

PARKERS LAKE POINTE II

14505 21st Avenue N, Plymouth, MN 55447

9,067 SF
Space for Sublease
OFFICE/INDUSTRIAL



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

CHRIS GARCIA, SIOR

Principal

cgarcia@lee-associates.com

651.253.6395

NICK STREINE

Associate

nstreine@lee-associates.com

651.785.7057

PROPERTY FEATURES



Sublease Rate: \$4.00 psf plus Taxes/CAM

2025 Taxes & CAM: \$7.60 psf

Term: Sublease expires August 31, 2025

Address: 14505 21st Avenue N, Plymouth MN 55447

PID: 8-118-22-14-0013

Lot Area: 4.24 acres

Building Size: 47,192 sf

Total SF Available: 9,067 sf

Office: 6,703 sf

Warehouse: 2,364 sf

Clear Height: 14 ft

Drive-in Doors: 2

Car Parking Stalls: 120

Year Built: 1988

Zoning: I-1, Light Industrial

Class A Brick & Ribbon-glass Facility

Individual Signage

Great Access to Hwy 55 & I-494

Many Area Amenities



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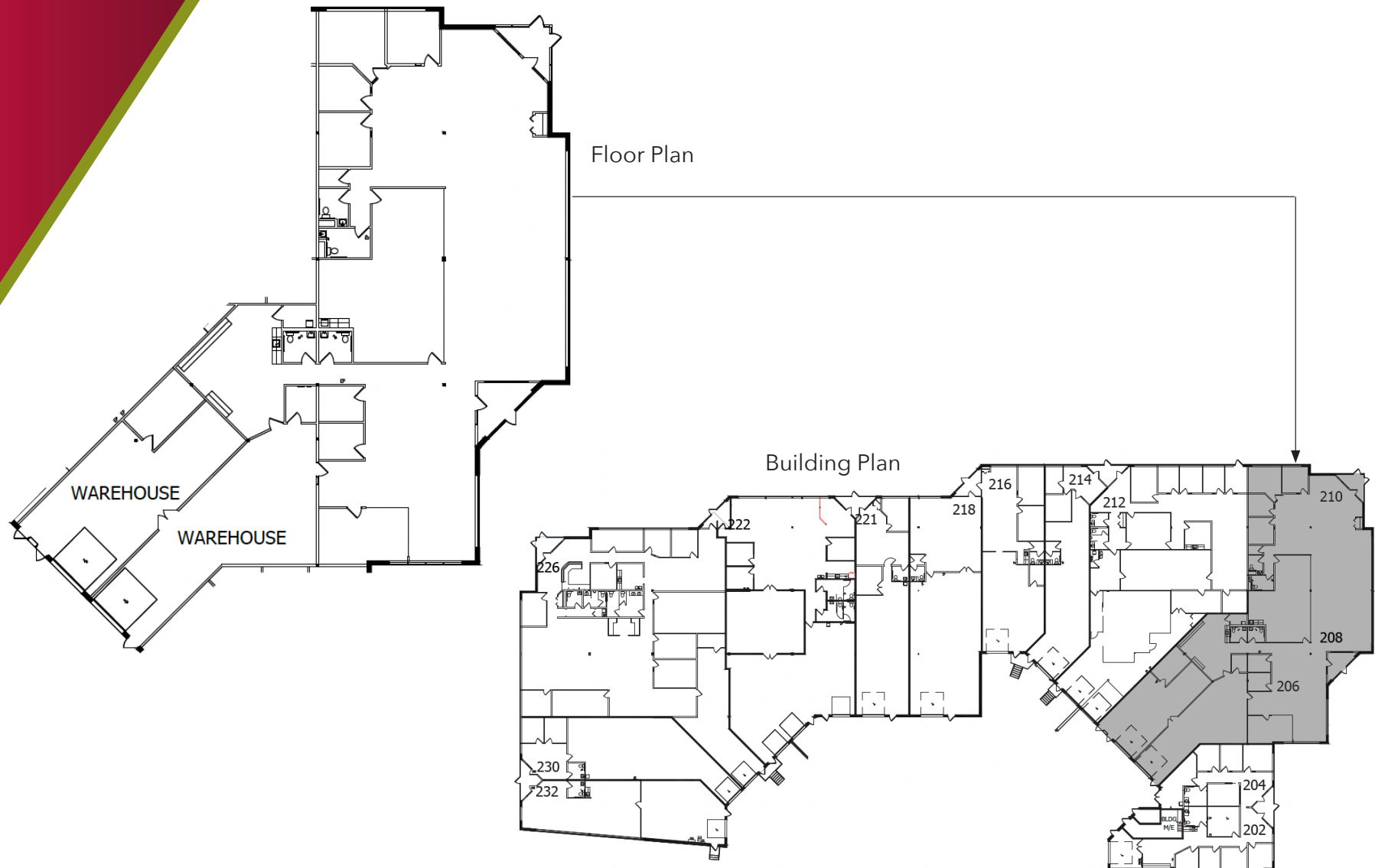
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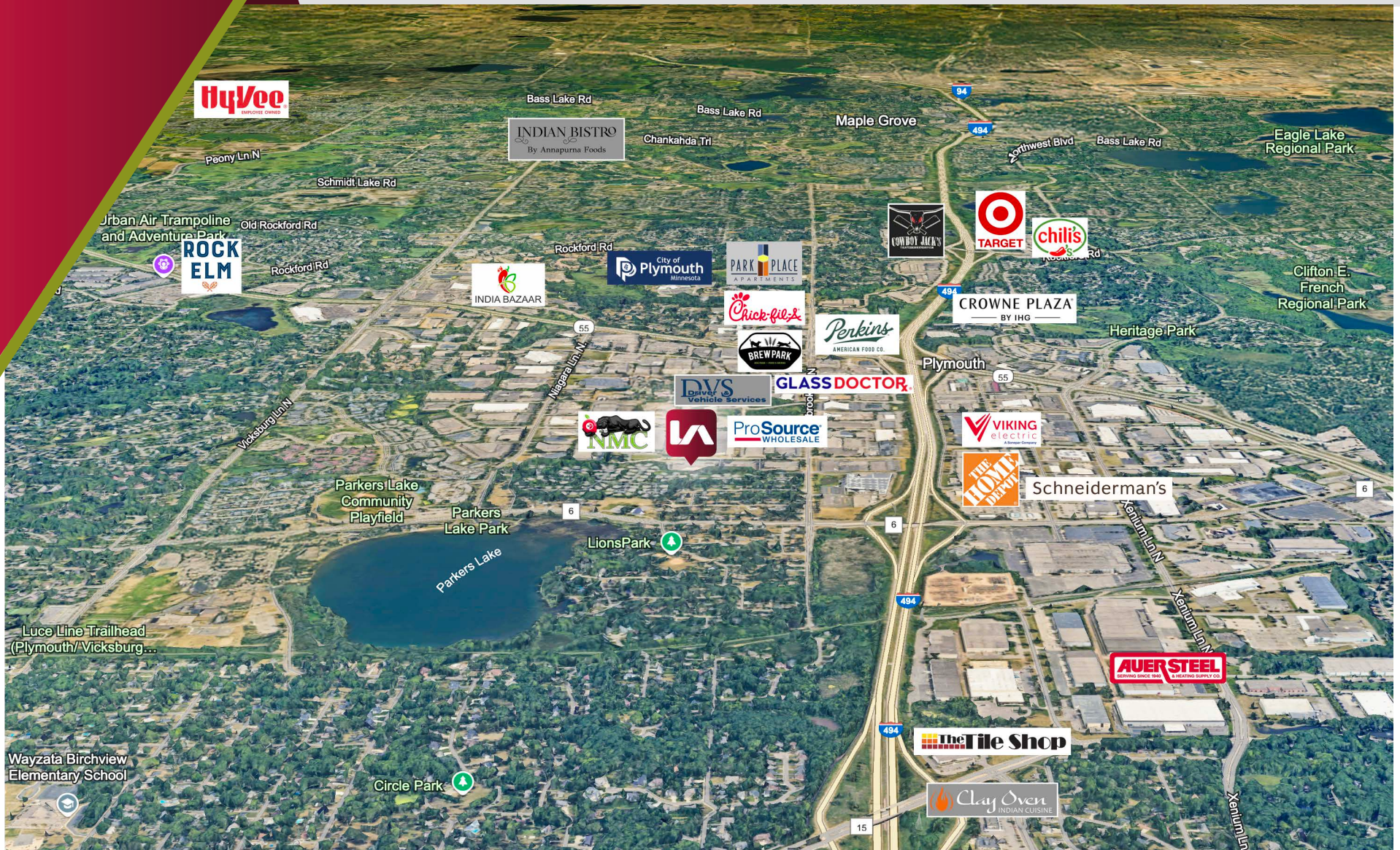
BUILDING & FLOOR PLANS



PHOTOS



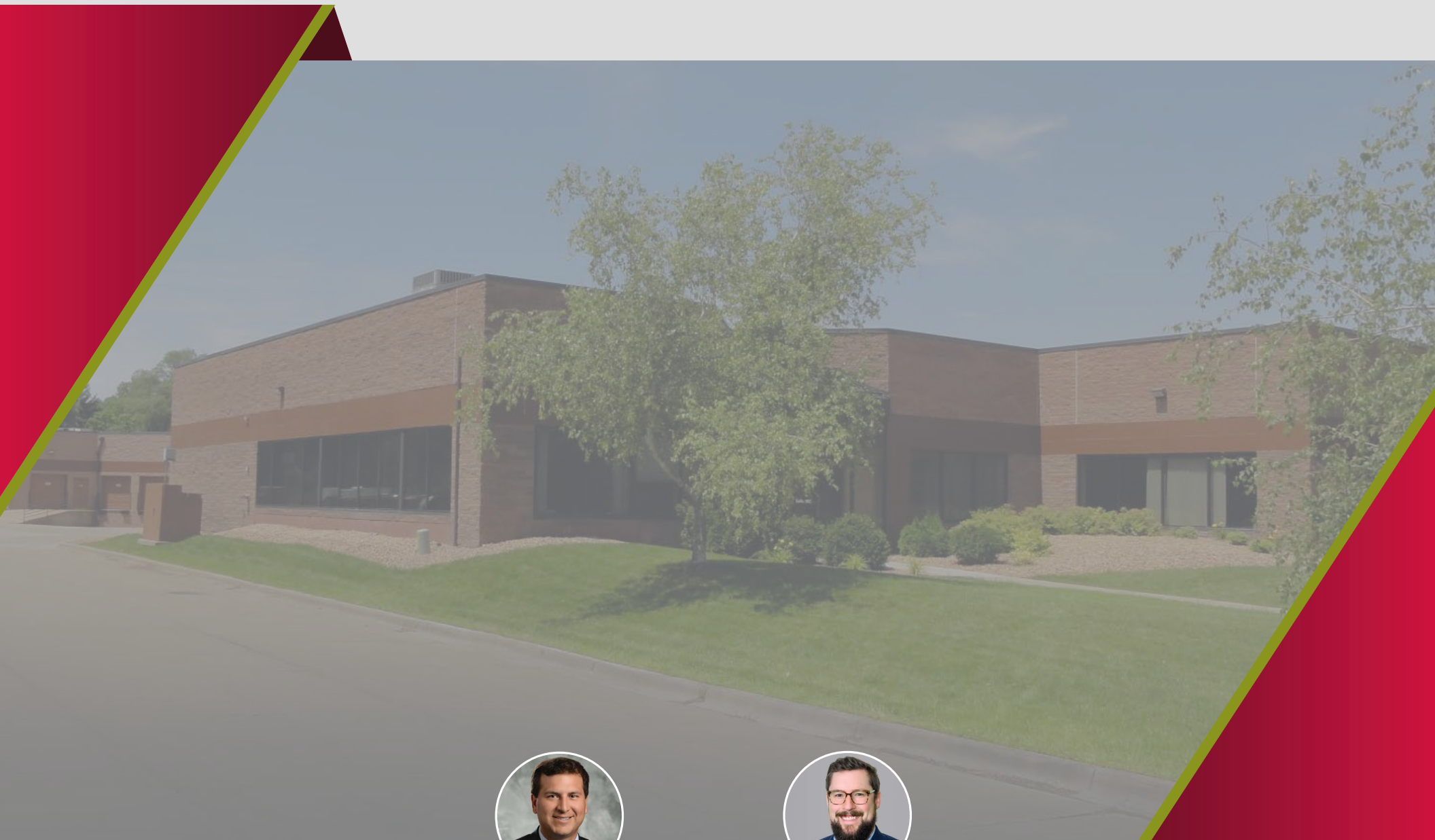
AMENITIES MAP



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