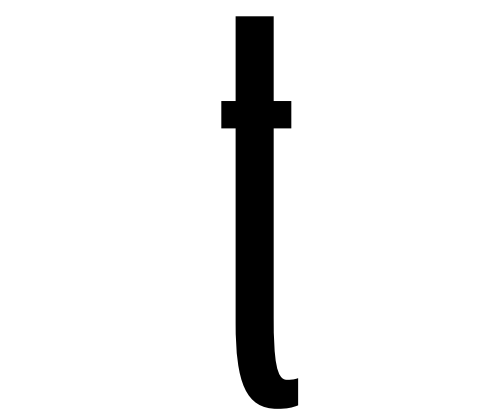
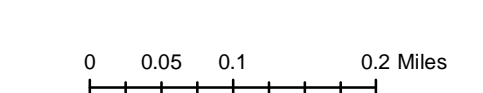


Map of Vacant Industrial Land & Buildings

Legend

- Vacant Industrial Land
- Vacant Industrial Space
- Square Footage
- Zoning
- Parks/Open Space



Updated: August, 2008

List of Vacant Industrial/Business Park Land Sites:

Property Name	Address	Owner	PID # (s)	Available Acreage	Sale Price/Lease Rates	Zoning	Real Estate Company	Agent	Agent Phone	Agent Email	Annual Taxes	Other Information
1 Opus Development Land	No Address Information	Opus Northwest LLC	272190020, 272190050, 272190060	Up to 27	Unknown	I2	Unknown	Unknown	Unknown	Unknown	Unknown	Vacant land, much of land contains water features limiting development.
2 Conklin Excess Land	No Address Information	Conklin Co Inc	272610011, 272610020, 272610021	Up to 9.5 is vacant	Negotiable	I2	Northmarq	Jon Yanta	952-820-8734	jon.yanta@northmarq.com	Unknown	Conklin building on adjacent lot, these parcels are vacant land owned by Conklin.
3 Valley Corporate Campus Excess Land	No Address Information	Charles Mattson III	279100020, 270550091	Up to 54 is vacant	Negotiable	I2	Welsh Companies	Bill Ritter	952-897-7743	britter@welschco.com	Unknown	54 acres is vacant on existing 109 acre site that exists a 500,000 sf building.
4 Proposed Minnesota Valley Distribution Park	4th Ave E & Canterbury Rd S	Opus Northwest LLC	272980020, 270600010	Up to 40	Negotiable	I1	Welsh Companies	Bill Ritter	952-897-7743	britter@welschco.com	Unknown	Planned Opus industrial park on 40 acres of open land, built-to-suit opportunities.
5 4300 12th Ave E	4300 12th Ave E	HHS LLC	272120022	11.85	Unknown	BP	Unknown	Unknown	952-486-4400	www.furnitureoutletusa.com	Unknown	Vacant land adjacent to and owned by the Furniture Outlet, development/sale status is unknown.
6 4400-4800 12th Ave E	4400-4800 12th Ave E	TOKE LLC	2736300 (10,20,30,40,42)	Up to 10.80	\$6.00 per square foot (psf)	BP	C Chace Company	Jerry Clark	952-525-1000	jclark@chaceco.com	Unknown	5 individual vacant parcels available (smallest 1.8 acres). Adjacent to Hwy 169.
7 Proposed Shenandoah Business Park 1	Shenandoah Dr & Hwy 101	United Land LLC	279050210	Up to 66.5	Negotiable/ Rental TBD	I1	Northmarq	Kris Smeltzer	952-837-8575	kris.smeltzer@northmarq.com	\$0.65 psf (2007)	66 acre site to be plotted, 20,000-500,000 sf available built-to-suit (up to 100,000 sf office).
8 Proposed Shenandoah Business Park 2	Shenandoah Dr & Hwy 101	Interstate Companies Inc	279050211	Up to 25 (1 is min.)	\$3.40 psf	I1	Northmarq	Kris Smeltzer	952-837-8576	kris.smeltzer@northmarq.com	\$15,797.55 (2007)	47 acre site owned by Interstate w/ original intention to sell unneeded plats. Site is vacant as of 2008.
9 Proposed Dean Lakes Showroom	No Address Information	Ryan Companies US Inc	273990010	5.2	\$5.50 psf shell rate	BP	Northmarq	Jon Yanta	952-820-8734	jon.yanta@northmarq.com	\$2.50 psf (est.)	Current vacant land, proposed 55,000 sf building (office, warehouse) built-to-suit. Divisibility is 4,200 sf.
10 Proposed Q Logic Phase II	No Address Information	Ryan Companies US Inc	273990030	8.69	Unknown	BP	Northmarq	Stefanie Meyer	952-893-7599	stefanie.meyer@northmarq.com	Unknown	Current vacant land, proposed site for adjacent Q Logic phase II, unknown if available.
11 Dean Lakes Vacant Land	No Address Information	Ryan Companies US Inc	2740800 (60,70,80,90,100,110, 120)	Up to 42	Unknown	BP	Ryan Companies	Mark Nordland	612-492-4680	Unknown	Unknown	Total of 7 parcels (3.79 acres is smallest) - land is totally empty. Master-planned for a corporate campus.
12 Dean Lakes Vacant Land	No Address Information	Ryan Companies US Inc	2740800 (10,20,30,40,50)	Up to 23	Unknown	BP	Ryan Companies	Mark Nordland	612-492-4680	Unknown	Unknown	Total of 5 parcels (3.42 acres is smallest) - land is totally empty. Master-planned for 5 individual buildings.
13 Blue Lake Business Center Excess Land	No Address Information	Timothy & Kathleen Walsh	270730020, 270730030	Up to 5.1	Unknown	I2	Unknown	Unknown	952-882-0000	Unknown	Unknown	2 vacant parcels (2.55 acre each). Unknown if available, cannot find contact information.

List of Vacant Industrial/Business Park Buildings or Space:

Property Name	Address	Owner	PID #	Lease Company	Lease Agent	Agent Phone	Agent Email	Available SF	Office SF	Min. Divis. SF	Max. Contig. SF	Rental Rate (Warehouse)	Rental Rate (Office)	Rental Rate (Outdoor Storage)	Annual Taxes	Acreage	Sale Price
1 Dorn Industrial Center I	3005-3025 4th Ave E	Dorn Properties LLC	273730010	Welsh Companies	Ryan Krzmarzick	952-897-7746	rik@welschco.com	2,870	450	Unknown	Unknown	\$6.00 psf	\$12.00 psf	\$1.00 psf	\$2.25 psf	Unknown	Not Applicable
2 Dorn Industrial Center III	3095 4th Ave E	Dorn Properties LLC	273730010	Welsh Companies	Ryan Krzmarzick	952-897-7747	rik@welschco.com	3,380	900	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Not Applicable
3 4108 Valley Industrial Blvd N	4208 Co Rd 101 E	Valley Industrial Properties	272950020	NorthMarq (UP)	Kris Smeltzer	952-837-8575	kris.smeltzer@northmarq.com	221,768	1,273	Unknown	Unknown	Negotiable	Negotiable	Not Applicable	\$271,738 (2007)	Unknown	Not Applicable
4 Shakopee Industrial Suites	588 Citation Dr	Todd M Dodge	271440020	Paramount Real Estate Corp.	Andrew McIntosh	952-854-7483	amcintosh@paramountre.com	10,360	Unknown	1,831	13,967	\$6.00 psf	\$6.00 psf	Not Applicable	Unknown	Unknown	Not Applicable
5 Shakopee Distribution Center	804 Valley Park Dr	VRS Minnesota LLC	270550050	NorthMarq (UP)	Dave Paradise	952-893-8226	dave.paradise@northmarq.com	106,713	7,476	52,856	Unknown	\$4.50 psf	\$9.00 psf	Not Applicable	\$1.61 psf	Unknown	Not Applicable
6 Continental Distribution	4701 Valley Industrial Blvd S	First Industrial LP	270890020	Welsh Companies	Bill Ritter	952-897-7743	britter@welschco.com	201,600	1,000	Unknown	Unknown	Unknown	Unknown	Not Applicable	Unknown	Unknown	Not Applicable
7 Valley Green Industrial Center	4571 Valley Industrial Blvd S	Joel Buttenhoff	270890031	5th Street Ventures	Joel Buttenhoff	952-401-1805	jbuttenhoff@5thstreetventures.com	52,711	450	Unknown	Unknown	\$3.35 psf	\$3.35 psf	Not Applicable	\$1.45 psf	Unknown	Not Applicable
8 Valley Warehouse	4101-4107 Valley Industrial Blvd S	Distribution Centers of MN	270540050	Gonyea Commercial	Paul Gonyea	952-894-2222	pgonyea@gonyeacommercial.com	66,738	Unknown	20,658	46,080	\$2.95 psf	\$2.95 psf	Not Applicable	Unknown	Unknown	Not Applicable
9 Conklin Building	551 Valley Park Dr S	Conklin Company Inc	272610010	Northmarq (UP)	Jon Yanta	952-820-8734	jon.yanta@northmarq.com	100,000	Unknown	Unknown	Unknown	\$3.75 psf	\$7.75 psf	Unknown	\$1.55 psf	21	Negotiable
10 Valley Corporate Campus	6021 Broadband Blvd	Charles W Mattson	279030040	Welsh Companies	Bill Ritter	952-897-7743	britter@welschco.com	500,000	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	\$4.19 psf	109	\$28,500,000.00
11 Park 2000 SW Phase I	1157 Valley Park Dr S	First Industrial LP	272190031	CB Richard Ellis	Bryan VanHooft	952-924-4624	bryan.vanhooft@cbre.com	18,603	Unknown	5,197	18,603	\$4.50 psf	\$4.50 psf	Not Applicable	\$2.13 psf	Unknown	Not Applicable
12 Park 2000 SW Phase II	5555 12th Ave E	MN NI Industrial LP	272190030	NorthMarq (UP)	Jason Meyer	952-820-8735	jason.meyer@northmarq.com	61,105	Unknown	Unknown	Unknown	\$4.50 psf	\$9.25 psf	Not Applicable	\$1.88 psf	Unknown	Not Applicable
13 Park 2000 SW Phase III	5775 12th Ave E	First Industrial LP	272190032	CB Richard Ellis	Jeff Przytarski	952-924-4895	jeff.przytarski@cbre.com	44,474	Unknown	10,000	29,248	\$4.50 psf	\$4.50 psf	Not Applicable	\$1.94 psf	Unknown	Not Applicable
14 Cardinal Exteriors Inc	4110 Valley Industrial Blvd S	Loren & Mary Wolfe	270810091	Kubes Realty	Randy Kubes	612-599-7440	kubesrealty@kubesrealty.com	3,240	1,836	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	\$9,558 (2008)	1.03	\$469,900.00
15 Progress Valley Park #2	671 (600-700) Canterbury Rd S	Progress Valley Park	270810110	Pine Creek Associates LLC	Gary Gabrielson	612-670-1700	gary.gabrielson@kubessoc.com	6,000	6,000	3,000	Unknown	\$4.75 - \$9.00 NNN	\$4.75 - \$9.00 NNN	Not Applicable	\$1.37 psf	Unknown	Not Applicable
16 River Crossings Distrib Center	4241 12th Ave E	Shakopee Industrial Holdings	272120010	Northmarq (UP)	Dave Paradise	952-893-8226	dave.paradise@northmarq.com	21,590	506	Unknown	Unknown	\$4.50 psf	\$9.00 psf	Not Applicable	\$1.95 psf	Unknown	Not Applicable
17 Shakopee Industrial Center	4301 12th Ave E	Capp Industries Inc	272120011	Cushman & Wakefield	Wayne Hagen	952-465-3362	wayne.hagen@cushwake.com	32,300	Unknown	32,300	Unknown	Negotiable	Negotiable	Not Applicable	Unknown	Unknown	Not Applicable
18 Valley Oaks Distribution Center	5301 12th Ave E	First Industrial LP	271760030	Welsh Companies	Bill Ritter	952-897-7743	britter@welschco.com	49,088	22,062	Unknown	Unknown	\$4.50 psf	\$9.50 psf	Not Applicable	\$1.94 psf	Unknown	Not Applicable
19 Valley Industrial Center III	5200 Valley Industrial Blvd S	First Industrial LP	271570020	CB Richard Ellis	Jeff Przytarski	952-924-4895	jeff.przytarski@cbre.com	13,809	Unknown	1,200	12,609	\$4.50 psf	\$4.50 psf	Not Applicable	\$2.49 psf	Unknown	Not Applicable
20 Blue Lake Business Center	7050 Co Rd 101 E	Timothy & Kathleen Walsh	270730010	Unknown	Unknown	952-882-0000	Unknown	3,000	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Not Applicable

***NOTE: Listings in YELLOW may have been recently occupied although leasing information is still available.