



Office/Industrial Space for Lease

Paul Bickford

Vice President
+1 952 897 7732
paul.bickford@colliers.com

Rob Brass

Vice President
+1 952 897 7757
rob.brass@colliers.com

Andrew Odney

Senior Vice President
+1 952 897 7709
andrew.odney@colliers.com

1600 Utica Avenue S Ste 300
St. Louis Park, MN 55416
P: +1 952 897 7700
colliers.com
mnshowroom.com

Owned by
Washington Capital
MANAGEMENT, INC.

Bass Lake Business Centre I 5480 Nathan Lane, Plymouth

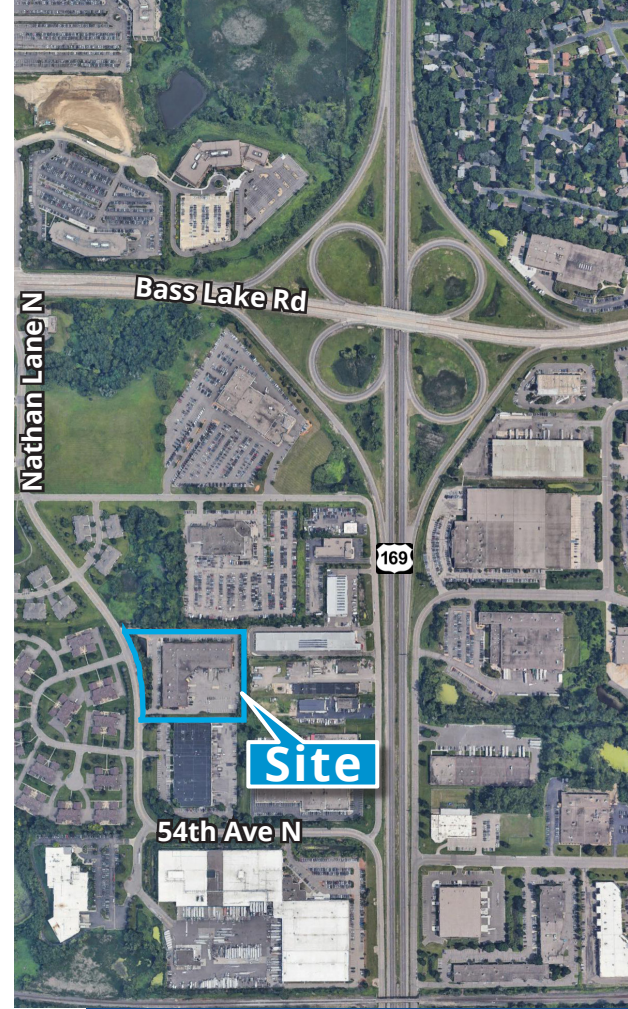
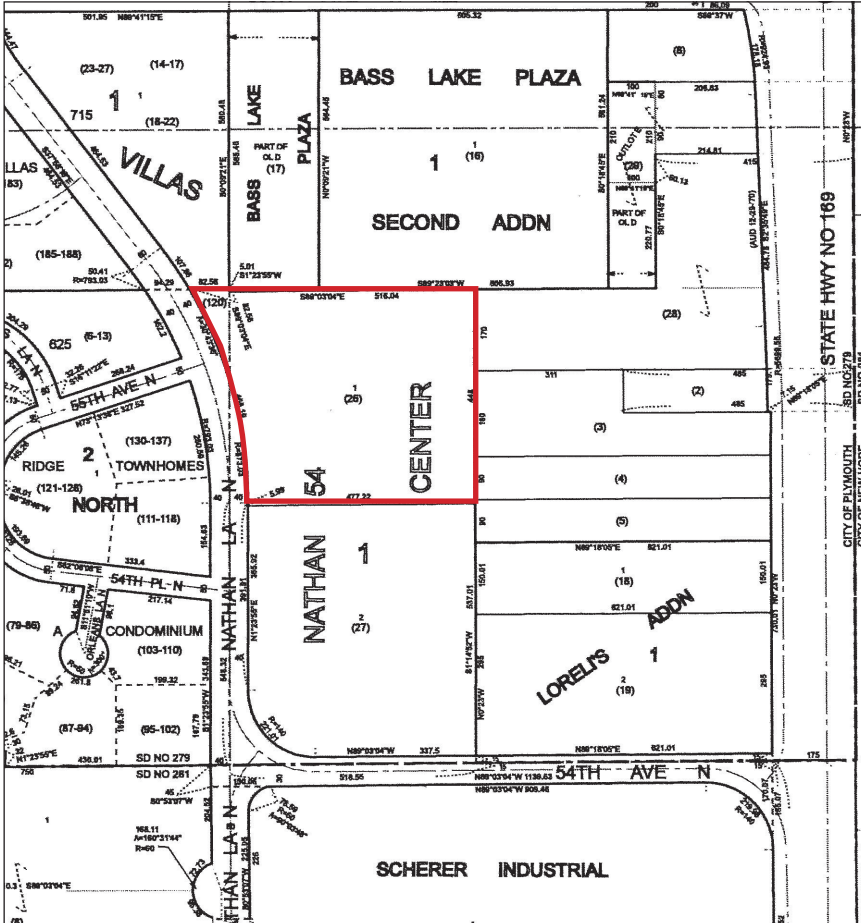
Building Amenities

- > 64,972 SF light industrial bldg
- > 17 building development totaling 840,000 SF
- > Expansion capabilities within the portfolio
- > Zoned I-1, Light Industrial
- > Built in 1996
- > 18' clear height
- > Dock & drive-in loading
- > Class "A" brick & ribbon-glass facility
- > 178 parking stalls - 2.74/1000
- > Great access to Bass Lake Road & Hwy 169
- > Near many area amenities
- > Individual signage for each suite

Copyright © 2024 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

For Lease

Bass Lake Business Centre I > Plat



Contact us:

Paul Bickford

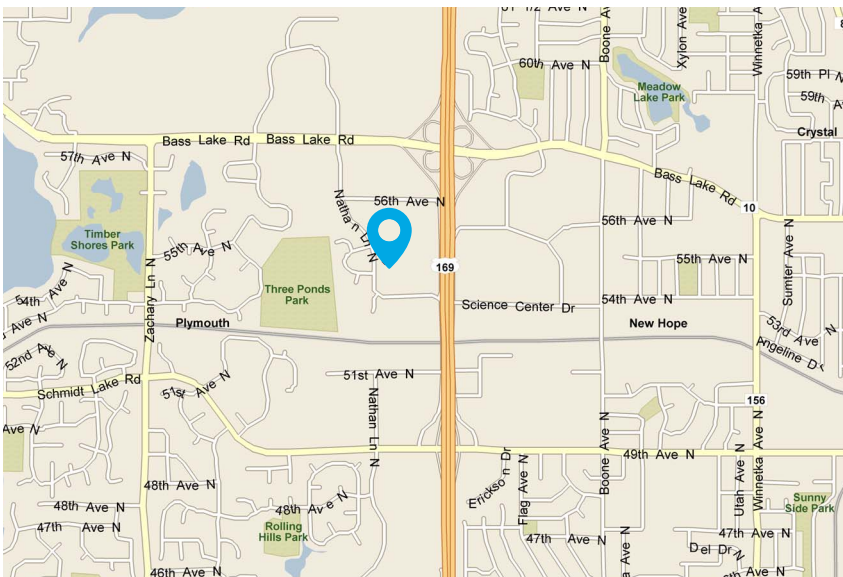
Vice President
+1 952 897 7732
paul.bickford@colliers.com

Rob Brass

Vice President
+1 952 897 7757
rob.brass@colliers.com

Andrew Odney

Senior Vice President
+1 952 897 7709
andrew.odney@colliers.com



Colliers

1600 Utica Avenue S Ste 300
St. Louis Park, MN 55416
P: +1 952 897 7700
colliers.com
mnshowroom.com

Bass Lake Business Centre I

5480 Nathan Lane N | Plymouth, MN 55442

Property Address:

5480 Nathan Lane N
Plymouth, MN 55442

Zoning:

I-1, Light Industrial

Building Square Feet:

64,972 SF total

Net Rental Rates:

\$13.00 PSF Office
\$ 7.00 PSF Warehouse

Currently Available:

Suite 115 - Available 11/1/24

11,064 SF Total
3,070 SF Office
7,994 SF Whse

- Two (2) Docks
- One (1) Drive-in door

2024 Est CAM & RE Tax:

\$1.73 PSF CAM
\$3.86 PSF RE taxes
\$5.59 PSF Total

Parking:

178 stalls or 2.74/1000

Amenities:

- 17 building development totaling 840,000 SF
- Expansion capabilities within the portfolio
- Class "A" brick & ribbon-glass facility
- Energy efficient vestibules at each accented entryway
- Individual signage for each suite
- Ample parking with approximately 3 stalls per 1,000 SF
- Great access to Hwy 169
- Near many area amenities

Year Built:

1996

Clear Height:

18'



For leasing information, contact:

Paul Bickford

952 897 7732

paul.bickford@colliers.com

Rob Brass

952 897 7757

rob.brass@colliers.com

Andrew Odney

952 897 7709

andrew.odney@colliers.com

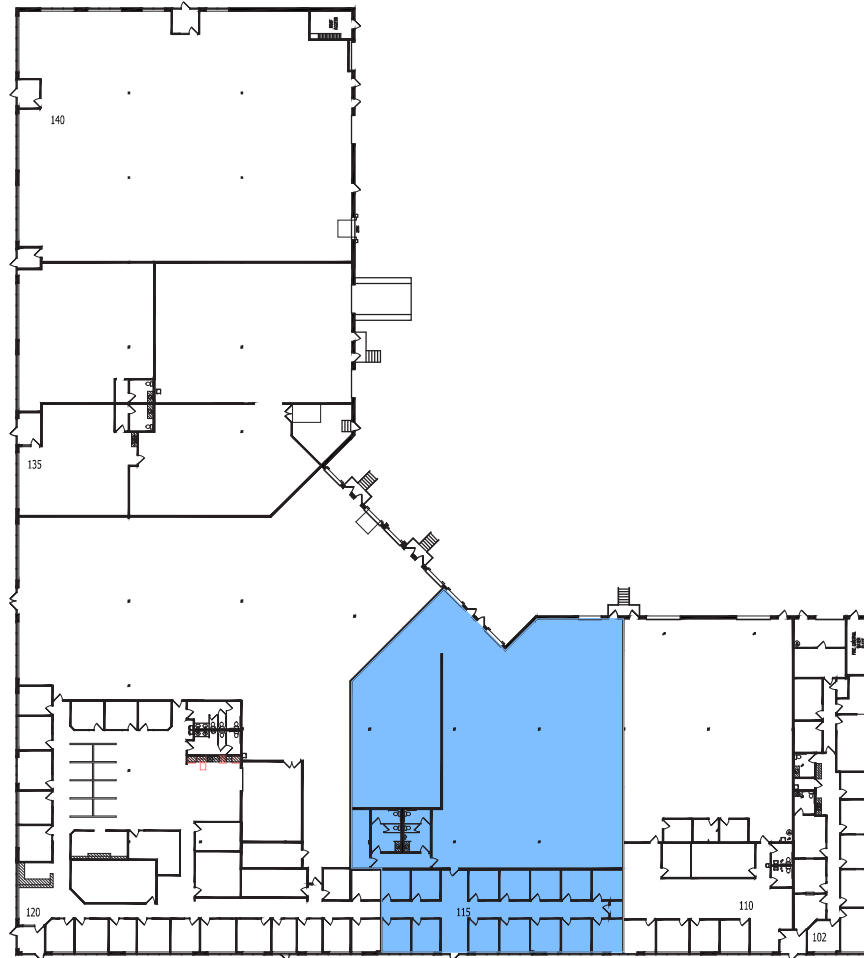
Colliers International | Minneapolis-St. Paul
1600 Utica Ave S Ste 300, St. Louis Park, MN 55416
www.colliers.com

SUITE 140
REVIVE RESTORATION

SUITE 135
STAHL CONSTRUCTION

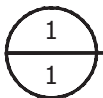
SUITE 120
AVEX

SUITE 102
NORTH EDGE CHIROPRACTIC



SUITE 115	
VACANT	
OFFICE	3,070 S.F.
WAREHOUSE	7,918 S.F.
BLDG M/E	76 S.F.
TOTAL	11,064 S.F.
EXP:	--

SUITE 110
FLUIDYNE ENGINEERING



BUILDING KEY PLAN

24.0001750.000/ TTL

10/04/2024
NOT TO SCALE



LEASED & MANAGED BY:



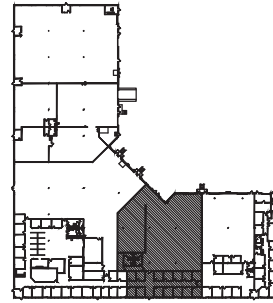
BASS LAKE BUSINESS CENTRE I
5480 NATHAN LANE NORTH
PLYMOUTH, MINNESOTA

NELSON

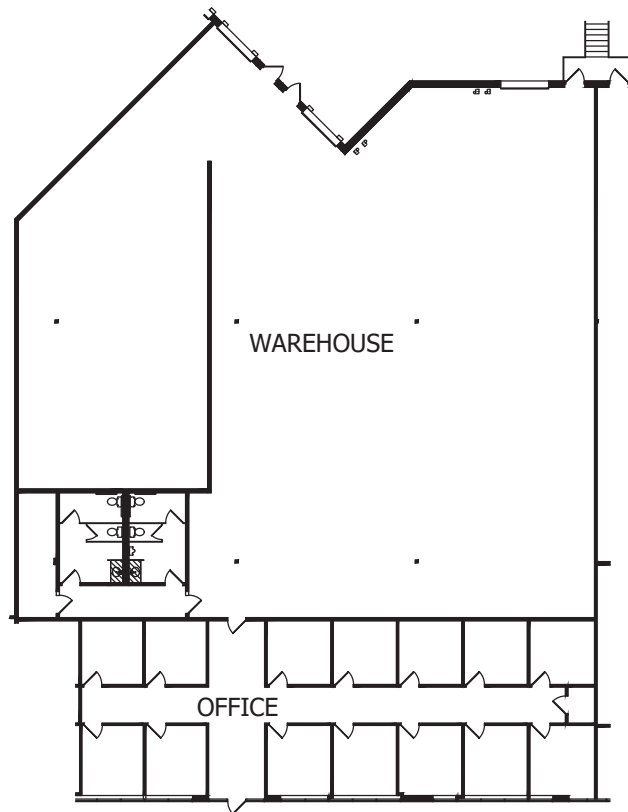
901 Marquette Avenue South - Suite 2850
Minneapolis, MN 55402
Contact: Tiffany Townsend
Phone: (612) 370-1594

SQUARE FOOTAGE SUMMARY

OFFICE	3,070 SF
WAREHOUSE	7,918 SF
BLDG M/E	76 SF
TOTAL	<u>11,064 RSF</u>



KEY PLAN



FLOOR PLAN - SUITE 115

1
1

14.0001437.000/ TTL

10/07/2024

SCALE: 1/32"=1'-0"



LEASED & MANAGED BY:



BASS LAKE BUSINESS CENTRE I

5480 NATHAN LANE NORTH
PLYMOUTH, MINNESOTA



1201 Marquette Avenue South - Suite 2850
Minneapolis, MN 55402
Contact: Tiffany Townsend
Phone: (612) 370-1594

