

A CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP INVESTMENT OPPORTUNITY

2601 4TH AVENUE EAST

SHAKOPEE, MN



FORTUNE 500 TENANT • HEAVY TENANT INVESTMENT • CRITICAL FACILITY • COVETED SOUTHWEST SUBMARKET

THE OFFERING

Cushman & Wakefield's National Industrial Advisory Group has been retained by Ownership as its exclusive advisor in the sale of the **Amazon Fulfillment Center** located at **2601 4th Avenue East** in Shakopee, Minnesota (the "Property").

The 855,000 SF state-of-the-art facility is 100% leased to Amazon and guaranteed by Amazon.com Inc. with 6.5 years of lease term remaining. This building serves as a fulfillment and robotics sortable facility for small goods and is the only facility of its kind in the Minneapolis/St. Paul metro area.

Located in the Minneapolis MSA, this facility is positioned in a dynamic market with strong market fundamentals and scarce development opportunities. Investors are provided with the opportunity to acquire a strategic facility that is fully leased with Amazon credit and extensive investment in the space.



855,000
SQUARE FEET



100%
LEASED



6.5 YEARS
LEASE TERM REMAINING
(AS OF 1/1/25)



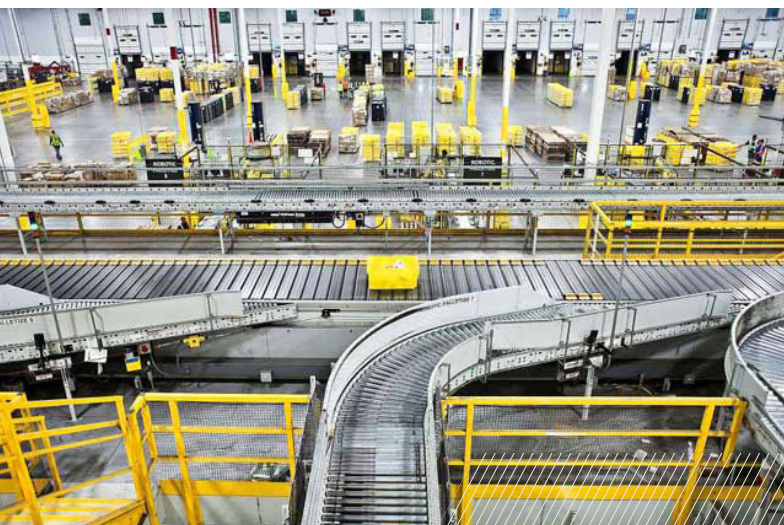
2016
BUILT



40'.6"
CLEAR HEIGHT



amazon
fulfillment



PROPERTY SNAPSHOT



PROPERTY SUMMARY

ADDRESS	MARKET / SUBMARKET	TOTAL SF	YEAR BUILT	CLEAR HEIGHT	OFFICE %
2601 4th Avenue East Shakopee, MN	Minneapolis / Southwest	855,000 SF	2016	40'.6"	8.1%

TENANCY SUMMARY

% LEASED	# OF TENANTS	REMAINING LEASE TERM	MARKET RENT \$/SF/YR
100%	1 (Amazon.com. nvdc, Inc.)	6.5 Years	\$8.00 Net

✓ 100% Leased to Fortune 500 Tenant

✓ Heavy Tenant Investment

✓ Mission Critical Facility

✓ Best-In-Class Asset

✓ Coveted Southwest Minneapolis Location

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Click below for more information and insights from our National Industrial Advisory Group

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