



Office/Industrial
Space for Lease

Paul Bickford

Vice President
+1 952 897 7732
paul.bickford@colliers.com

Rob Brass

Vice President
+1 952 897 7757
rob.brass@colliers.com

Andrew Odney

Executive Vice President
+1 952 897 7709
andrew.odney@colliers.com

1600 Utica Avenue S Ste 300
St. Louis Park, MN 55416
P: +1 952 897 7700
colliers.com

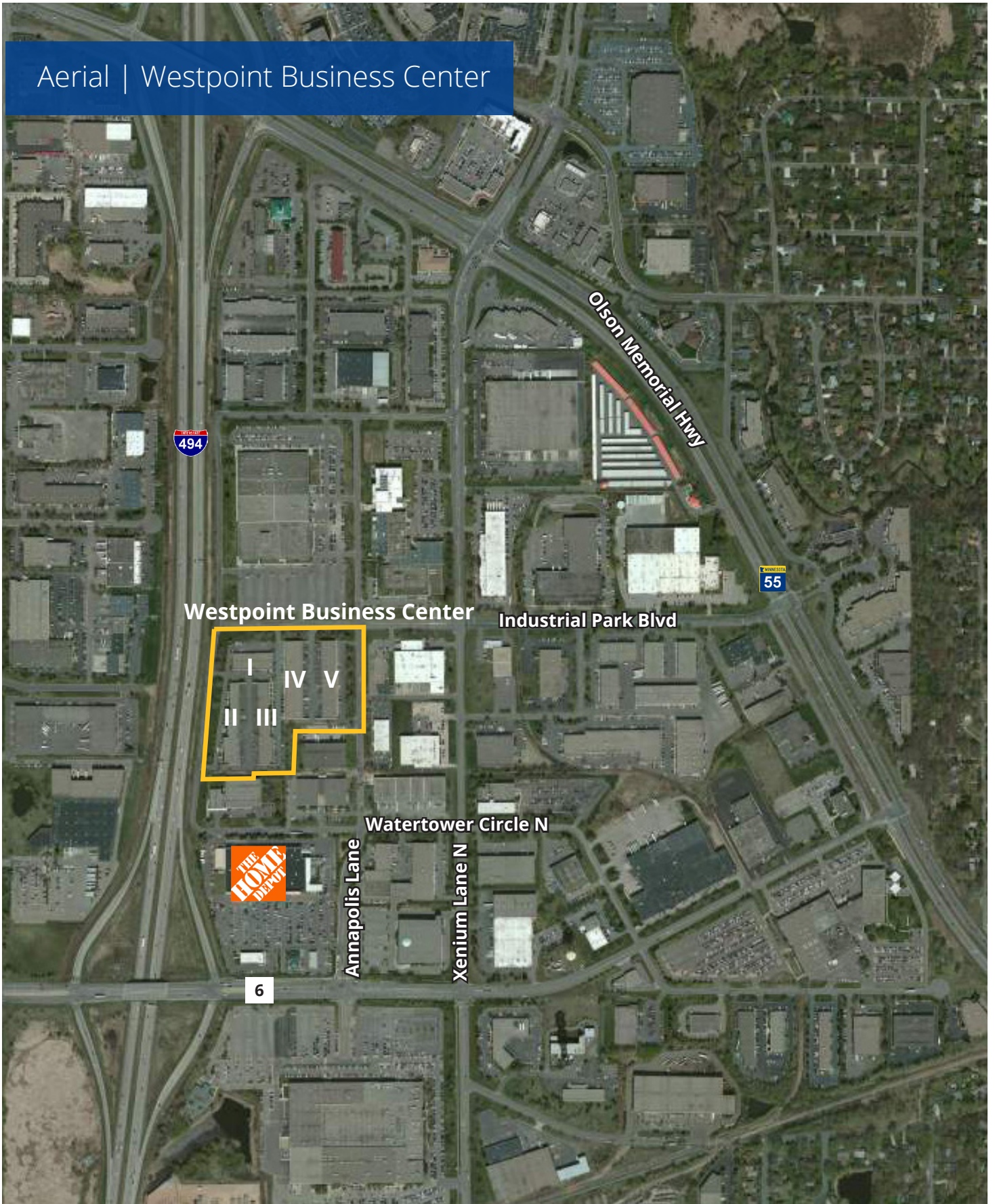
Westpoint Business Center, Bldg III
13801 Industrial Park Blvd, Plymouth

Building Amenities

- > Five (5) building development totaling 162,000 SF
- > Great access and visibility to I-494
- > Near many area amenities
- > 12' clear height
- > Flexible bay sizes
- > Locally owned and managed

Copyright © 2025 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Aerial | Westpoint Business Center



Westpoint Business Center Bldg III

13801 Industrial Park Blvd | Plymouth, MN 55441



Property Address:

13801 Industrial Park Blvd
Plymouth, MN 55441

Currently Available: Suite 13845

6,457 SF total
5,579 SF office
878 SF warehouse
• Two (2) docks
• One (1) drive-in

Suite 13801 Sublease Term 5/31/2028

3,923 SF total
1,041 SF office
2,882 SF warehouse
• One (1) dock
• One (1) drive-in

Year Built:

1978

Clear Height:

12'

Zoning:

Industrial

Building Square Feet:

32,634 square feet total

Net Rental Rates:

\$13.00 PSF office
\$13.00 PSF tech
\$ 7.50 PSF warehouse

2025 Est. CAM & RE Tax:

\$2.44 PSF CAM
\$2.74 PSF RE taxes
\$5.18 PSF total

Amenities:

- Five (5) building development totaling 162,000 SF
- Great access and visibility to I-494
- Near many area amenities
- Flexible bay sizes
- Locally owned and managed

FOR LEASING INFORMATION, CONTACT:

Paul Bickford

952 897 7732

paul.bickford@colliers.com

Rob Brass

952 897 7757

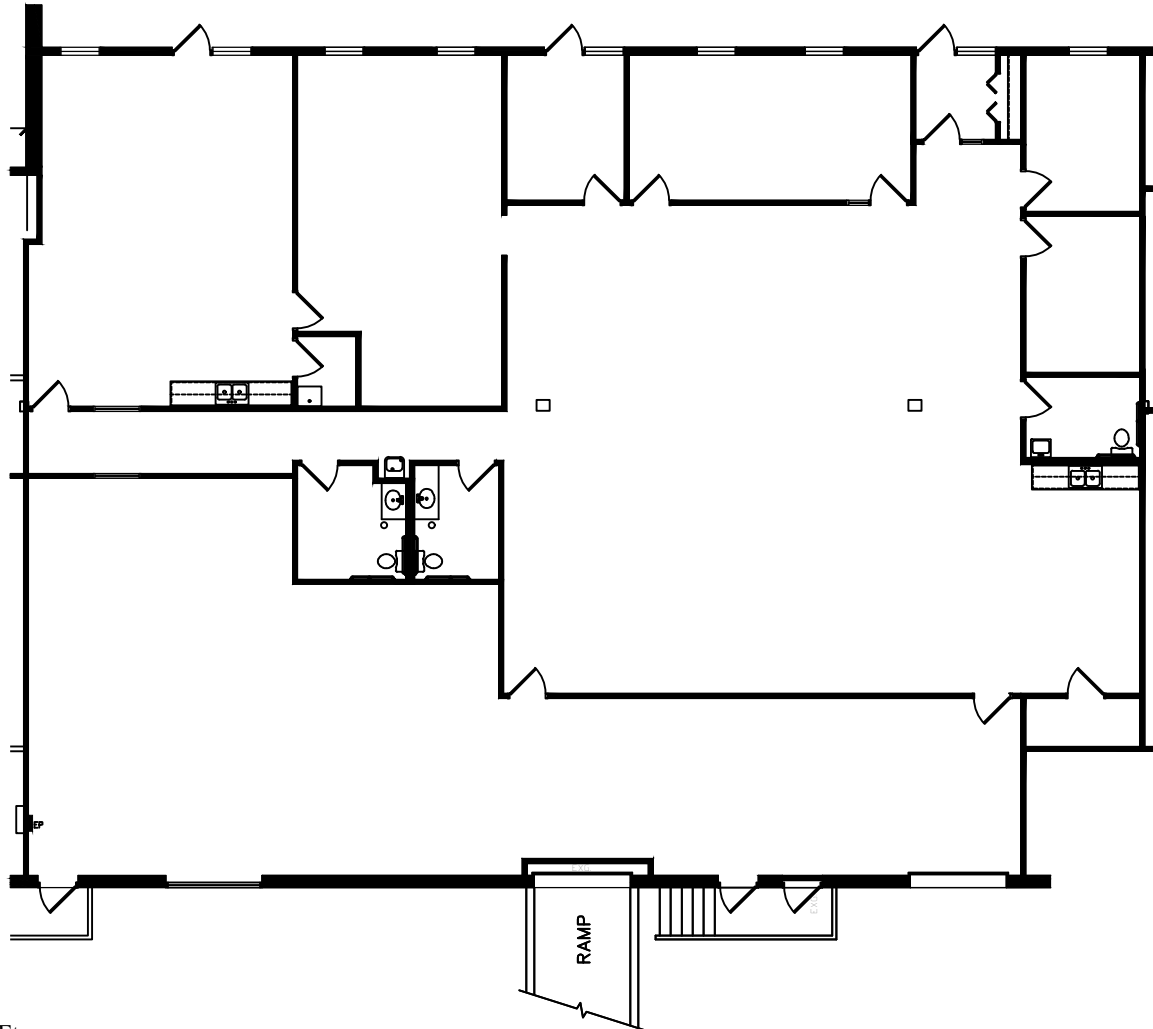
rob.brass@colliers.com

Andrew Odney

952 897 7709

andrew.odney@colliers.com

Colliers International | Minneapolis-St. Paul
1600 Utica Ave S Ste 300, St. Louis Park, MN 55416
www.colliers.com



Floor Plan
Scale: 1/16"=1'-0"

Square Footages:
Office = 5,579 Sq. Ft.
Warehouse = 878 Sq. Ft.
Total = 6,457 Sq. Ft.



1600 Utica Avenue South, Suite 300
St. Louis Park, MN 55416

Westpoint Business Center III

13845 Industrial Park Blvd.
Plymouth, MN 55441



Leasing Contacts:
Rob Brass: (952) 897-7757
Paul Bickford: (952) 897-7732
Andrew Odney: (952) 897-7709

Aerial | Westpoint Business Center

