



FOR SALE OR LEASE

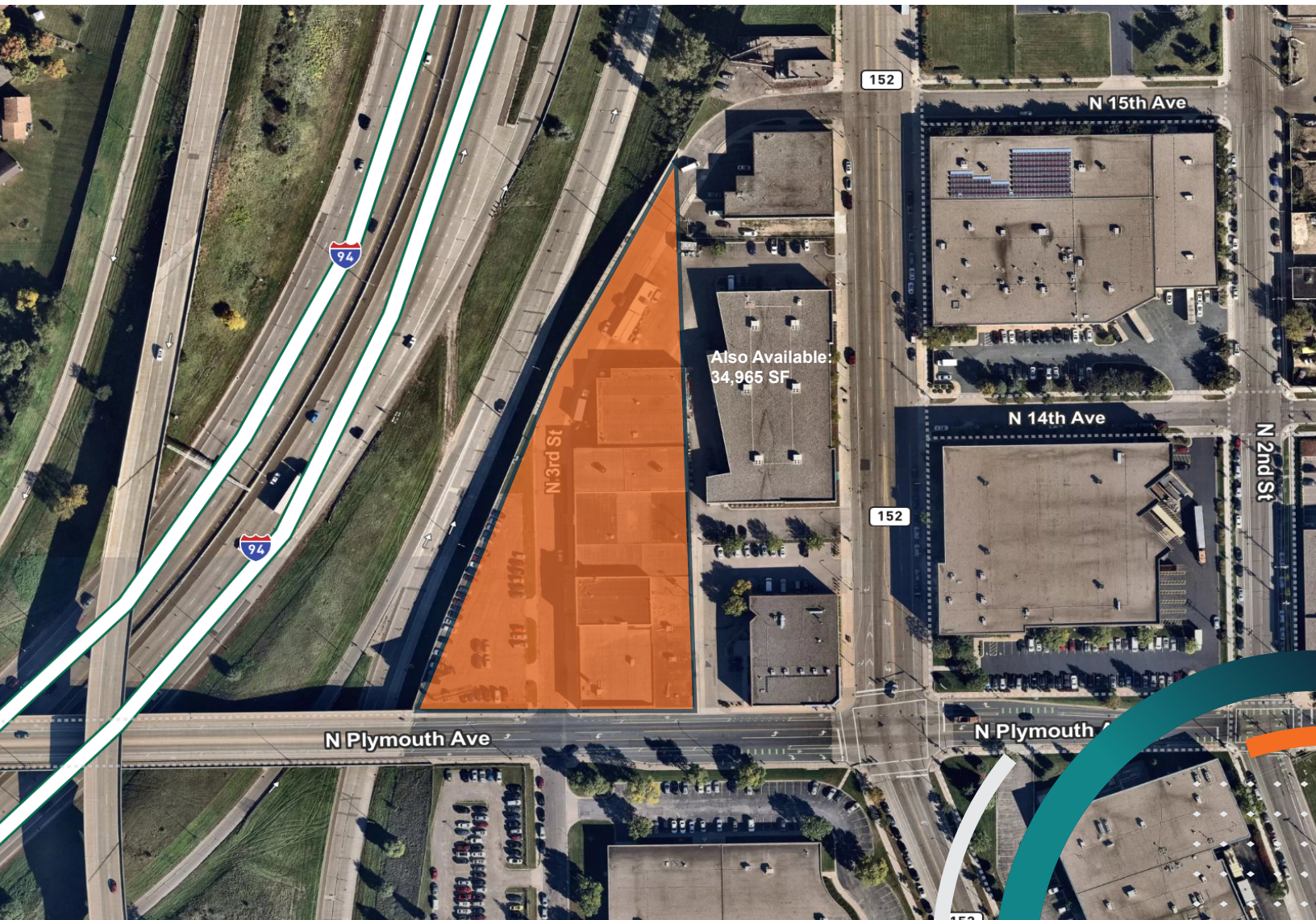
260 PLYMOUTH AVE N

MINNEAPOLIS, MN

**CBRE**

# PROPERTY FEATURES

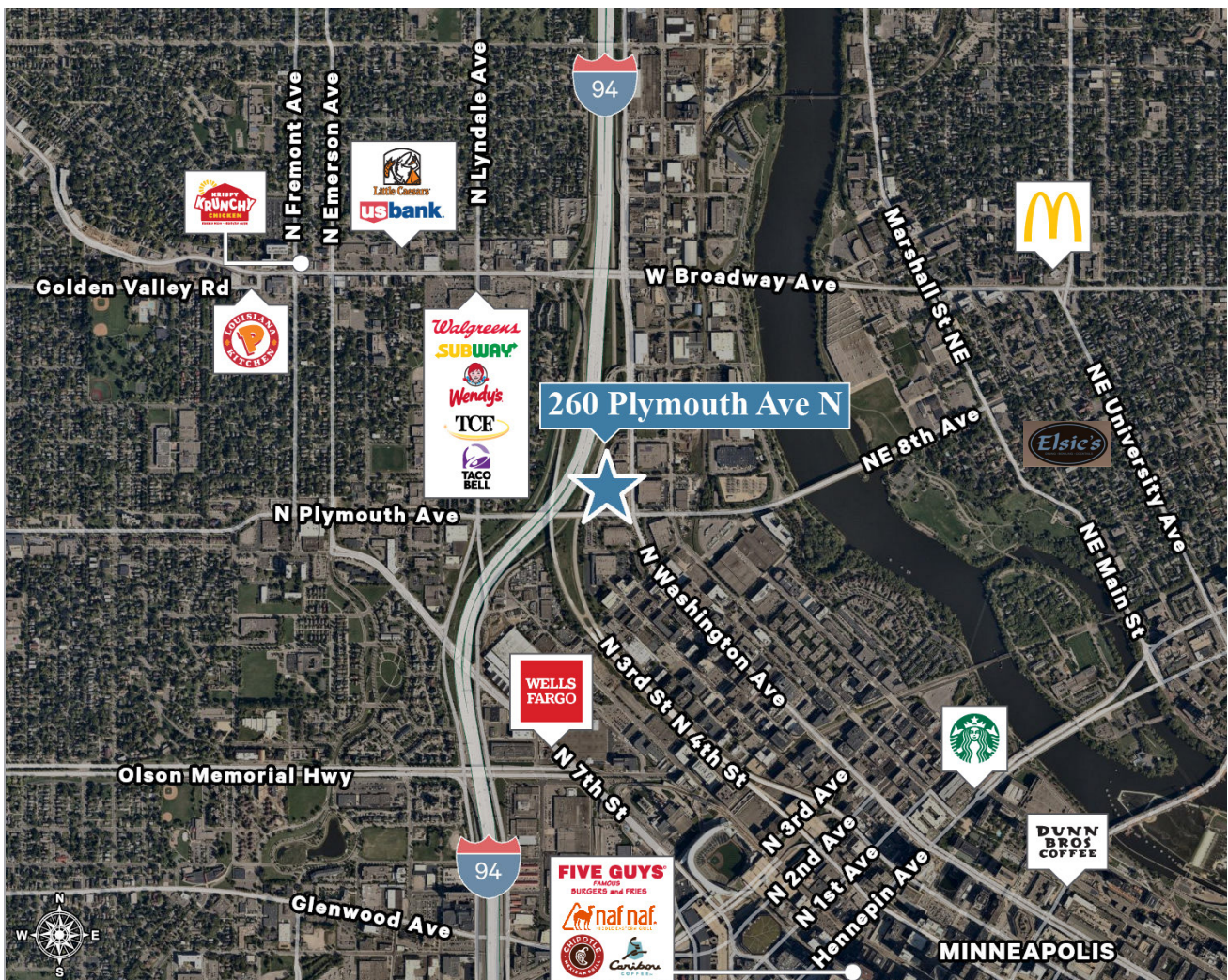
- **Total Building:** 56,617 SF
  - **Office SF:** +/- 8,300 SF
  - **Warehouse SF:** +/- 48,317 SF
- **Loading:** 3 Drive-In Doors | 1 Interior Dock Door
- **Parking:** 62 Stalls
- **Power:** Heavy
- **Clear Height:** 12'-22'
- **7.5 Ton Crane**
- **Partially Air Conditioned**
- **Bus Bars Available**
- **Site Area:** 1.47 Acres
- **Sprinkler:** Partial
- **Sale Price:** Negotiable
- **Lease Rates:** Negotiable
- **Est. 2024 Tax/CAM:** \$2.30 PSF



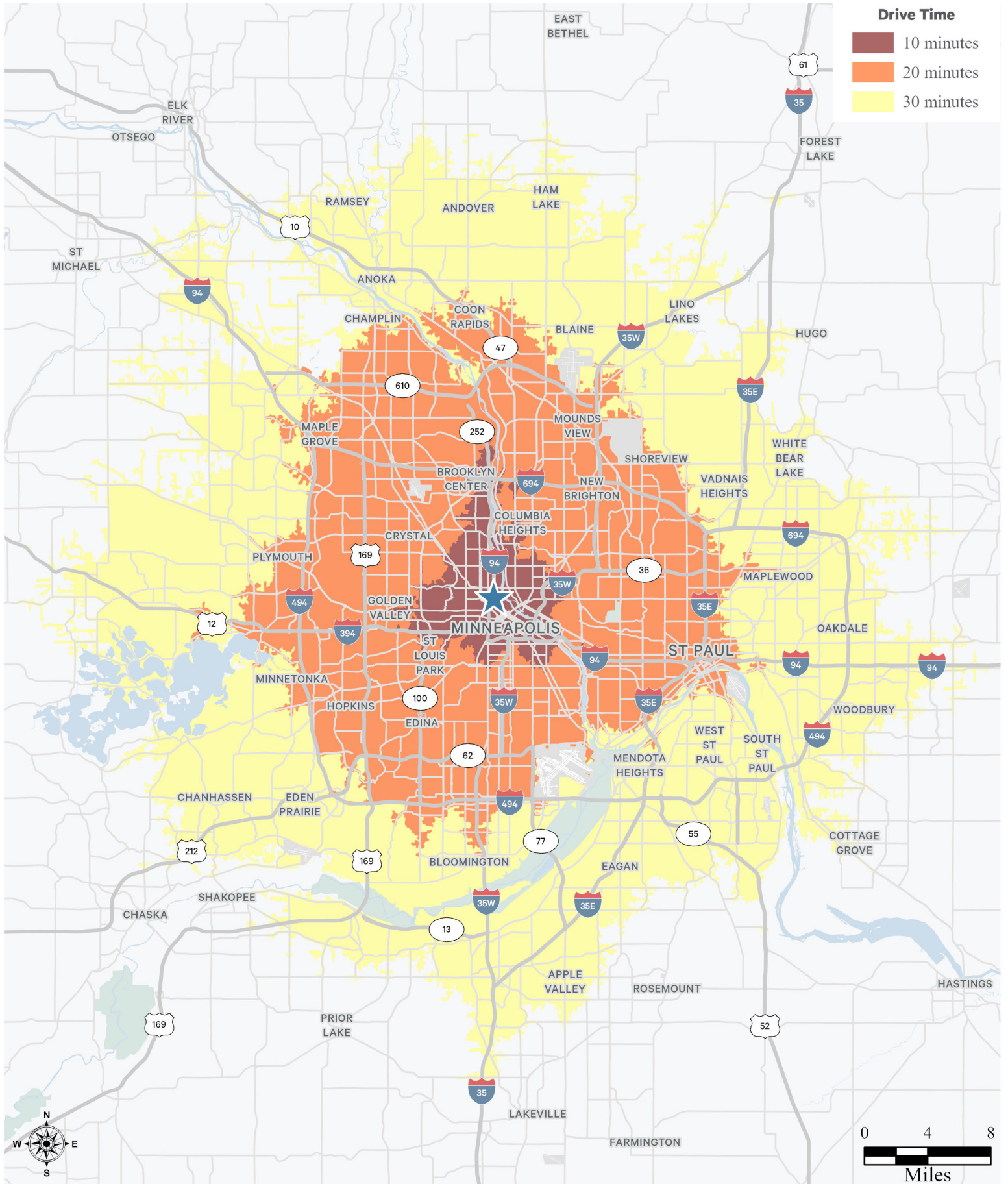
# FLOOR PLAN



# AMENITIES MAP



# DRIVE TIME MAP



AVAILABLE

# 260 PLYMOUTH AVE N

MINNEAPOLIS, MN

## CONTACT US

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