

**+200,000 SF warehouse
space available**

**1405 Xenium Lane S
Plymouth, MN**



CBRE **WILDAMERE**



property highlights

Plymouth Corporate Center presents a unique opportunity to combine first class office space, Class-A amenities and warehouse/lab space all under one roof. It is an ultra-infill location at the SE corner of I-494 and County Road 6 in Plymouth, MN that features over 25+ dock doors with clear heights ranging from 28' to 32'. The building can accommodate over 2.5 acres of trailer drops for a larger distribution user.



building availabilities

Building Size: 628,436 SF

Total Available: 416, 545 SF

Office: 224, 586 SF

Warehouse: 204,672 SF

building specifications

Clear Height
28' - 32'

Loading
21 docks with ability to
add an additional 15
19 with levelers
1 drive-in

Floor Specs
7" depth, 4,000 psi;
50 FF/40FL

Electrical
2,000 amp,
480/277 V, 3P

Sprinkler
Wet sprinkler

Truck Court
150' depth
60' concrete apron

Zoning
I2, Heavy Industrial

Parking
4.10/1000

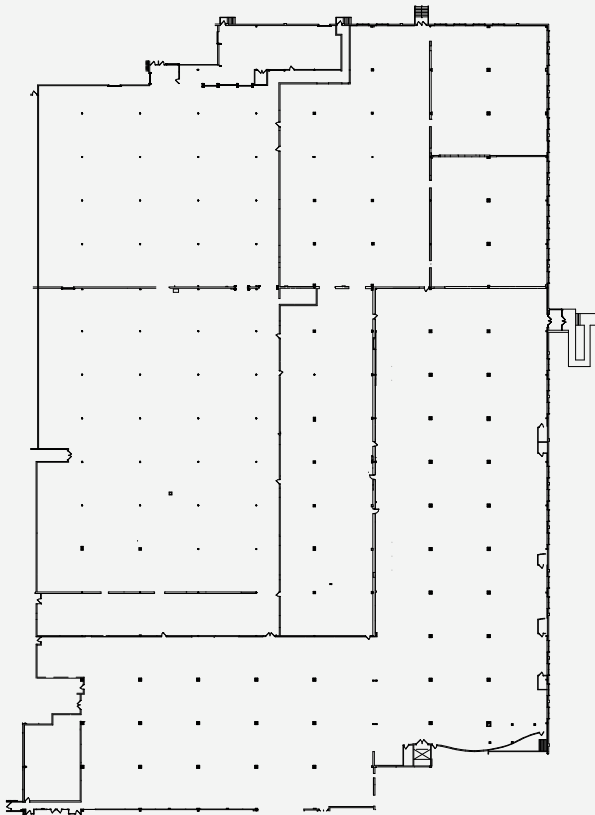
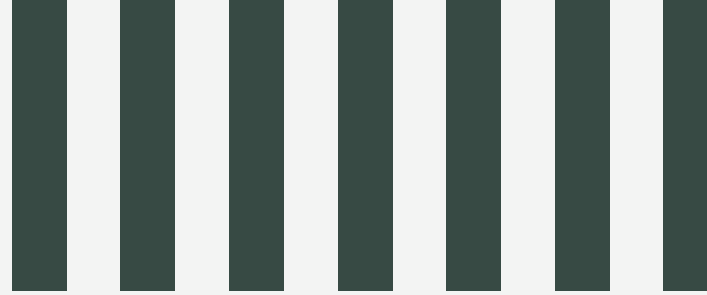
Net Rental Rate
Negotiable

**2024 Tax &
Operating Expenses**
\$3.78 PSF operating expenses
\$2.75 SF taxes

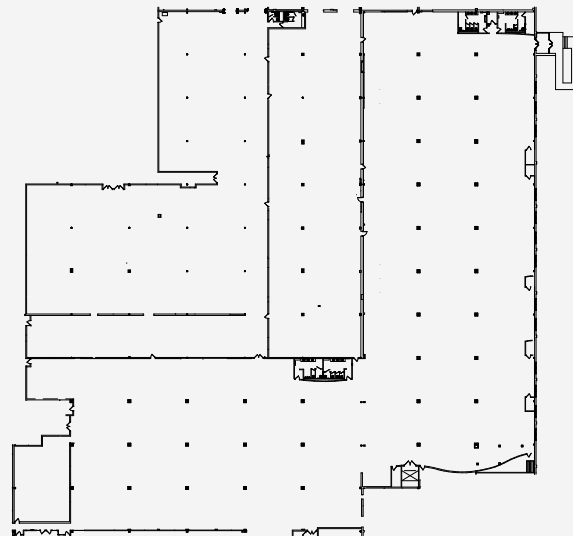
\$6.53 Total/SF (includes utilities)



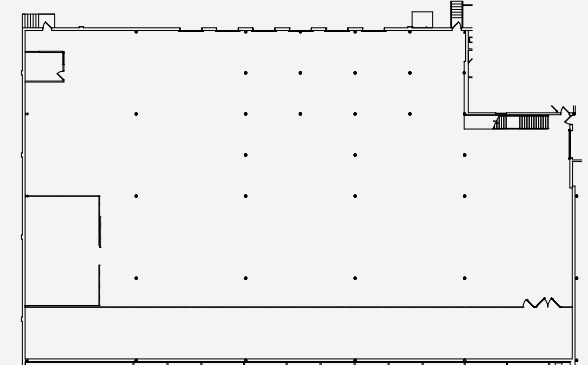
warehouse availability



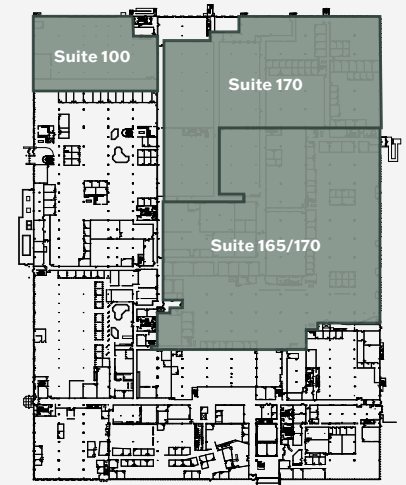
Suite 170 Demise Option
204,612 RSF



Suite 165 Demise Option
127,468 RSF



Suite 100
24,932 RSF

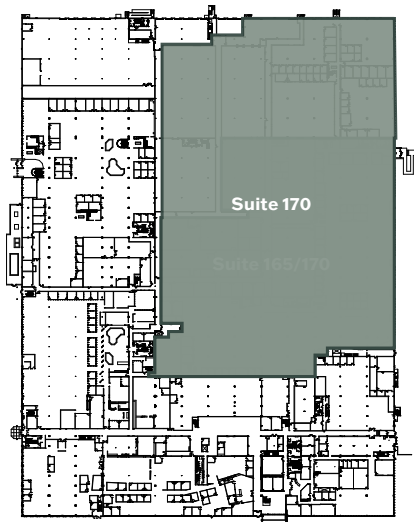
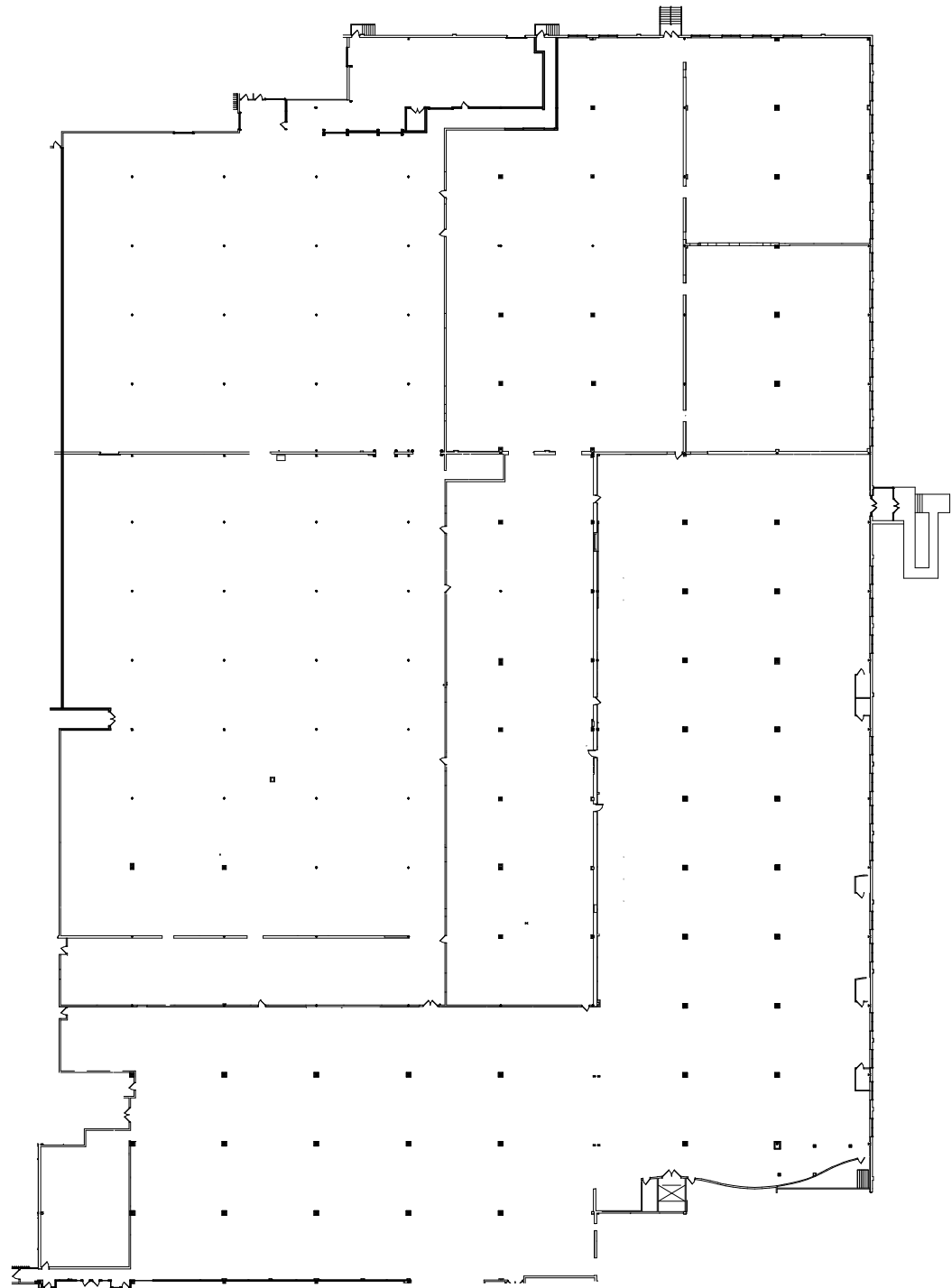


key plan

Minimum divisible: 127, 468 SF

suite 170

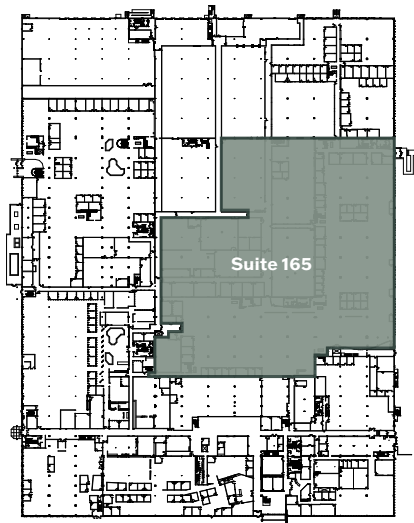
204,612 RSF



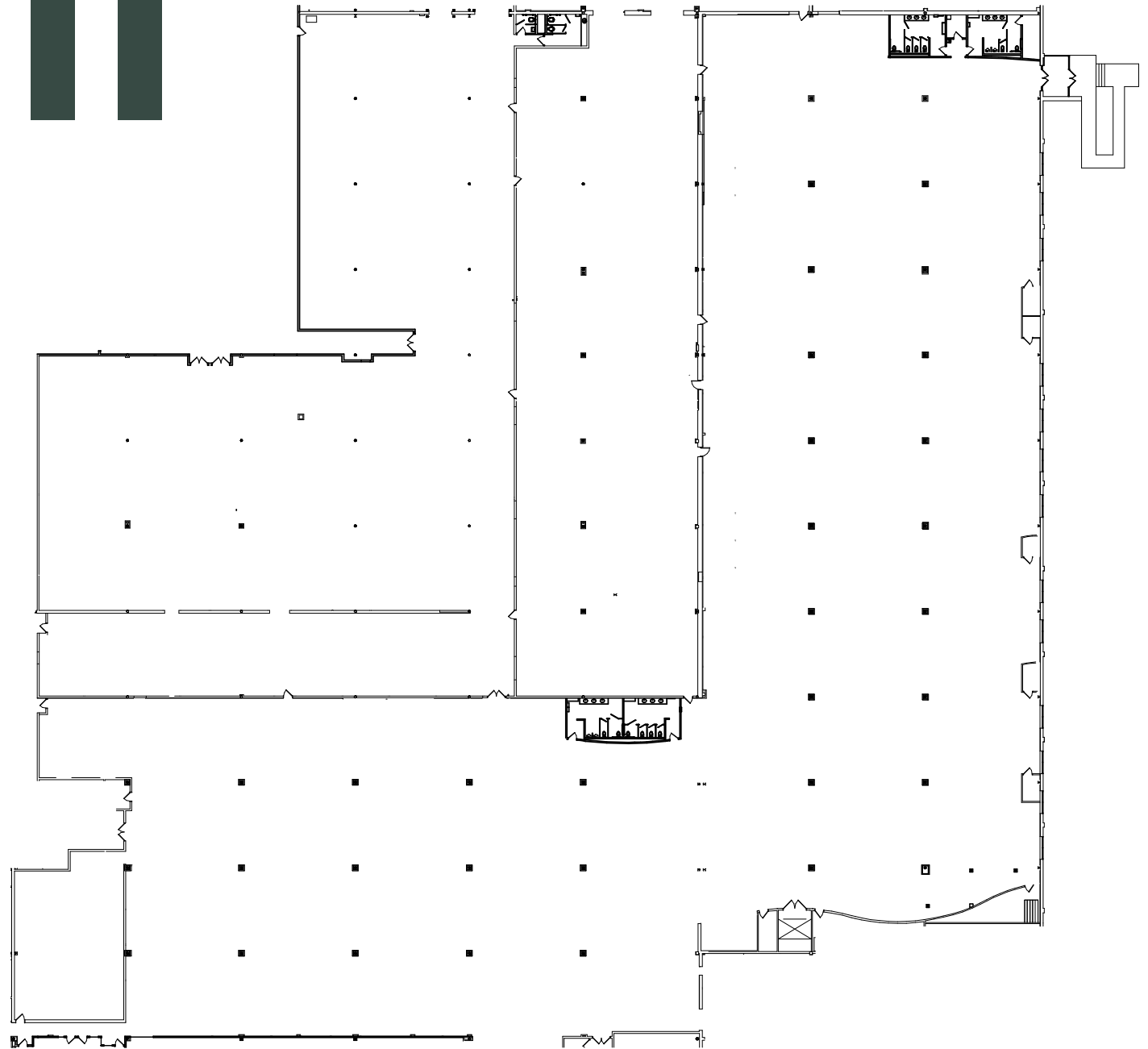
key plan

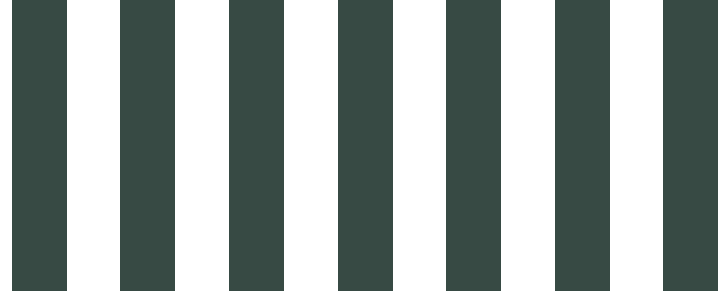
suite 165

127,468 RSF



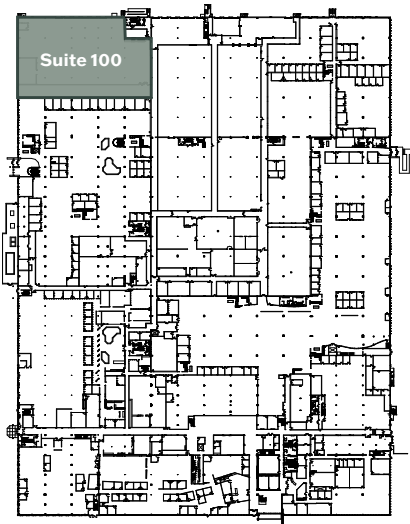
key plan



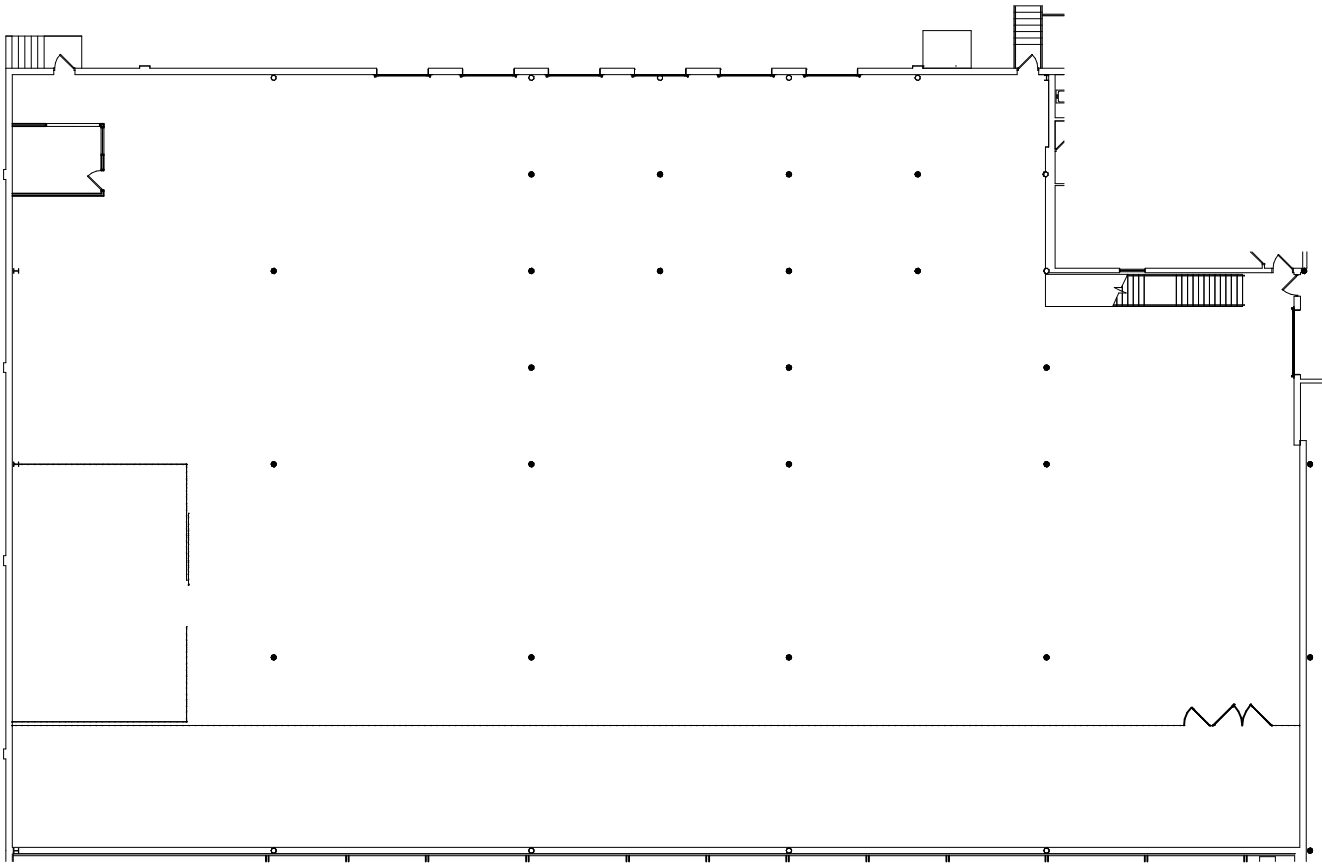


suite 100

24,932 RSF



key plan



building amenities

On-site cafeteria



Rare clear height for
infill location



Excess land for trailer drops

Signage along I-494

8 Conference rooms

1 Training room

Fitness center



Convenience store

Indoor parking

On-site maintenance

Minutes from downtown &
western suburbs



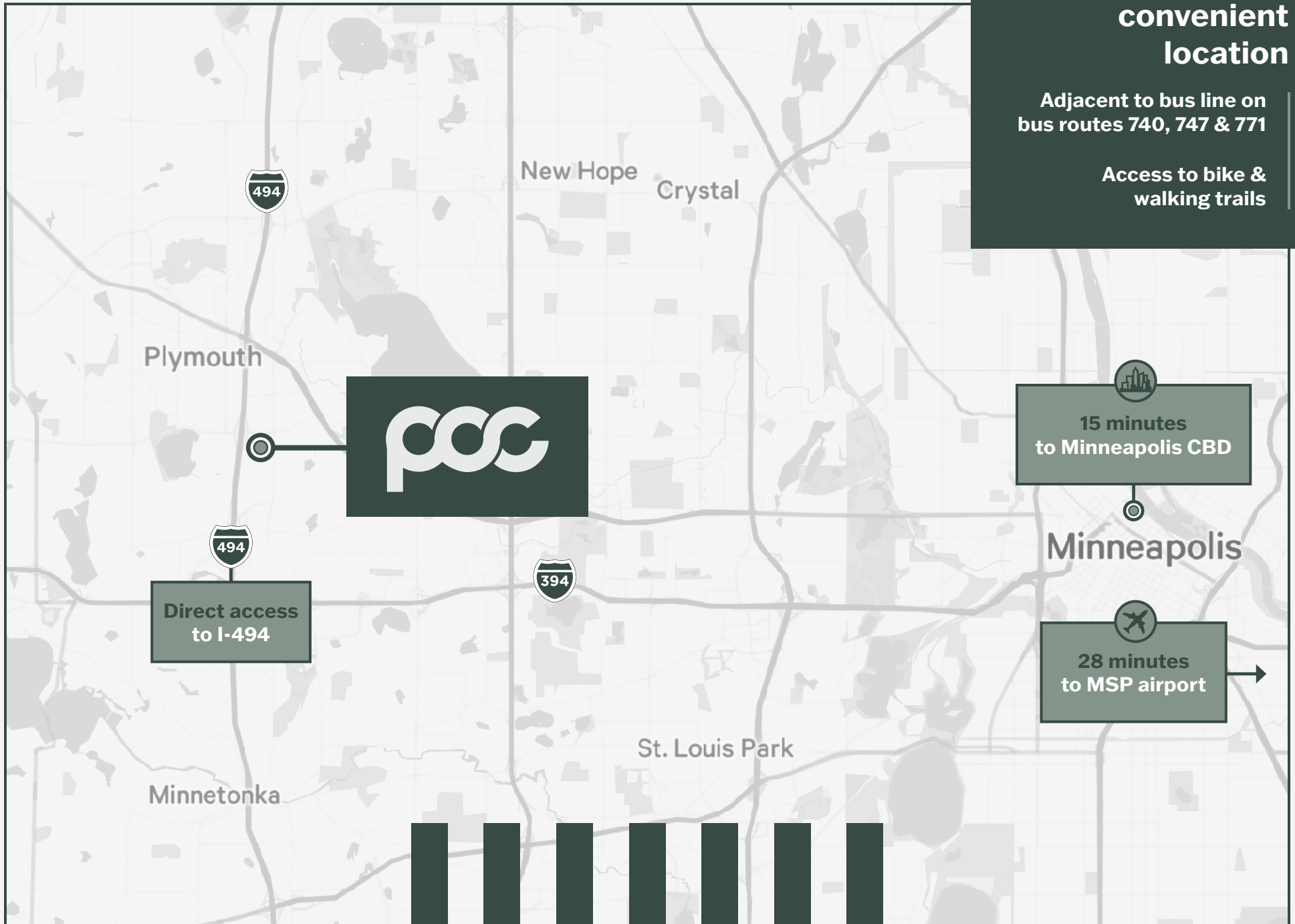
Abundance of nearby
restaurants, hotel & retail



convenient location

Adjacent to bus line on
bus routes 740, 747 & 771

Access to bike &
walking trails



prime location

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