



# Office/Industrial Space for Lease

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Owned by  
**Washington Capital**  
MANAGEMENT, INC.

## Bass Lake Business Centre II 9850 51st Ave N, Plymouth

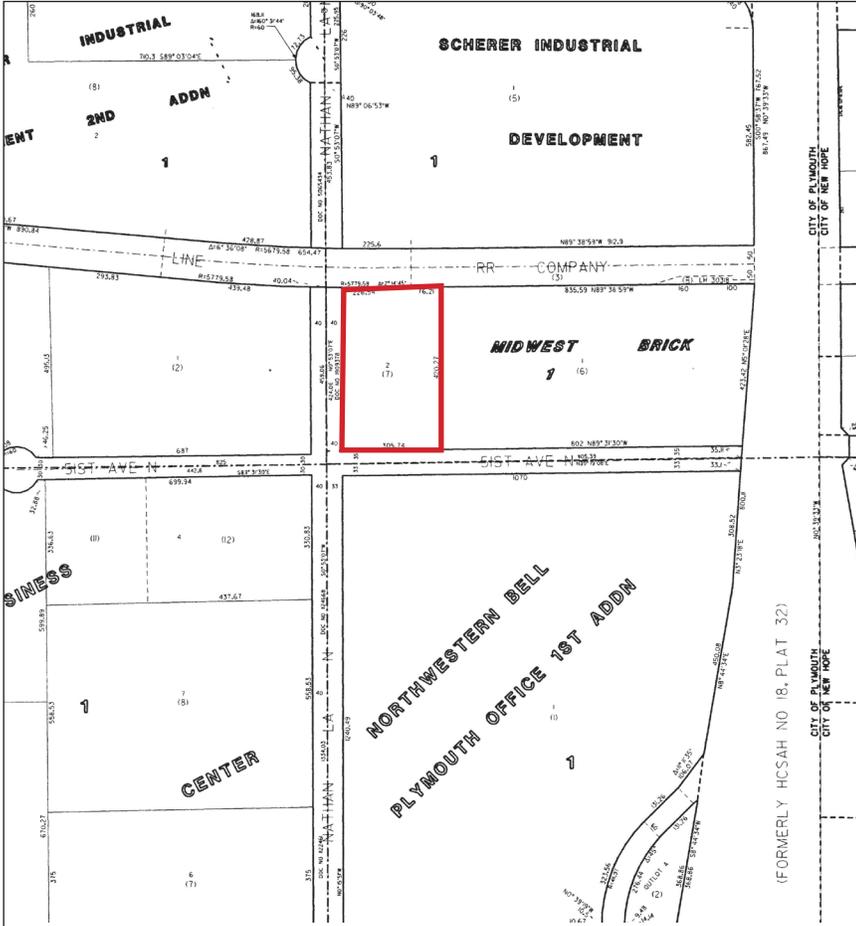
### Building Amenities

- > 30,874 SF light industrial bldg
- > 17 building development totaling 840,000 SF
- > Expansion capabilities within the portfolio
- > Zoned I-2, General Industrial
- > Built in 1996
- > 18' clear height
- > Dock & drive-in loading
- > Class "A" brick & ribbon-glass facility
- > 99 parking stalls - 3.21/1000
- > Great access to Hwy 169
- > Near many area amenities
- > Individual signage for each suite

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# For Lease

## Bass Lake Business Centre II > Plat



Contact us:

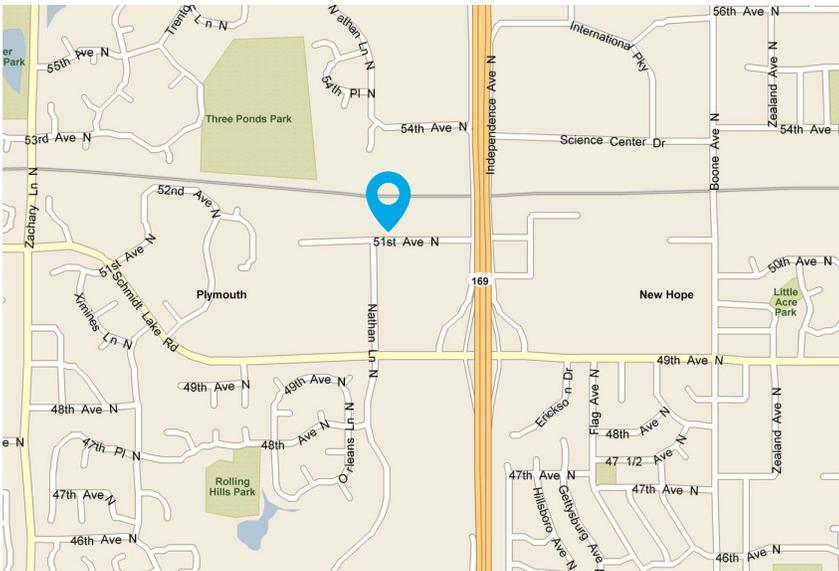
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## Map



**Colliers**

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# Bass Lake Business Centre II

9850 51st Avenue N | Plymouth, MN 55442

## Property Address:

9850 51st Avenue N  
Plymouth, MN 55442

## Available:

### Suite 130

- 3,021 SF Total
- 2,472 SF Office
- 549 SF Warehouse
- One (1) drive-in

## Parking:

99 stalls or 3.21/1000

## Year Built:

1996

## Clear Height:

18'

## Zoning:

I-2, General Industrial

## Building Square Feet:

30,874 square feet total

## Net Rental Rates:

- \$13.00 PSF Office
- \$13.00 PSF Tech
- \$ 7.50 PSF Warehouse

## 2026 Est. CAM & RE Tax:

- \$3.04 PSF CAM
- \$4.09 PSF RE Taxes
- \$7.13 PSF Total

## 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
- Great access to Hwy 169
- Near many area amenities



## For leasing information, contact:

**Paul Bickford**

952 897 7732

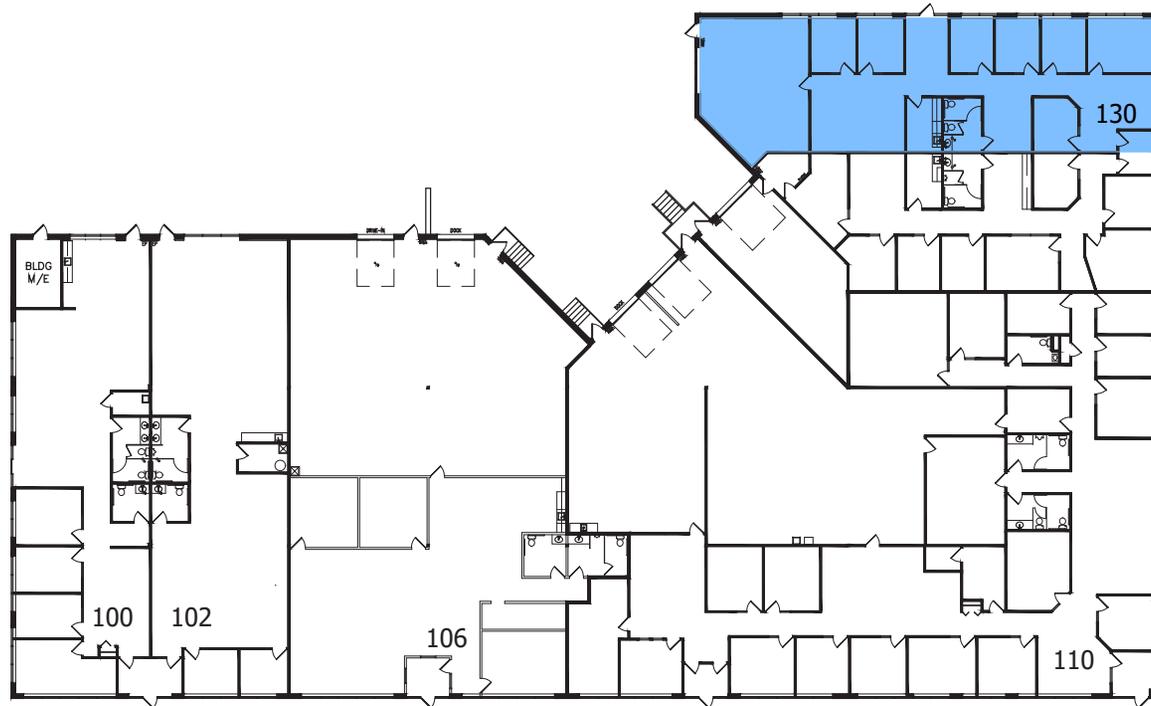
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SUITE 130	
VACANT	
OFFICE	2,472 S.F.
TECH	0 S.F.
WAREHOUSE	529 S.F.
BLDG M/E	20 S.F.
TOTAL	<u>3,021 S.F.</u>
EXP: --	

SUITE 110  
FLEXIBLE CIRCUIT TECHNOLOGIES

SUITE 100  
TEACHERS CREATED MATERIALS

SUITE 102  
LOTUS PHARMACY, LLC

SUITE 106  
ABSOLUTE COMMERCIAL FLOORING

1 BUILDING KEY PLAN  
1 24.0001751.000/ TTL

09/19/2025  
NOT TO SCALE



LEASED & MANAGED BY:



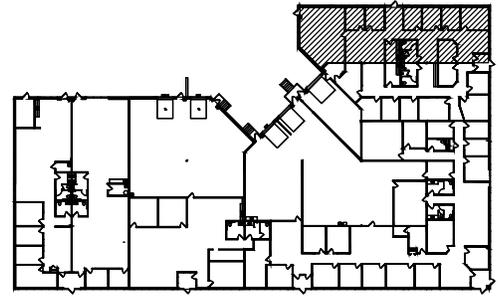
**BASS LAKE BUSINESS CENTRE II**  
9850 51ST AVENUE NORTH  
PLYMOUTH, MINNESOTA



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

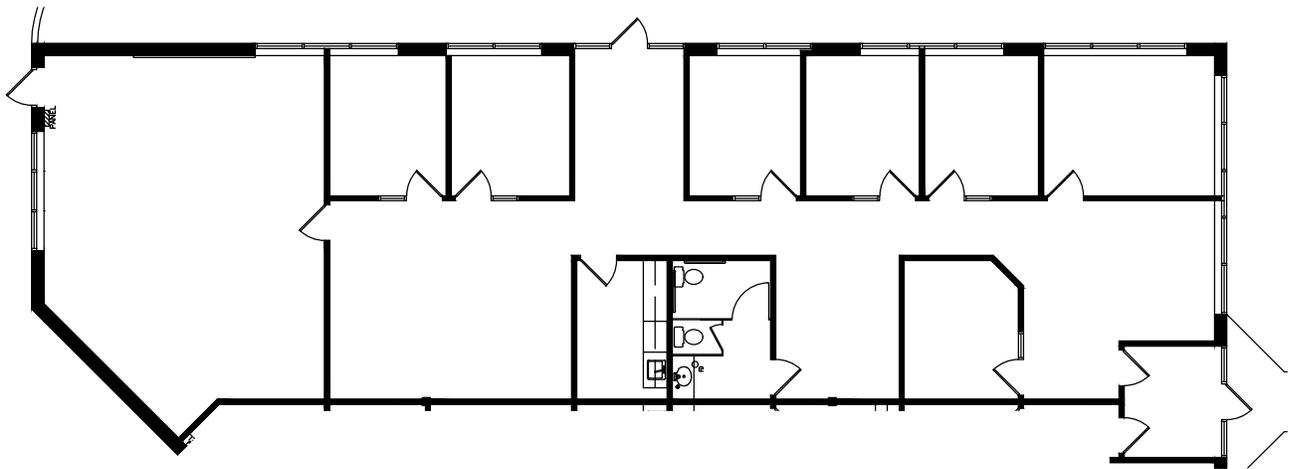
# SQUARE FOOTAGE SUMMARY

OFFICE	2,472 SF
WAREHOUSE	529 SF
BLDG M/E	20 SF
TOTAL	<u>3,021 RSF</u>



## KEY PLAN

NOT TO SCALE



## 1 FLOOR PLAN - SUITE 130

1 24.0001751.000/ TTL

09/19/25

SCALE: 1/16"=1'-0"



LEASED & MANAGED BY:



**BASS LAKE  
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PLYMOUTH, MINNESOTA

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