

# FOR SUBLEASE

## 29,901 SF OFFICE/WAREHOUSE



TRANSWESTERN

REAL ESTATE  
SERVICES



# 5400 NATHAN LANE

PLYMOUTH, MN 55442

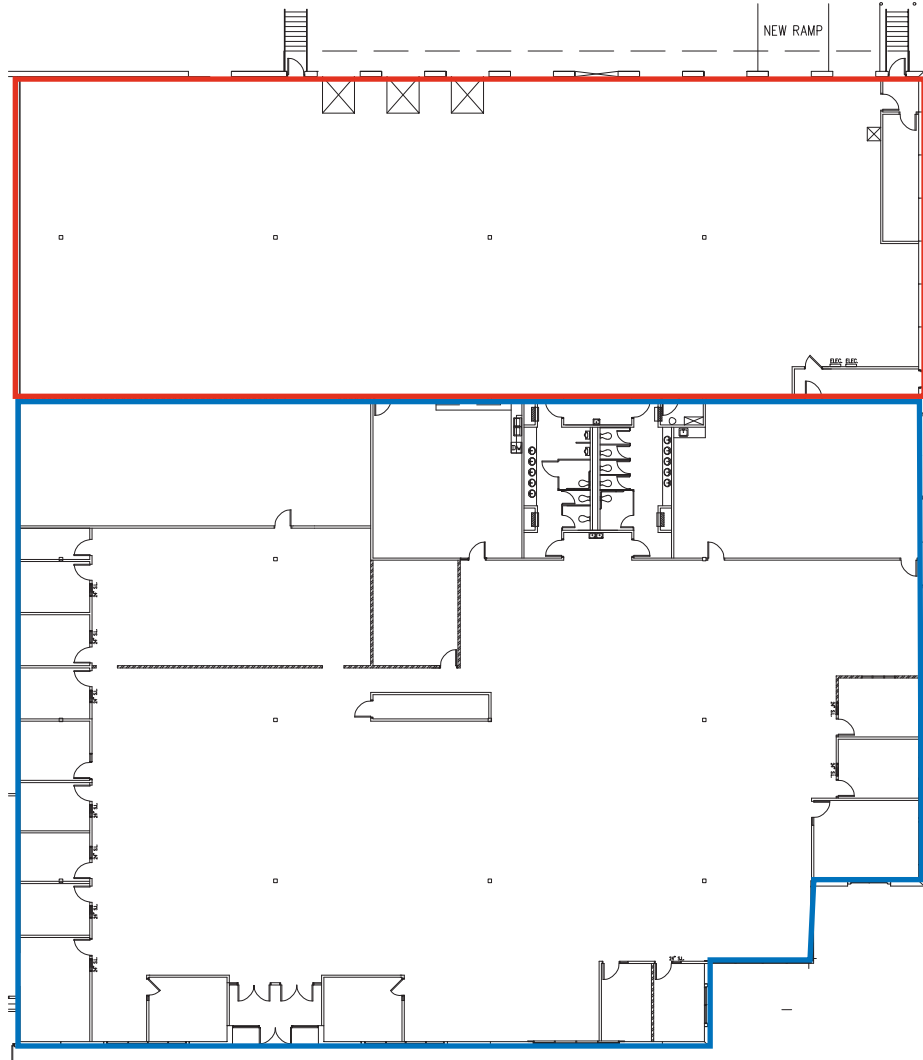
# PROPERTY HIGHLIGHTS

- Headquarters space available for sublease
- Furniture available
- Ample parking
- Great location
- Modern office upgrades
- Office can be converted to warehouse space with term deal with Landlord
- Ribbon glass line
- Outdoor patio with picnic tables



<b>Term:</b>	Sublease through March 2025
<b>Total SF:</b>	17,945 Office SF 11,956 Warehouse SF 29,901 Total SF
<b>Rates:</b>	Negotiable
<b>Clear Height:</b>	18'
<b>Year Built:</b>	1990
<b>Loading:</b>	4 dock doors 3 van height 2 drive ins
<b>Column Spacing:</b>	30' x 40'
<b>Lighting:</b>	Office: T-8 Warehouse: Fluorescent
<b>Electrical:</b>	600 amps, 120/208 v
<b>Sprinklered:</b>	100% sprinklered
<b>Zoning:</b>	I-1 Light Industrial

# CURRENT FLOOR PLAN



Warehouse - 11,956 SF

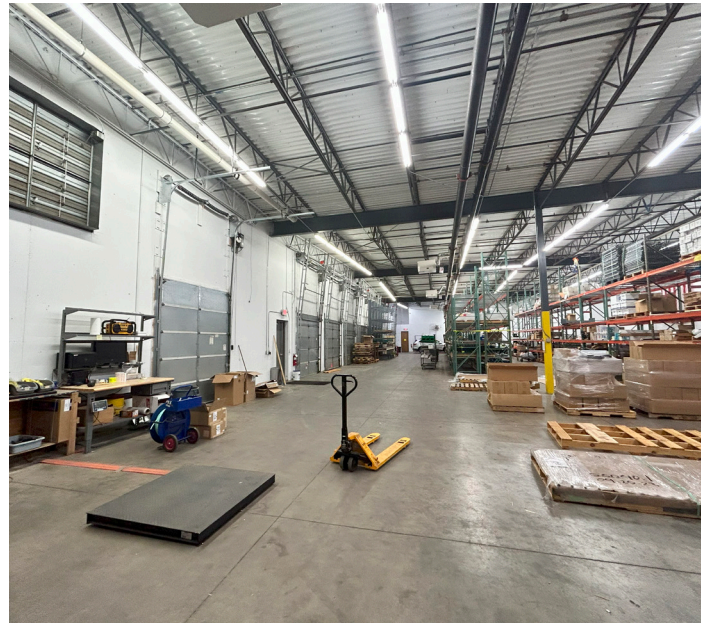


Office - 17,945 SF

29,901 SF Total

# SPACE PHOTOS





# AREA HIGHLIGHTS



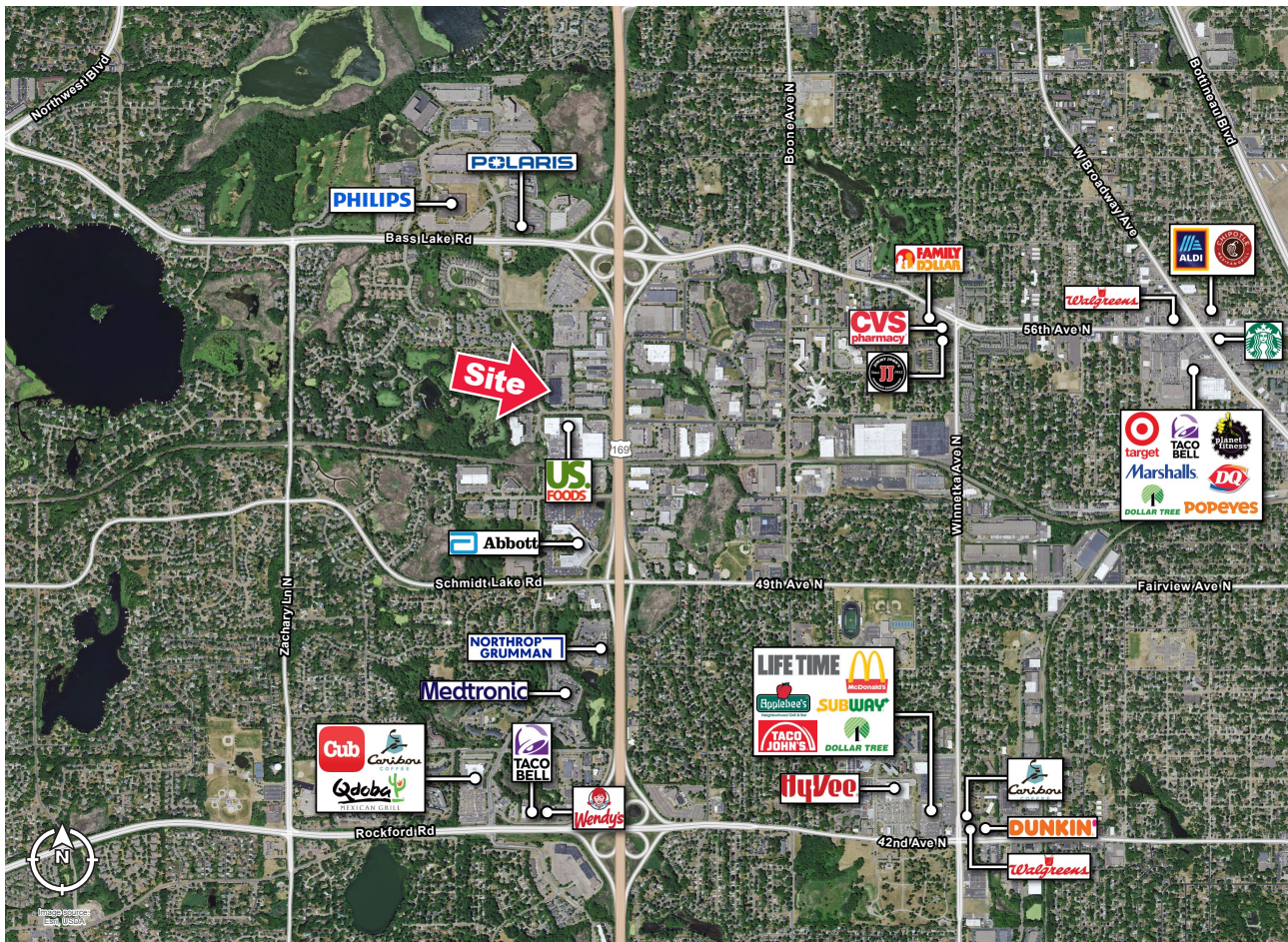
**3 minutes** to  
Highway 169 and  
**7 minutes** to I-394



Quick access to  
*restaurants and  
retail nearby*



**30 minute** drive  
to *Minneapolis-St.  
Paul International  
Airport*



# AERIAL





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# THINKING BEYOND THE OBVIOUS

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