

5480 Nathan Lane North, Plymouth, MN

BASS LAKE BUSINESS CENTRE I

SUBLEASE AVAILABLE - 7,771 SF TOTAL



SUMMARY

Address: 5480 Nathan Lane N, Plymouth, MN 55442

Space Available:	1,778 sf	OFFICE
	5,993 sf	WAREHOUSE
	7,771 sf	TOTAL

Available: Now

Sublease Term. May 31, 2033

Clear Height: 18'

Loading: Two (2) Docks

Sublease Rate: Negotiable

2026 Estimated Tax & CAM:	\$1.68/sf	CAM
	\$3.74/sf	RE TAX
	\$5.42/sf	TOTAL

Parking Ratio: 2.74/1000

Zoning: I-1, Light Industrial

Notes:

- Class A brick & ribbon-glass facility
- Great access to Bass Lake Road & 169
- Near many area amenities
- Flexible rates available

ROB DAVIDSON

President

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STEPHEN DAVIDSON

Partner

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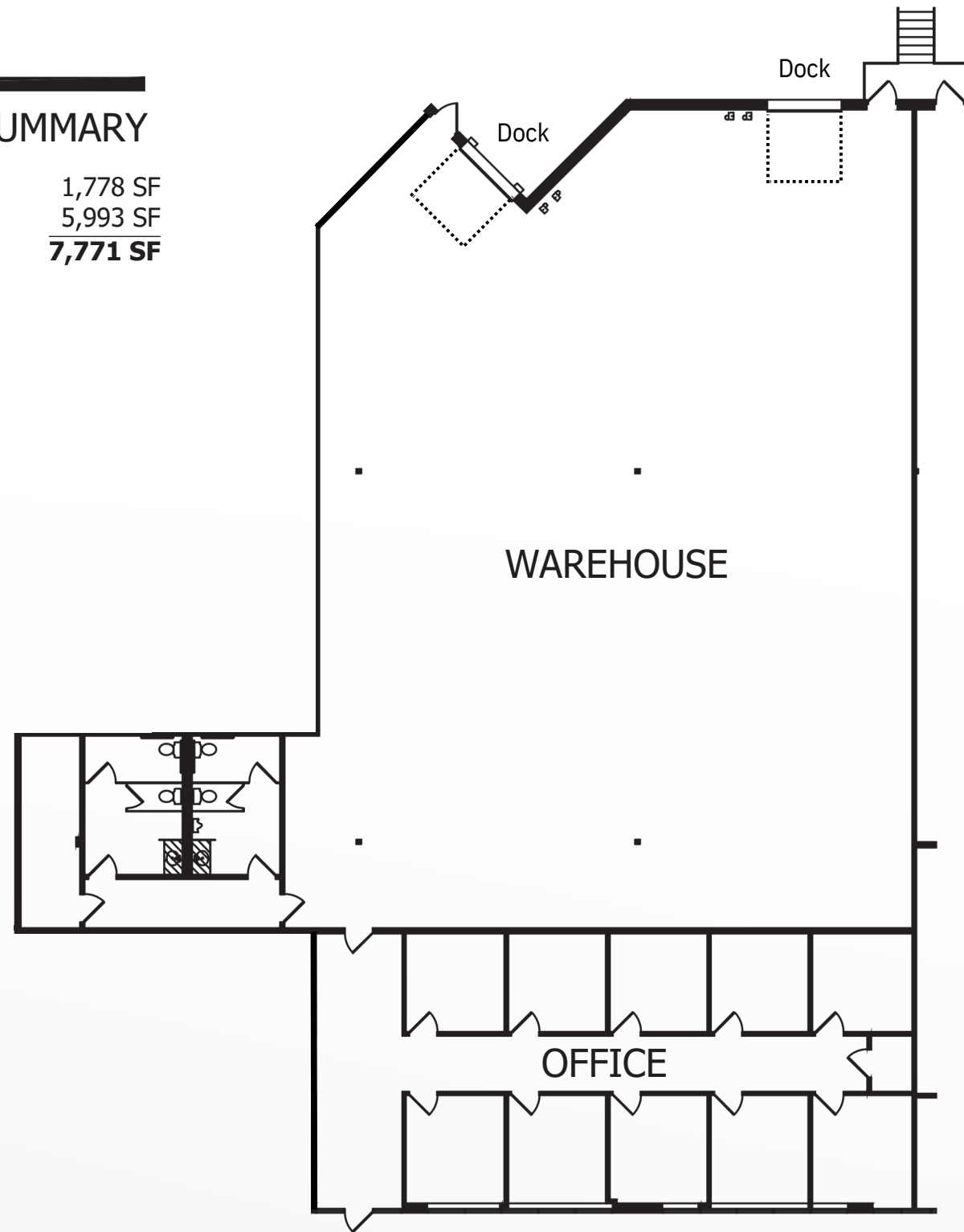
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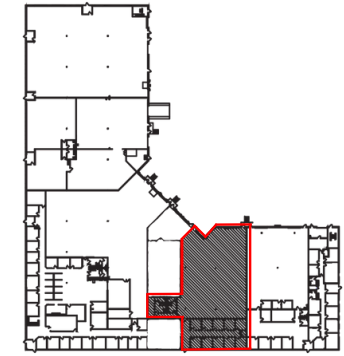
| FLOOR PLAN

SQUARE FOOTAGE SUMMARY

OFFICE	1,778 SF
WAREHOUSE	5,993 SF
TOTAL	7,771 SF



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



KEY PLAN

NOT TO SCALE



INTERIOR PHOTOS



I AREA BUSINESS



Businesses near Northwest Blvd:

- Hilton Garden Inn
- ANYTIME FITNESS
- McDonald's
- extended STAY AMERICA
- Pizza Hut
- Rusty Taco
- epower
- Culver's
- BRUEGGER'S
- Pancake House
- Caribou Coffee
- CVS
- Target

Businesses near Bottineau Blvd:

- BIG LOUIE'S
- Dunkin' Donuts
- Taco Bell
- Marshall's
- Subway
- Planet Fitness
- Starbucks
- Target
- Popeye's
- Wendy's
- Quiznos
- Caribou Coffee
- United States Postal Service
- Movement Studio
- Kyuramen
- Blaze Credit Union
- Holiday

Businesses near Rockford Rd:

- Sunshine Factory
- Five Guys
- India Palace
- Target
- ANYTIME FITNESS
- Chili's
- Domino's
- Kohl's
- Walgreens
- Ultrax
- NikoNiko
- TJ-maxx
- Home Goods
- Bruegger's
- MGM
- Starbucks
- UPS
- Tous Les Jours
- SportClips

Businesses near Schmidt Lake Rd:

- Kyuramen
- Blaze Credit Union
- Holiday
- Taco Bell
- Cub Foods
- Wendy's
- Quiznos
- Caribou Coffee
- United States Postal Service
- Movement Studio

Businesses near N 42nd Ave:

- Dollar Tree
- HyVee
- Sarpino's Pizzeria
- The Y
- Panda Express
- Wells Fargo
- Pub 42
- Lifetime Fitness
- McDonald's
- Dunkin' Donuts
- Applebee's

Bass Lake Business Centre I

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FOR MORE INFORMATION, CONTACT:

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