

Warehouse | For Sublease

**CBRE**

# Parkers Lake Commerce Center

14600 21<sup>st</sup> Ave N Plymouth, MN 55447



# Parkers Lake Commerce Center

|                                    |   |
|------------------------------------|---|
| Space Available                    | 60,000 SF   |
| Warehouse                          | 60,000 SF   |
| Available                          | September 1, 2025   |
| 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<br>+ 4 trailer stalls |
| Power                              | 3000 amp, 480v, 3 phase   |
| Fiber                              | Luman Technologies  |
| Base Rate                          | \$8.50 PSF + CAM & Tax  |
| Construction                       | Reinforced concrete   |
| Est. 2025 Real Estate Tax/Ops      | \$3.75/PSF  |
| Sublease runs through<br>7/31/2029 | Flexible on Term  |

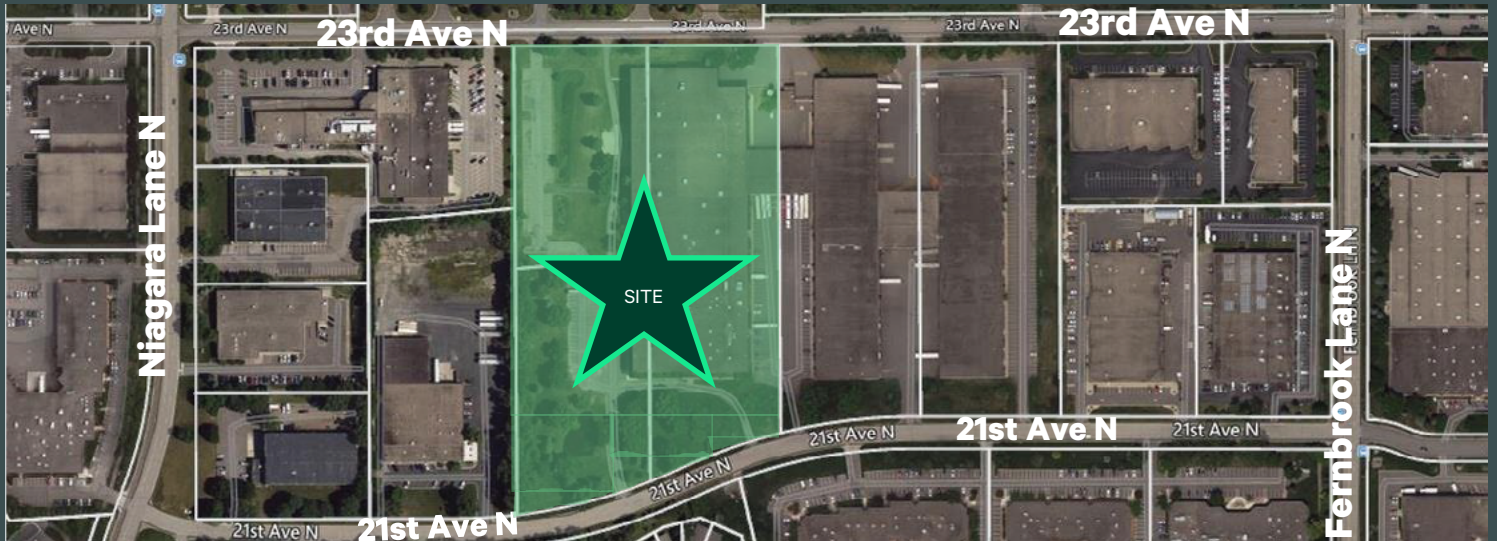


Parkers Lake Commerce Center is newly renovated by The Meritex Company.

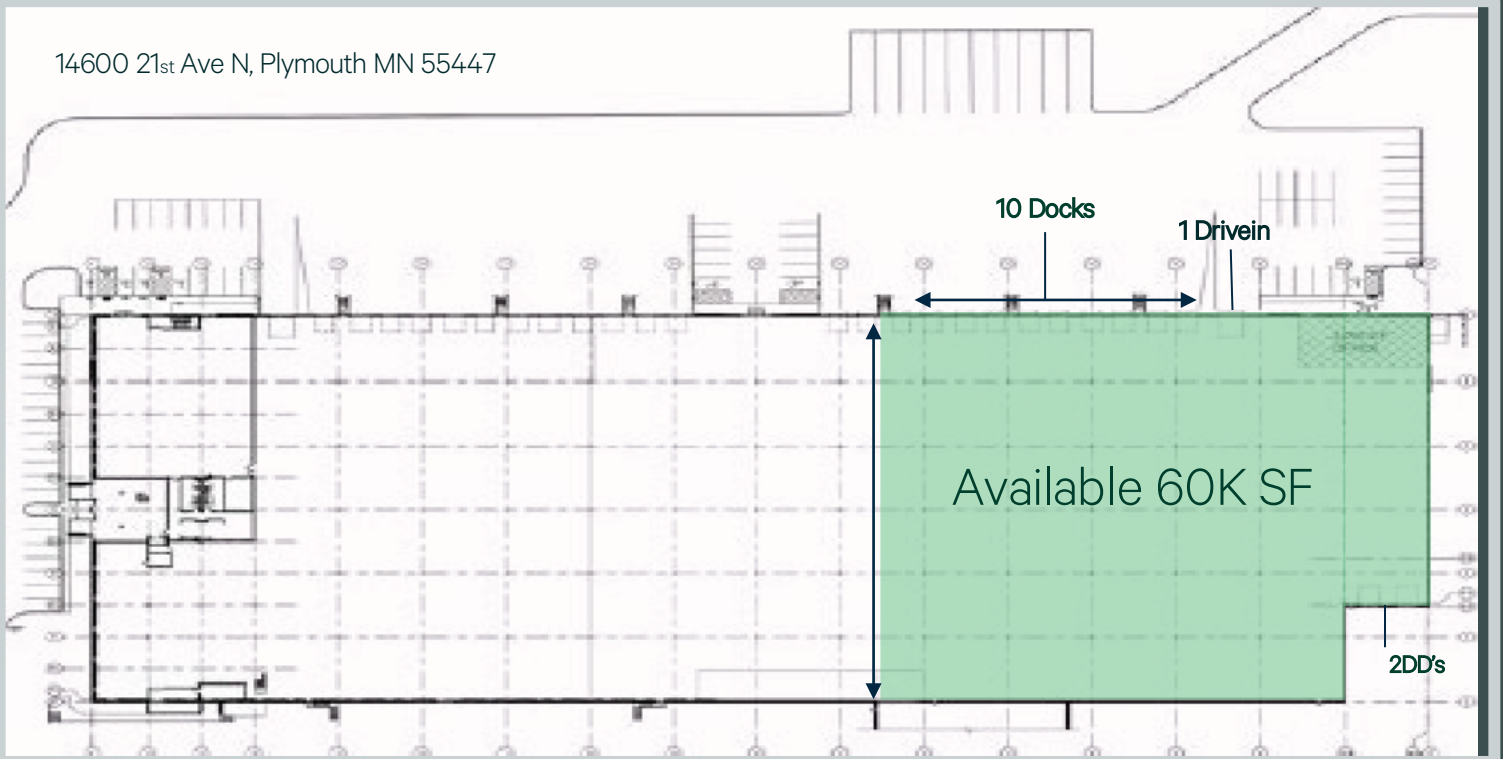
This centrally-located building offers a rare 32' clear option in Plymouth, MN. Parkers Lake Commerce Center is a rare close in opportunity with direct access to 494 and County Road 6. Ready for immediate occupancy.

For Sublease

# Site Plan



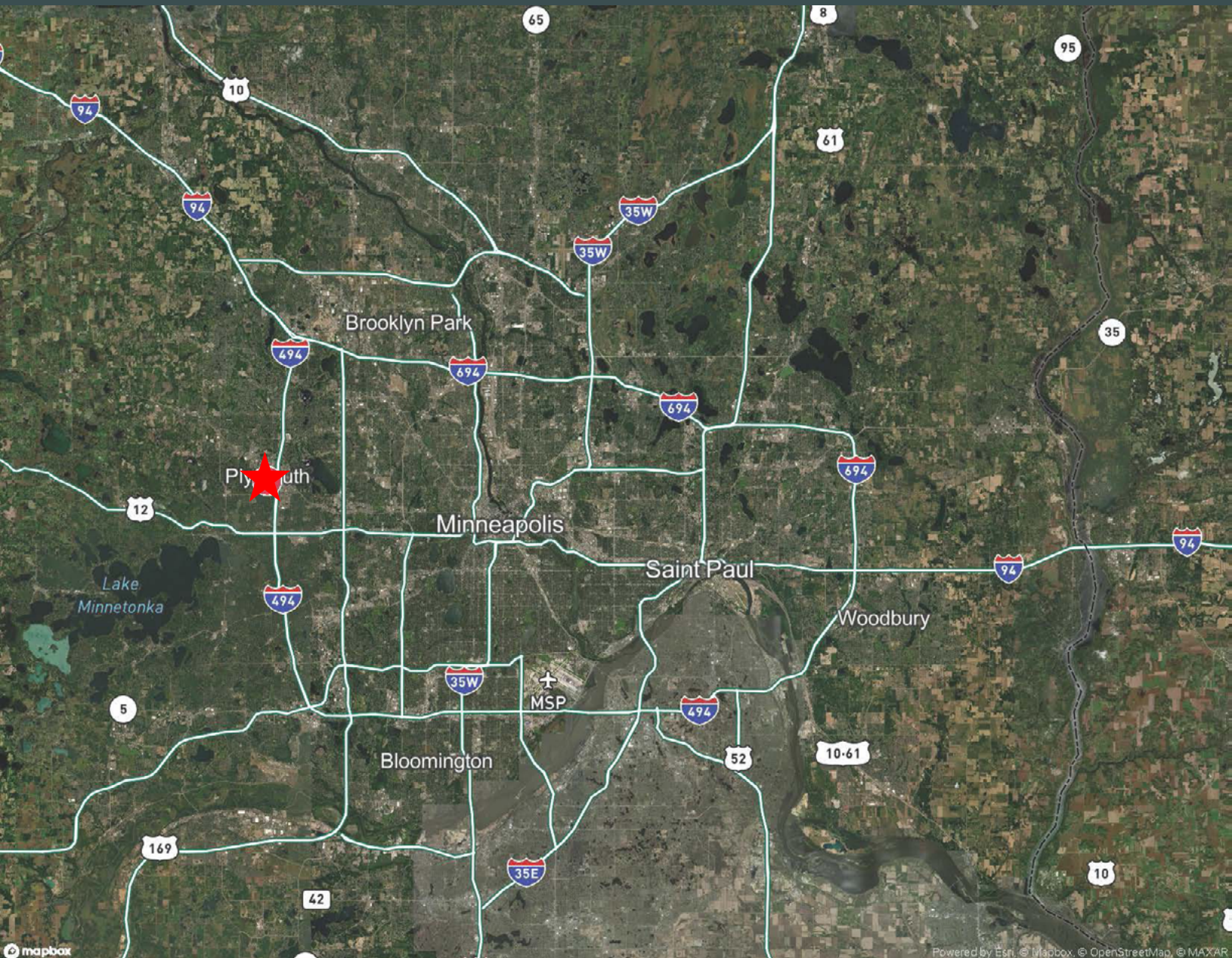
14600 21st Ave N, Plymouth MN 55447





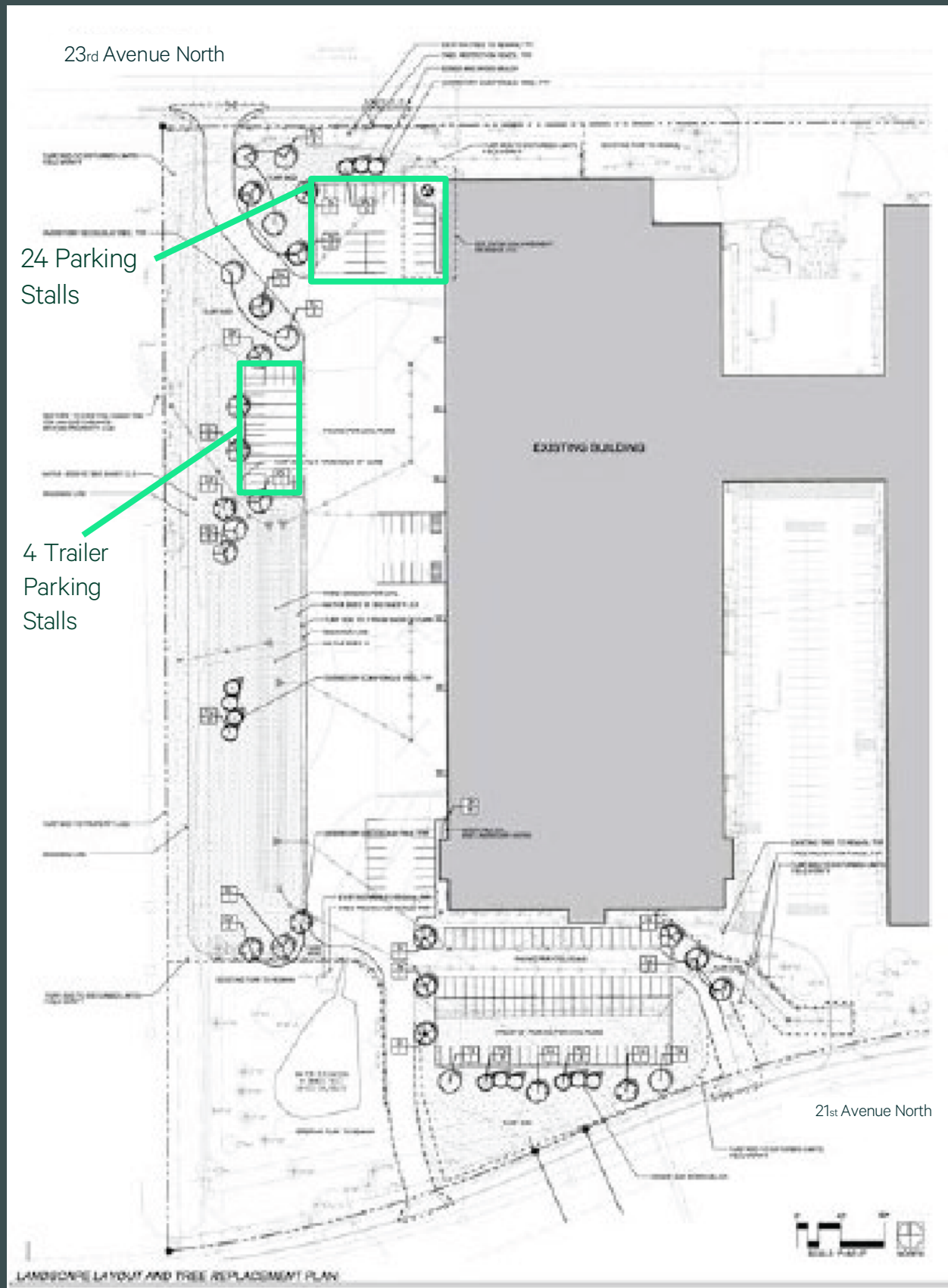
# Access to Major Highways

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

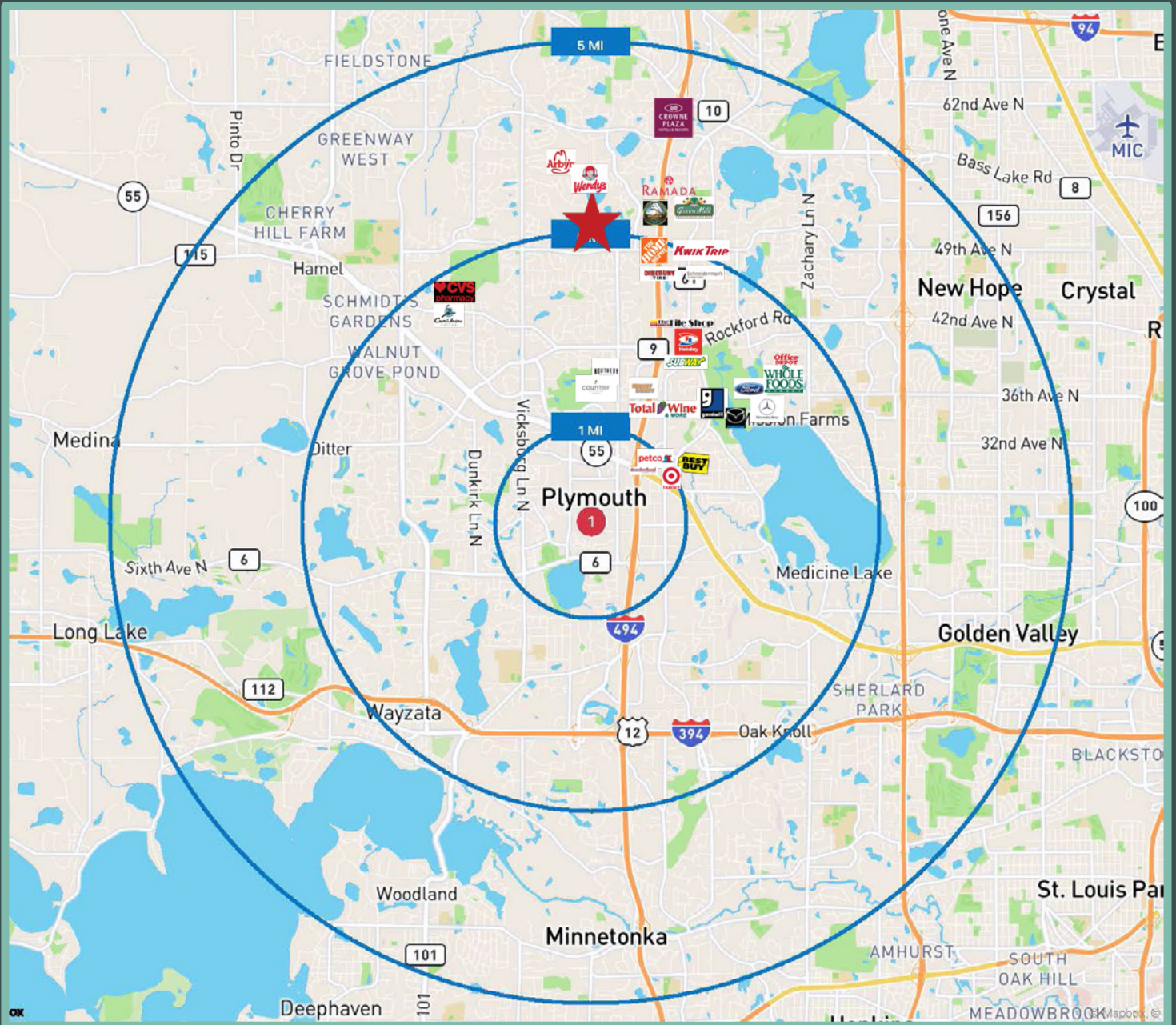




# Car and Trailer Parking



# Amenities Map



James DePietro  
Senior Vice President  
+1 952 924 4614  
612 701 5104  
[James.depietro@cbre.com](mailto:James.depietro@cbre.com)

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE**