

Warehouse | For Sublease

CBRE

Parkers Lake Commerce Center

14600 21st Ave N Plymouth, MN 55447

\$7.50 Gross | Flexible Terms



Parkers Lake Commerce Center

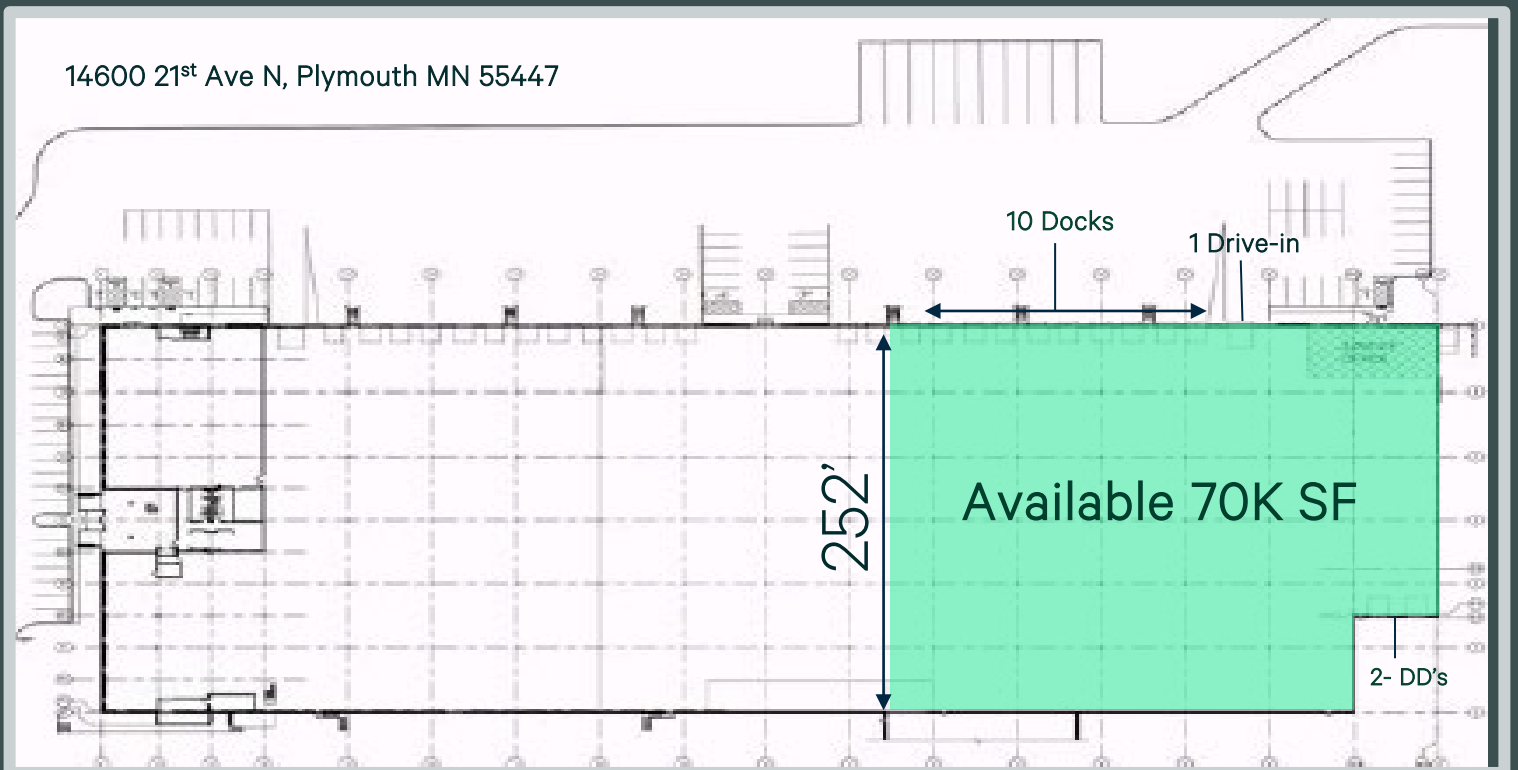
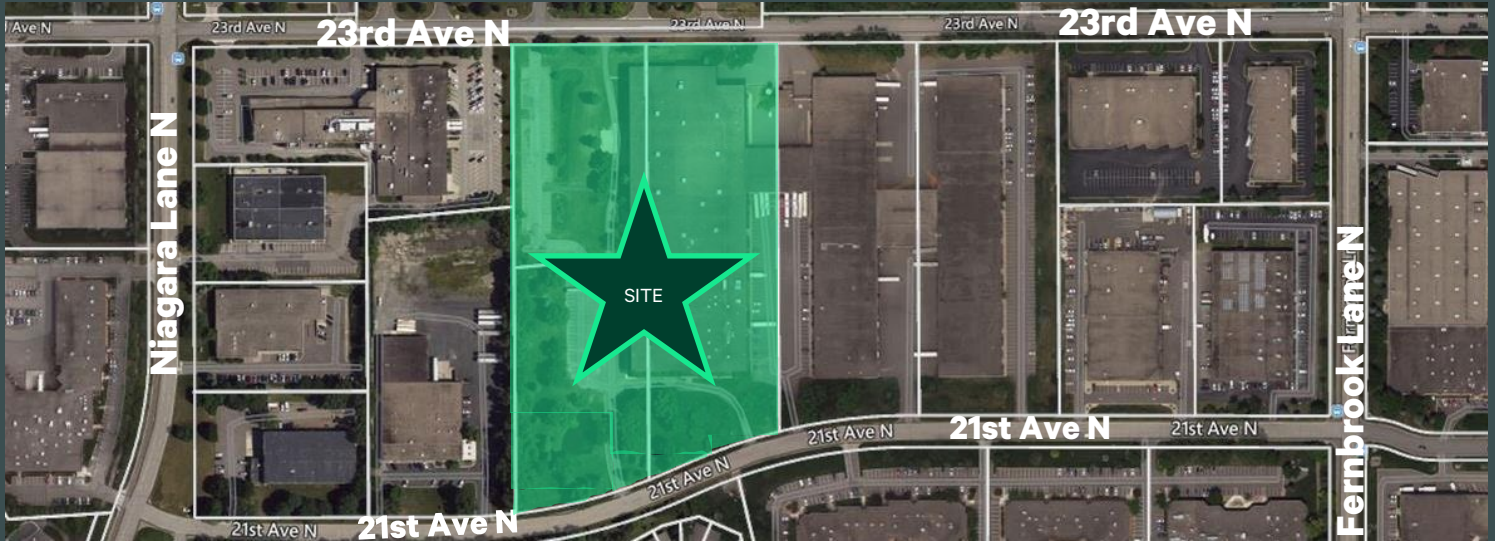
Space Available	70,000 SF
Warehouse	70,000
Available	Now
Clear Height	32'
Loading	10 Dock Doors 1 Drive-in Cross Dock
Column Spacing	42x42
Dimensions	252' depth
Fire Protection	ESFR
Year Built	1986 and renovated 2022
Zoning	I-1, Light industrial
Parking	24 parking stalls with more potentially available + 4 trailer stalls
Power	3000 amp, 480v, 3 phase
Fiber	Luman Technologies
Sublease Rate	\$7.50 Gross (Flexible size and term)
Construction	Reinforced concrete
Est. 2024 Real Estate Tax/Ops	\$3.95/PSF



Parkers Lake Commerce Center is newly renovated by The Meritex Company. This centrally-located building offers a rare 32' clear option in Plymouth, MN. Parkers Lake Commerce Center is a rare close in opportunity with direct access to 494 and County Road 6. Ready for immediate occupancy.

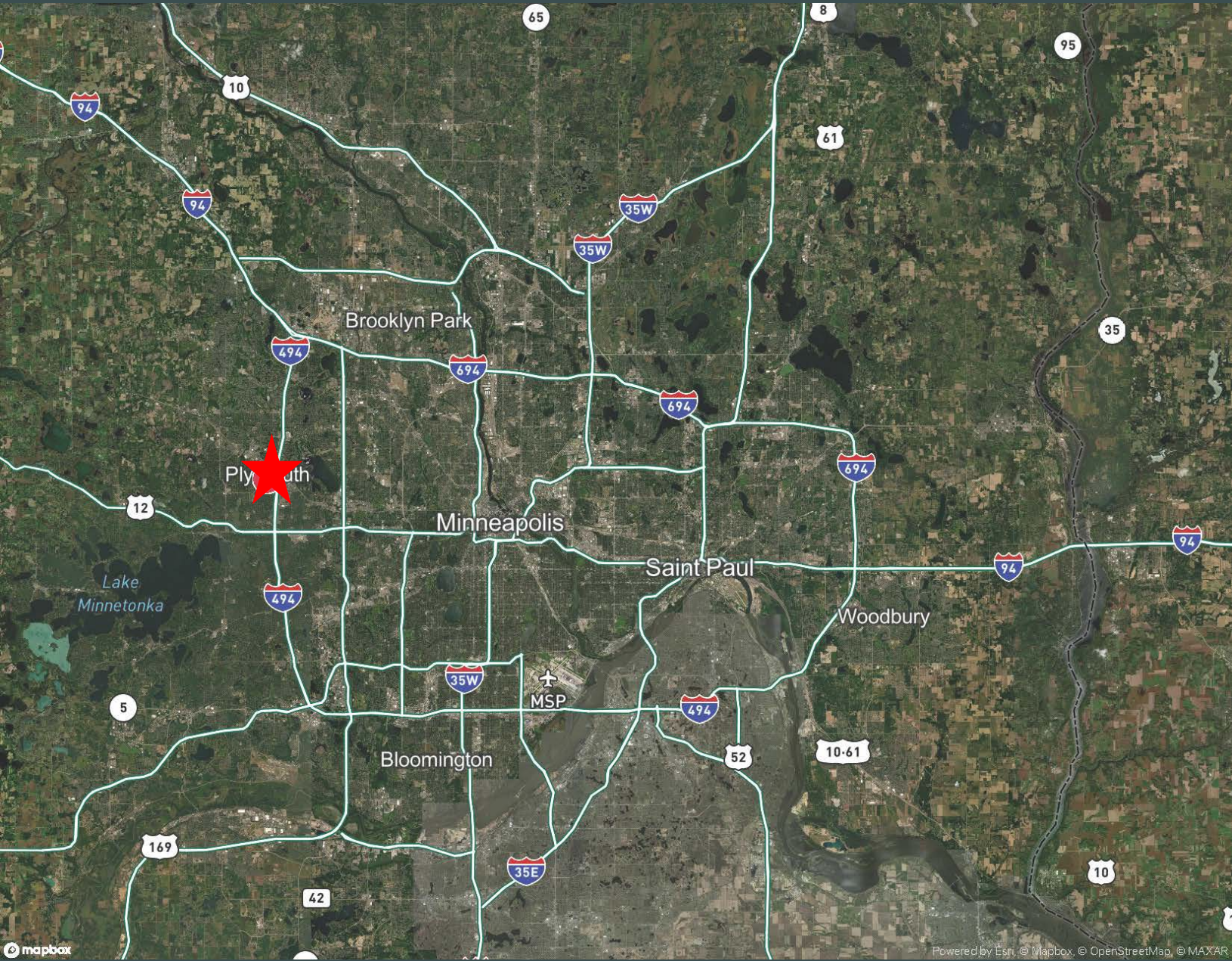
For Sublease

Site Plan

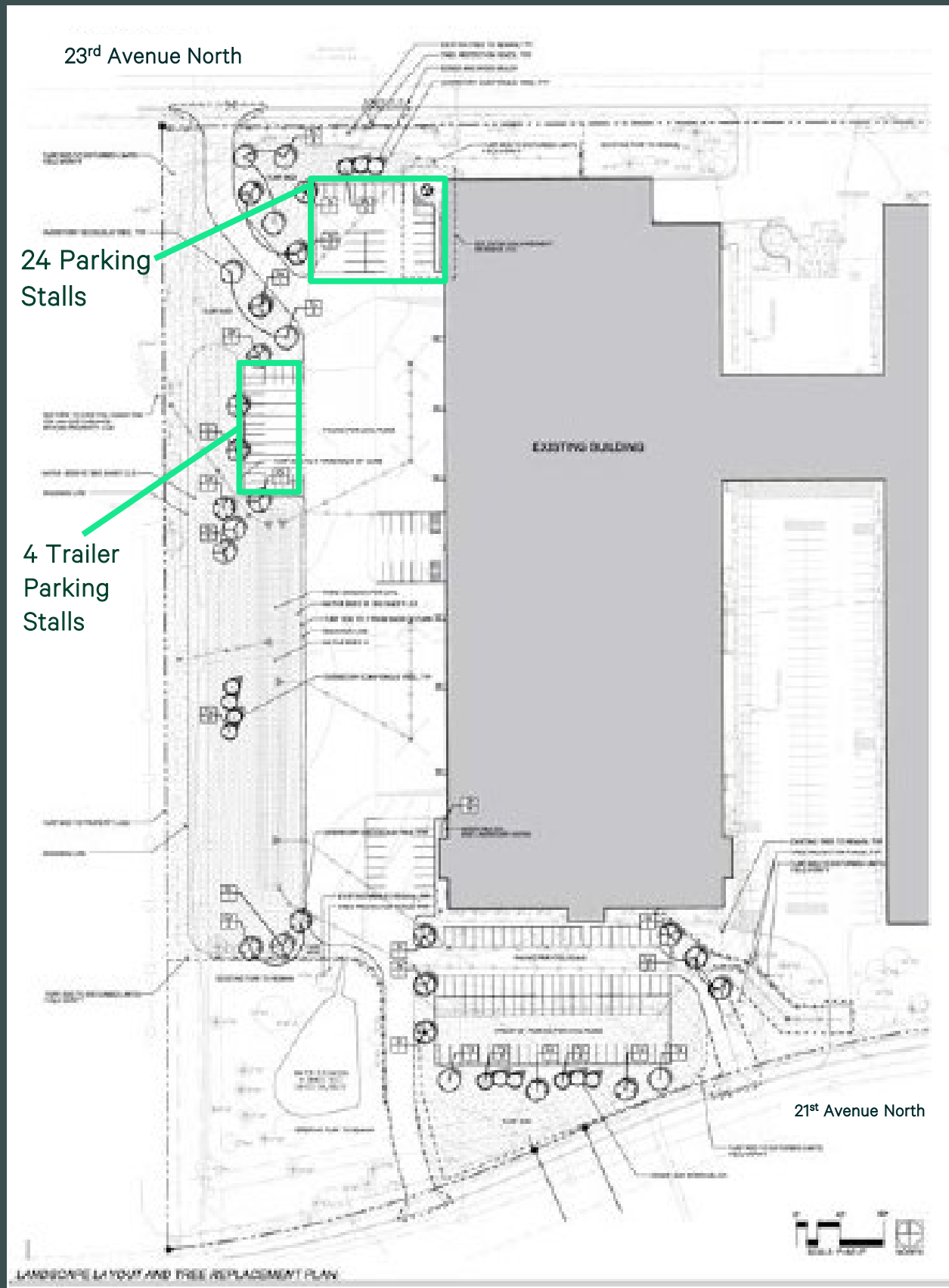


Access to Major Highways

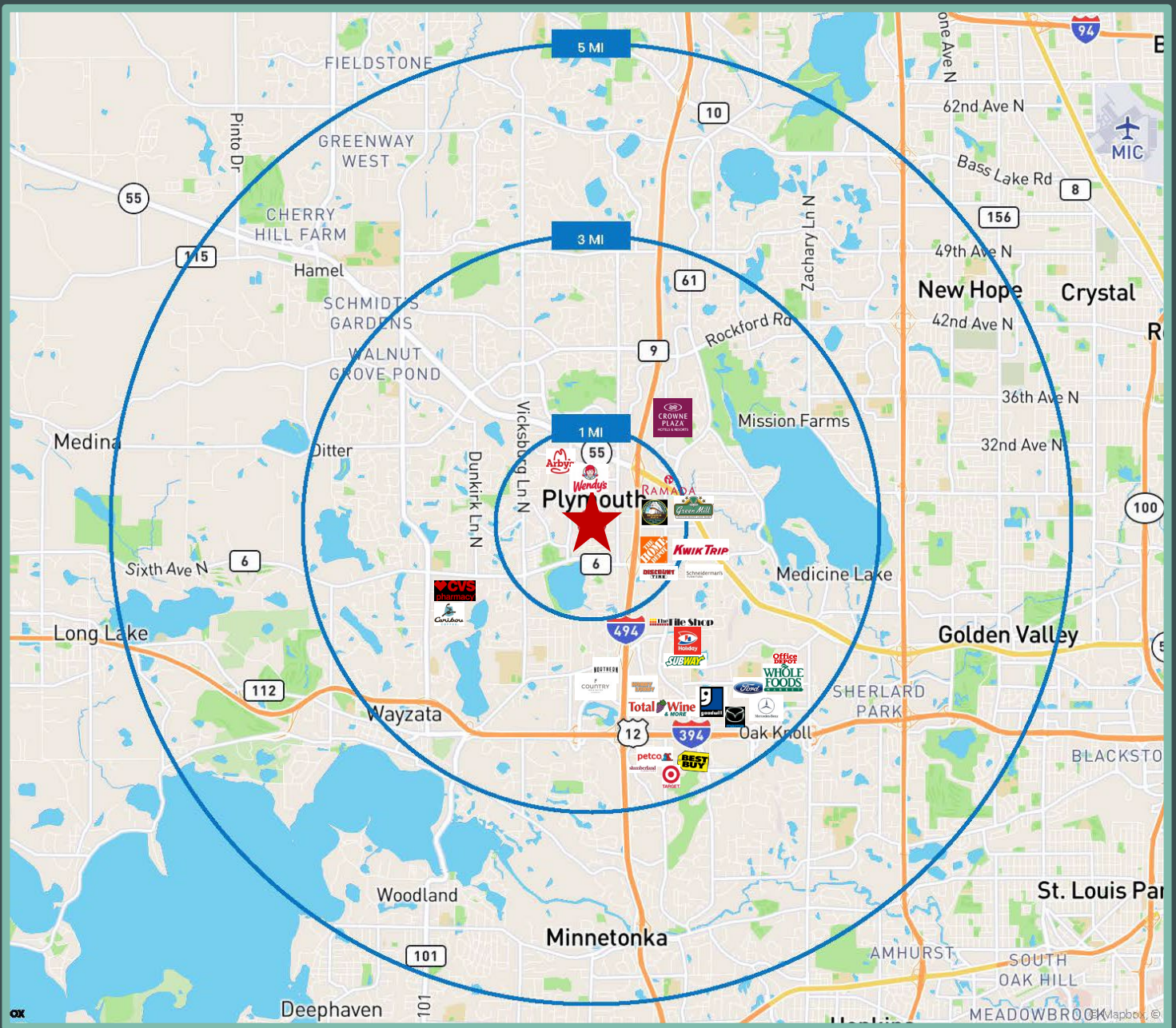
Centrally Located with direct access to I-494 via County Road 6



Car and Trailer Parking



Amenities Map



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