

Plymouth Business Center

3955 Annapolis Avenue North, Plymouth, MN



FOR LEASE



12 Building Development

Property Highlights

- Established business park with over 700,000 square feet of space
- Available suite is 19,179 square feet
- Multiple product types including office/showroom, office/warehouse, and bulk/warehouse buildings
- Dock and drive-in loading
- Landmark visibility provides outstanding corporate identity and easy recognition for visiting clientele
- Exceptional access to I-494 via Highway 55 on the south and Rockford Road on the north
- Area amenities include childcare, retail shops, hotels and restaurants

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BUILDING INFORMATION

Building Size	44,788 SF
Year Built	1989
Clear Height	16'
Bay Depth	120'
Column Spacing	32' x 32'
Power	1,200a/277-480v 3p
Sprinklers	Yes
Parking	74 parking stalls
Lease Rates	Negotiable
2024 Tax & Cam	\$3.09 PSF Tax <u>\$1.72 PSF CAM</u> \$4.81 PSF Total

Property Information

- New roof, landscaping and interior finishes
- 12 building development totalling over 700,000 sf
- Expansion capabilities within the complex
- Locally owned, professionally maintained and operated
- Excellent access to I-494 via Highway 55 & Rockford Road
- Area Amenities include childcare, retail shops, hotels and restaurants

Space Available

Suite	Total SF	Office SF	Warehouse SF	Loading	Availability
200	19,179	4,402	14,777	2 docks 1 drive-in	Now

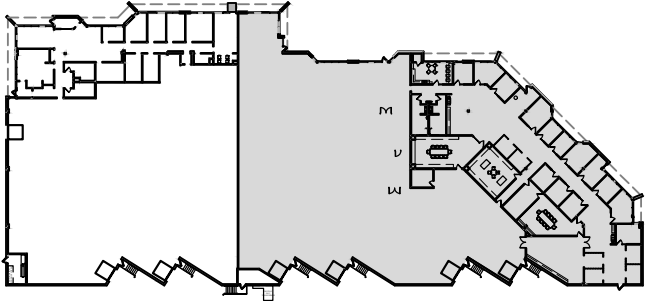
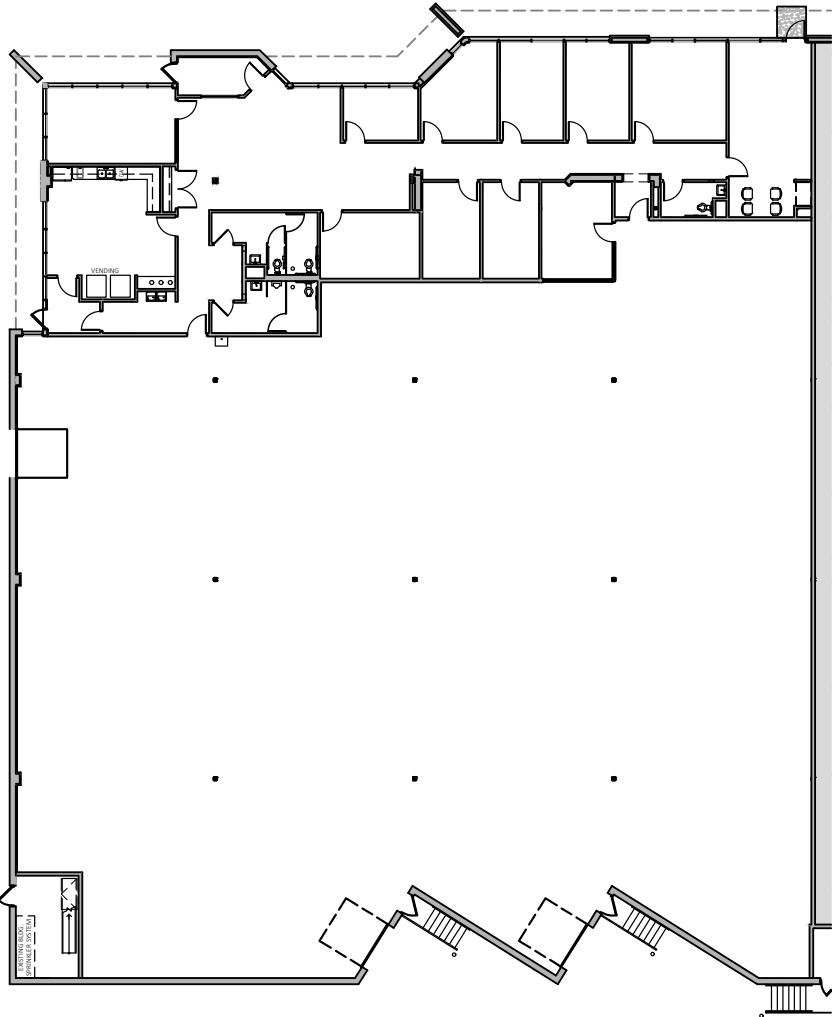
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Suite 200



AVAILABLE

SUITE 200

OFFICE	=	4,402 S.F.
WAREHOUSE	=	14,777 S.F.
TOTAL	=	19,179 S.F.



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Fernbrook Ln N

Annapolis Ln N

494

COUNTY 9 ROAD