

2800 NIAGARA LN N

PLYMOUTH, MN



**29,230 SF FOR SALE with fitness center,
lounge & indoor parking**


**COPPERWOOD
REAL ESTATE**

 **CUSHMAN &
WAKEFIELD**

// PROPERTY FEATURES

- Class A finishes
- Epoxy floors for indoor parking
- Wash bay
- Full kitchen/entertainment area
- Fitness center/golf simulator
- Wine cellar
- “Man Cave” feel
- Indoor basketball/pickball court

// BUILDING SPECS



14,230 SF OFFICE
15,000 SF WAREHOUSE/FITNESS
29,230 SF TOTAL
BUILDING SIZE



\$4,800,000
PRICE



7 Years remaining on
warranty
ROOF AGE



1997/2005/2013
YEAR BUILT/RENOVATED



1 DOCK
1 DRIVE-IN
LOADING



20'
CLEAR HEIGHT



58 STRIPED
PARKING STALLS



1200 AMP
277/480 VOLT
3 PHASE SERVICE
POWER



2.50 ACRES
SITE AREA



\$98,262.06
TAXES



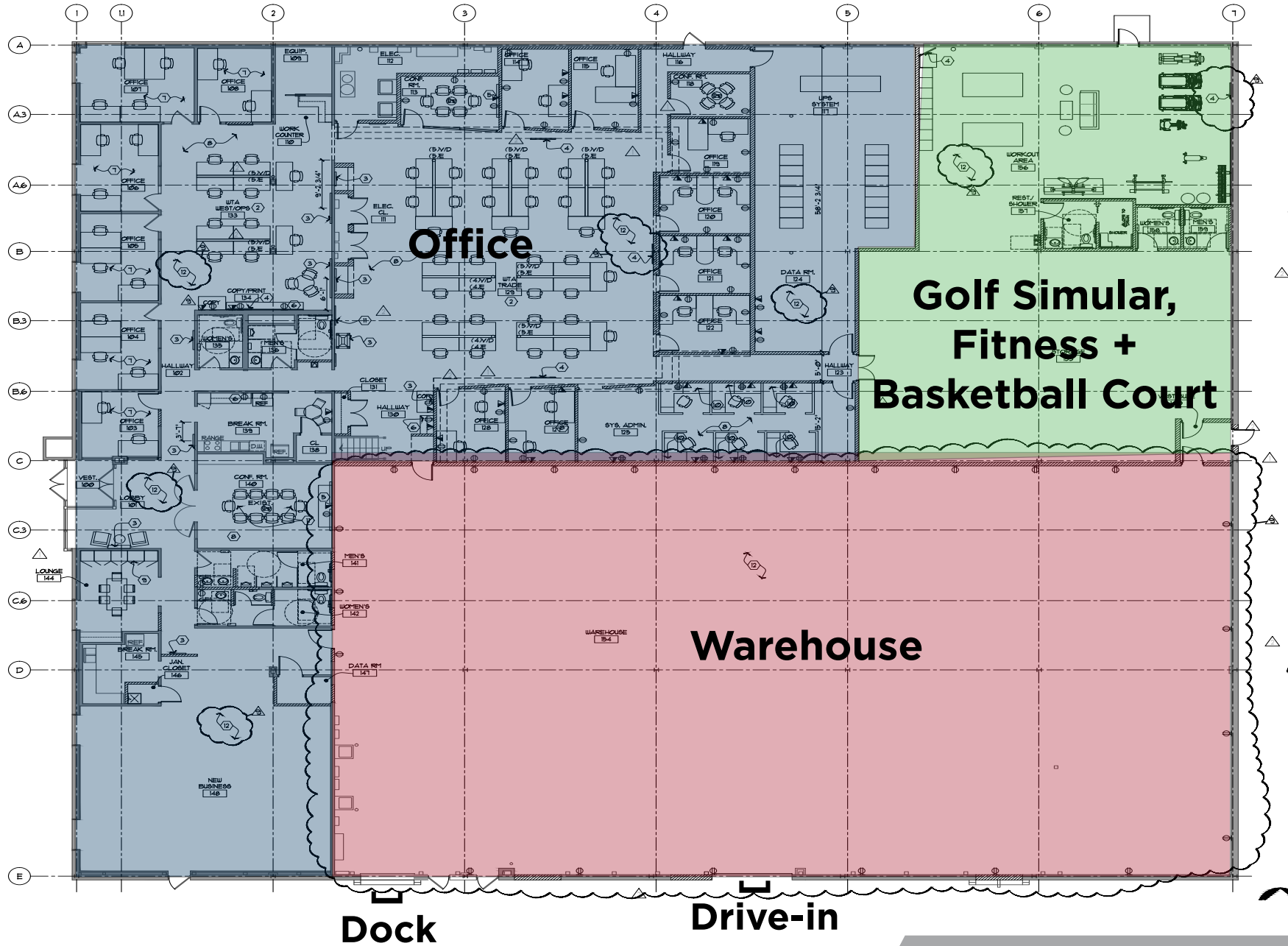
// GALLERY

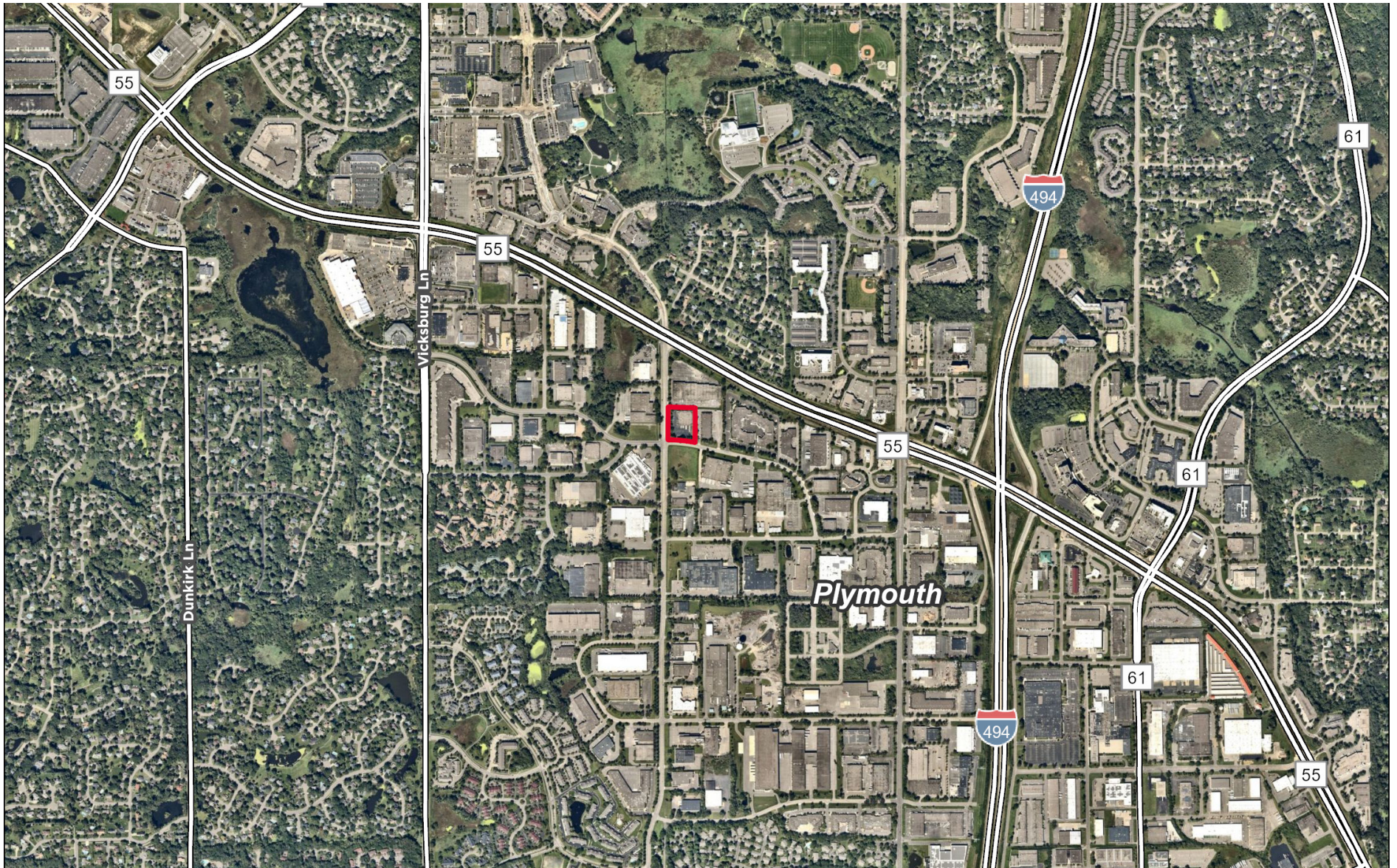


// GALLERY



// FLOOR PLAN





2800 NIAGARA LN
PLYMOUTH, MN



CONTACT

BRENT MASICA

Executive Managing Director

+1 952 893 8231

brent.masica@cushwake.com

JUSTIN STUEVE

Broker/Owner

+1 612 360 8104

justin@copperwoodmn.com

DANNY MCNAMARA

Senior Director

+1 952 893 8895

danny.mcnamara@cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.