



FOR SALE/LEASE

# INDUSTRIAL PARK BUSINESS CENTER

13310 INDUSTRIAL PARK BLVD, PLYMOUTH, MN

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**CBRE**



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## PROPERTY FEATURES

- Immediate access to I-494 via County Road 6 or Hwy-55
- Partially air-conditioned
- In place crane infrastructure
- Expandable loading (dock & drive-in)
- Existing make up air system

## DATE AVAILABLE

- Available Immediately

## NET RENTAL RATES

- Negotiable

## ASKING PRICE

- Negotiable

## 2025 CAM & REAL ESTATE TAXES

- \$1.83 PSF CAM  
\$2.43 PSF Taxes  
\$4.26 PSF Total

## PROPERTY SPECIFICATIONS

### AVAILABLE SPACES

#### Suite 100

62,350 SF Total

- 51,907 SF Warehouse
- 10,443 SF Office

### LOADING

2 dock doors

1 drive-in door

(expandable to 4 docks)

### TOTAL BUILDING SF

113,054 SF

### POWER

277/480V, 1200A

### CLEAR HEIGHT

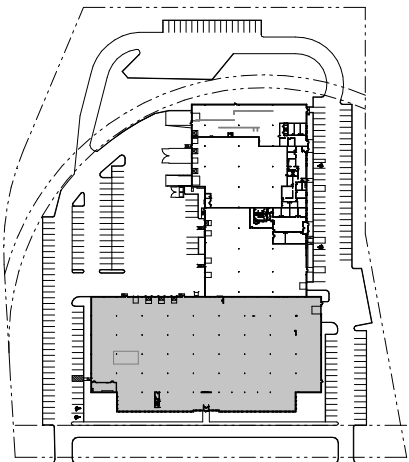
16'

### COLUMN SPACING

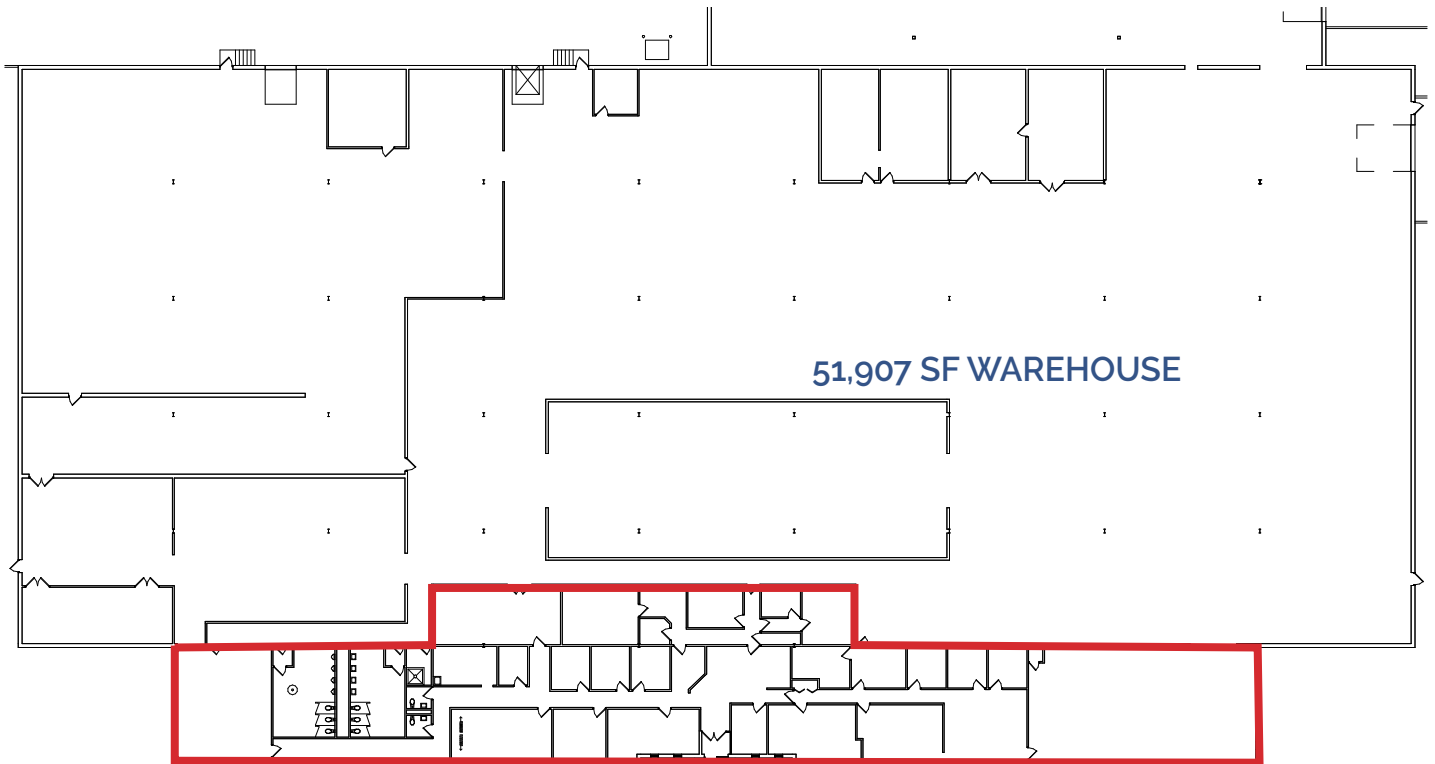
40' x 30'

### PARKING RATIO

1.59/1000



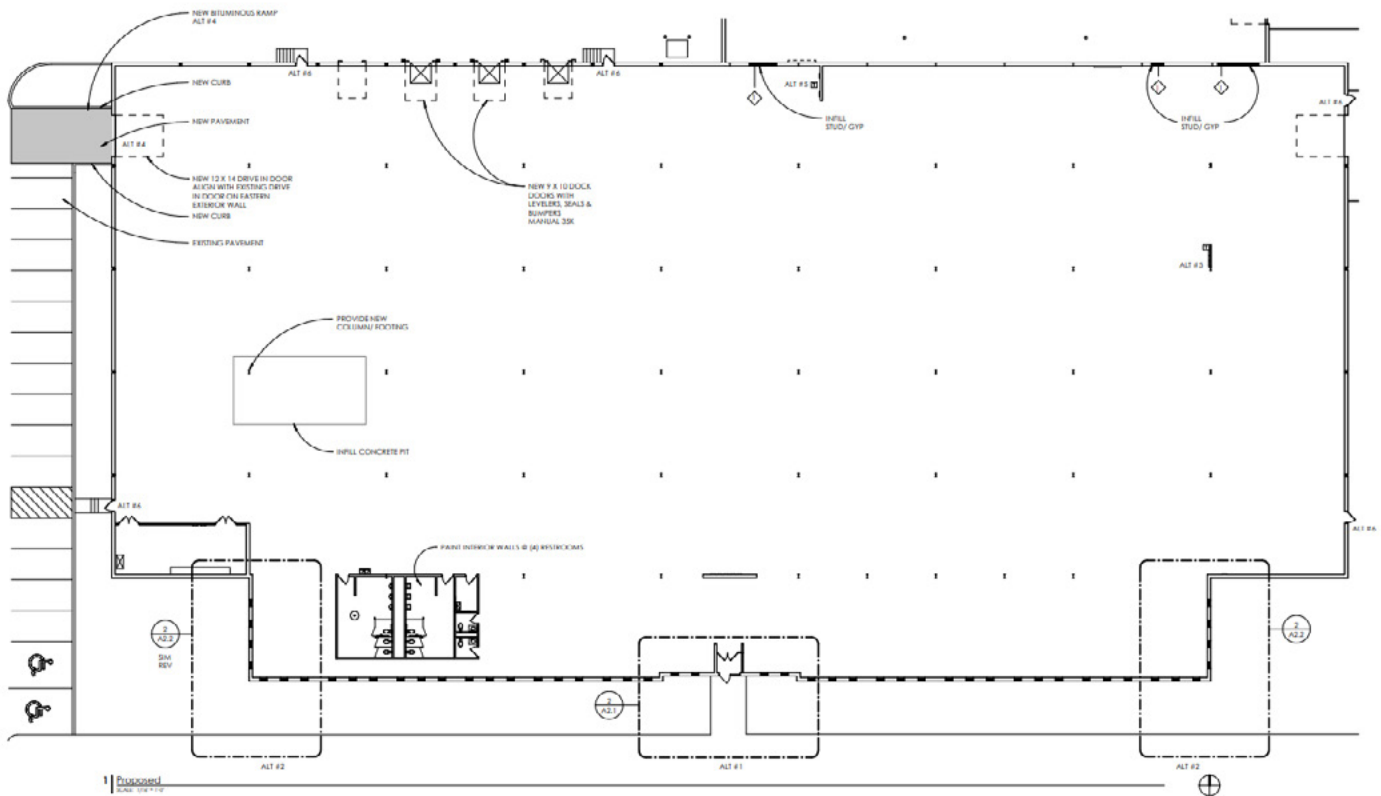
# AS-BUILT PLAN



10,443 SF OFFICE



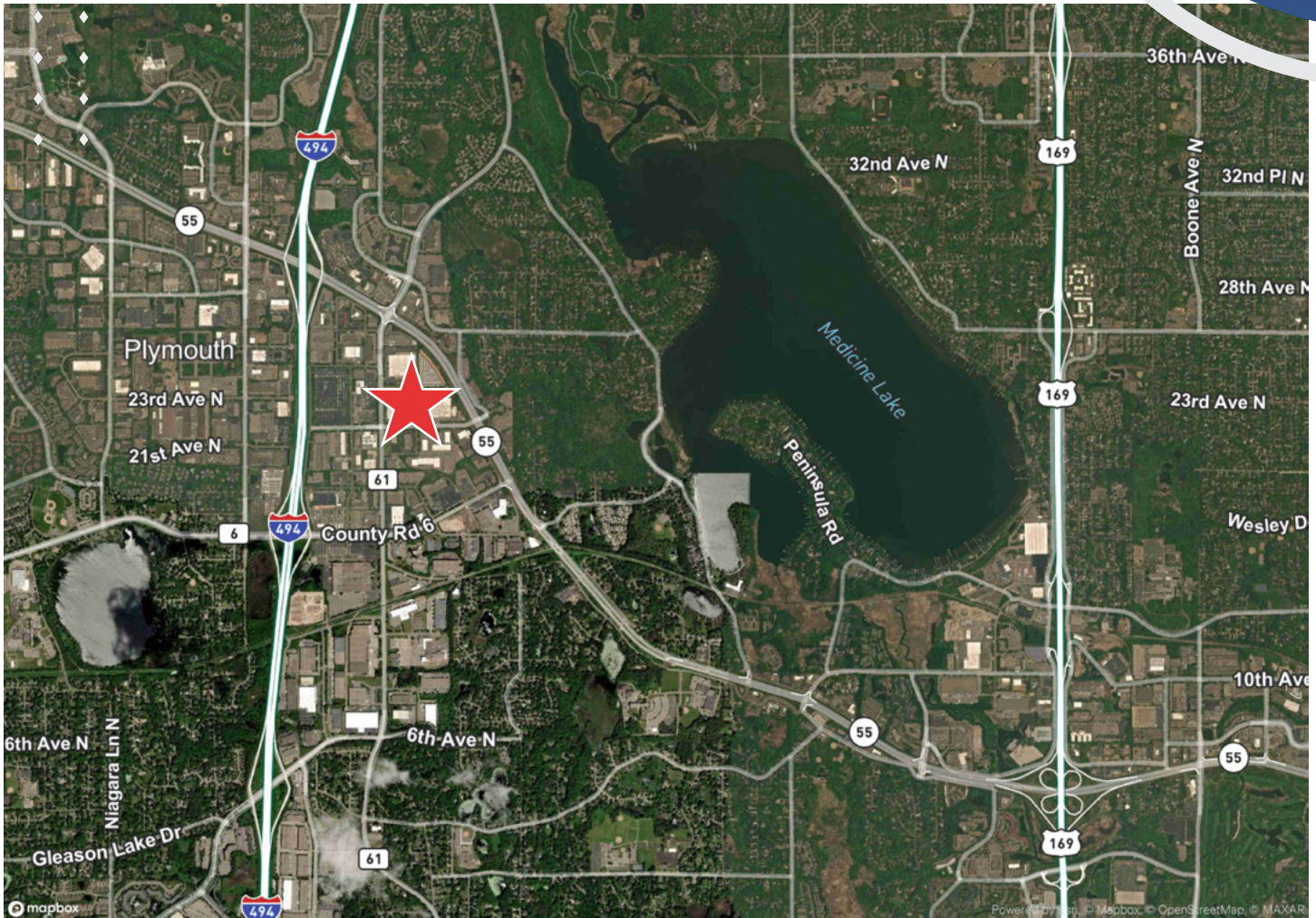
# DEMO PLAN











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## CONTACT US

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