

FOR LEASE

# TRENTON BUSINESS CENTER

6105

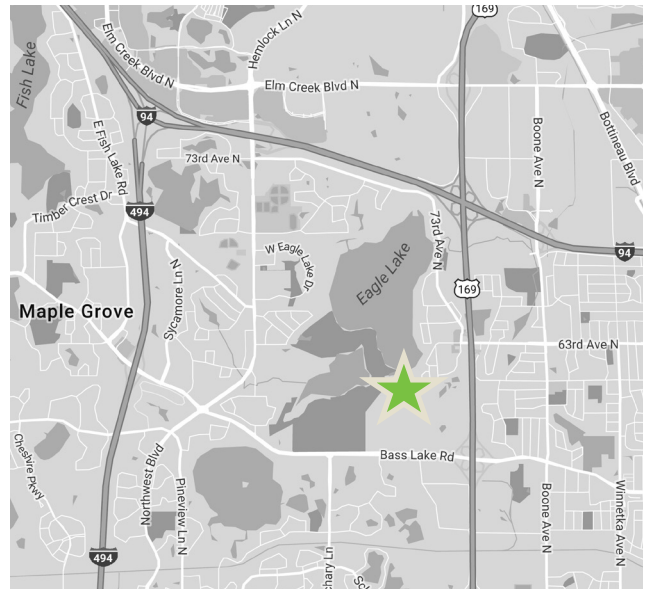
TRENTON LANE NORTH

Plymouth, MN



## PROPERTY FEATURES

- + Single tenant office/warehouse building located in Bass Creek business park in Plymouth
- + Amenities include conference and training rooms, passenger elevator, cafeteria, and employee fitness center
- + Built in 1994; situated on 12 acres
- + Quick, direct access from Hwy 169, west on Bass Lake Road and just blocks north on Nathan Lane North



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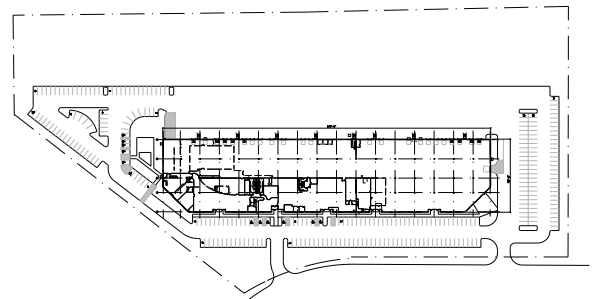
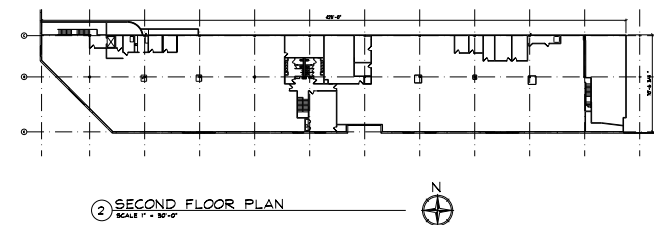
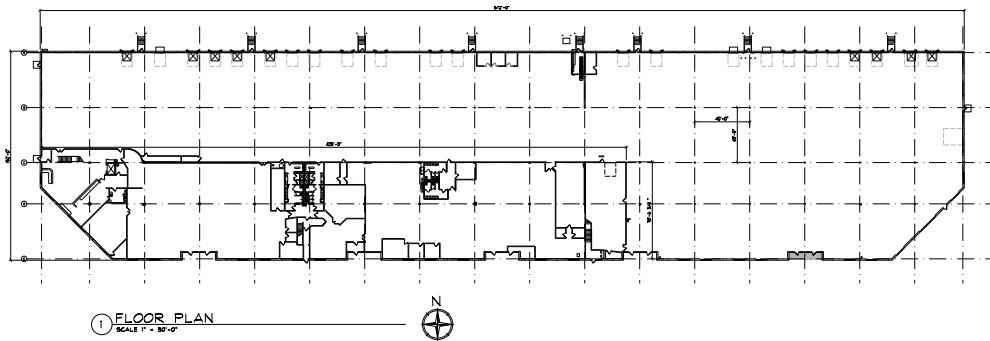
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<b>Total Building SF</b>	122,032 SF	<b>Lighting</b>	LED
<b>Office SF</b>	54,158 SF 27,405 SF Main Level 26,753 SF 2nd Floor	<b>Power</b>	1200A, 480V, 3PH
<b>Warehouse SF</b>	67,874 SF (100% A/C)	<b>Sprinklered</b>	ESFR
<b>Loading</b>	23 dock doors (8'x10') 1-(10x10) 1 drive-in door (14'x12')	<b>Parking</b>	281 (2.3/1000)
<b>Clear Height</b>	24'	<b>Lease Rates</b>	\$4.75/\$8.75 PSF
<b>Column Spacing</b>	40' x 40'	<b>2019 Est. Expenses</b>	\$2.99 Total (\$1.93 PSF Taxes/\$1.06 PSF CAM)



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