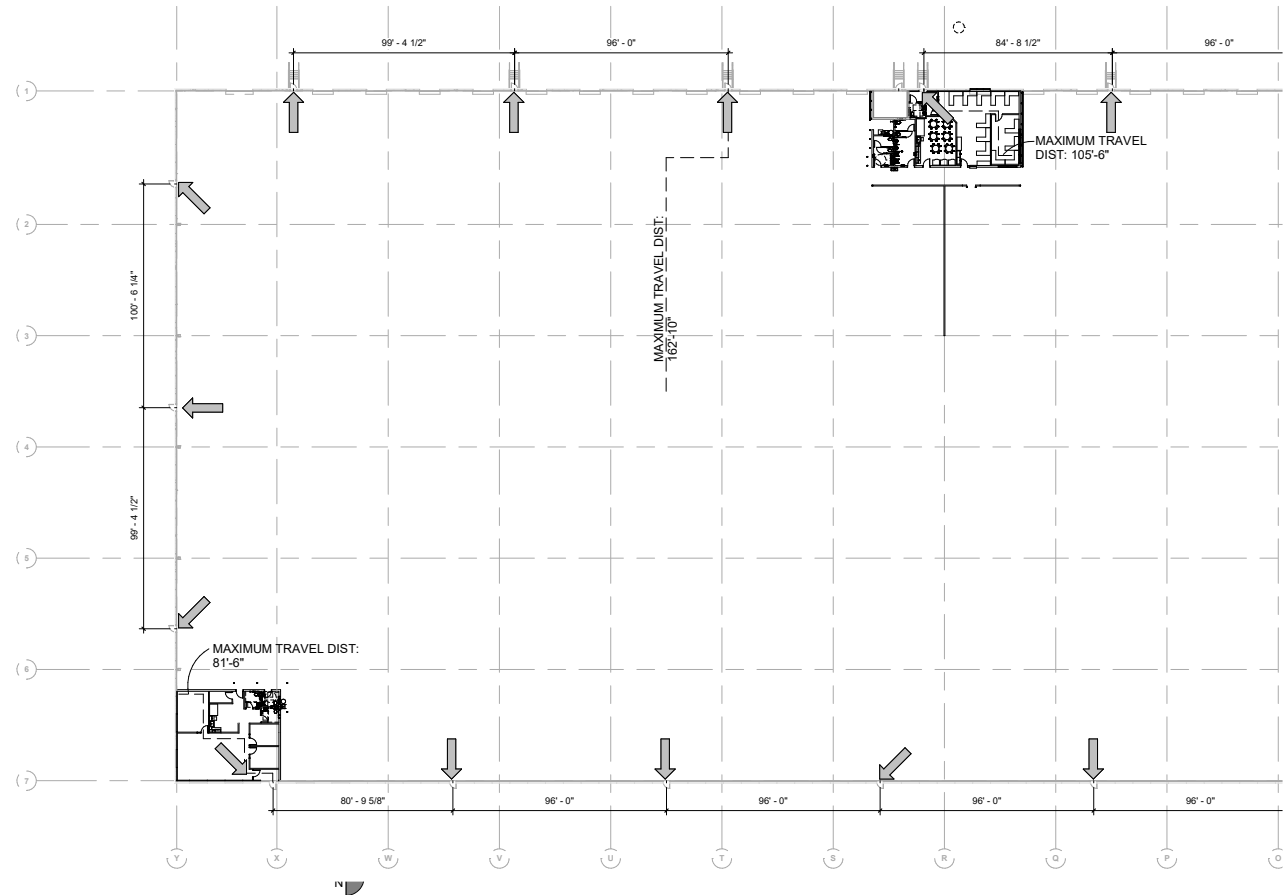
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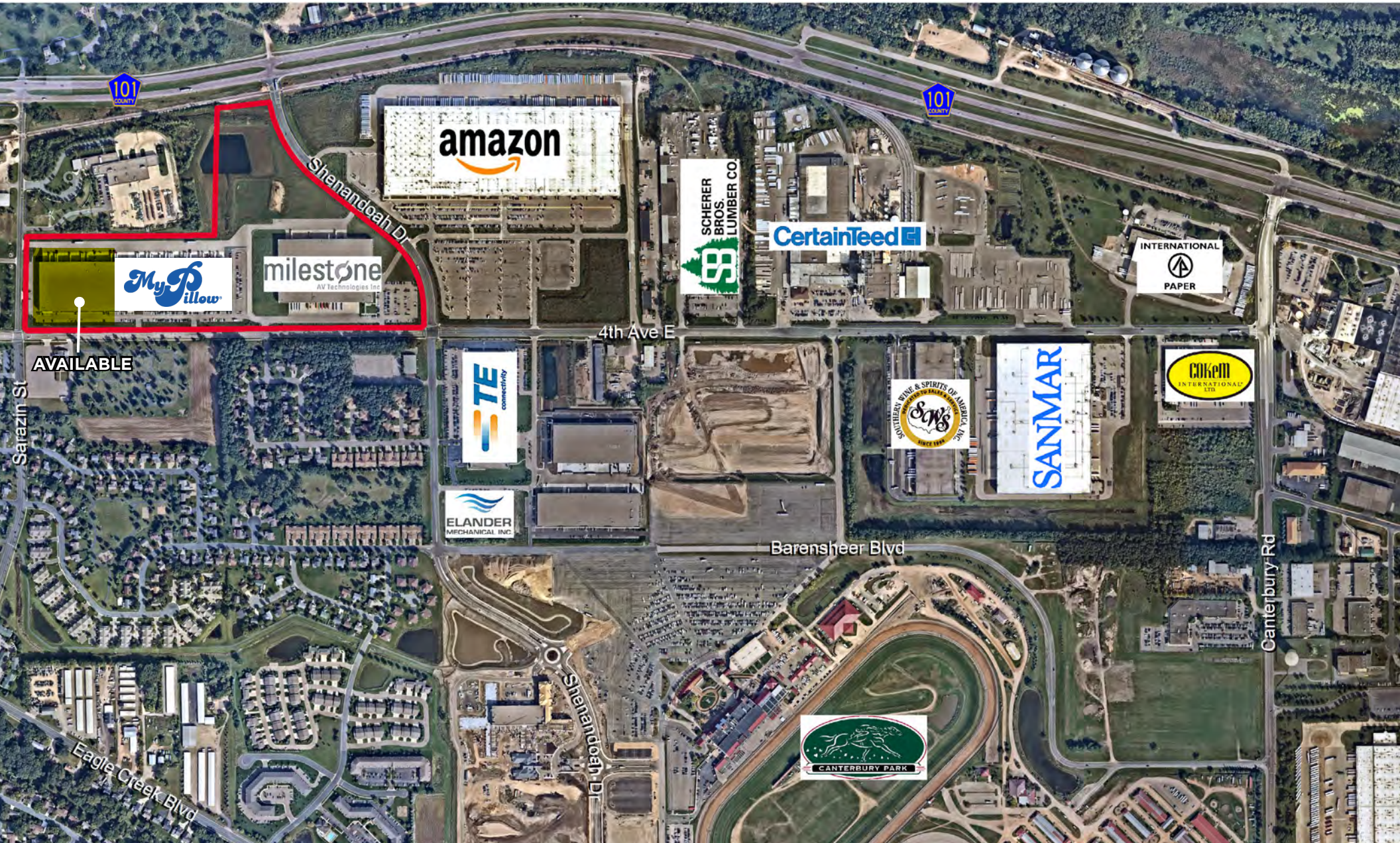


FLOOR PLAN

4,256 SF Office  
150,808 SF Warehouse  
155,064 SF Total  
  
16 docks, 1 drive-in  
  
32' clear



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**BRENT MASICA**  
Executive Director  
+1 952 893 8231  
brent.masica@cushwake.com

**JONATHAN R. YANTA, SIOR, CCIM**  
Executive Director  
+1 952 820 8734  
jon.yanta@cushwake.com

**JON RAUSCH, SIOR, CCIM**  
Executive Director  
+1 952 893 8251  
jon.rausch@cushwake.com

**IndustrialMN.com**

3500 American Blvd W Suite 200  
Minneapolis, MN 55431  
Main +1 952 831 1000

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