

2200 NIAGARA LN N

PLYMOUTH, MN



28,000 SF + 3,474 SF MEZZANINE FOR SALE



**CUSHMAN &
WAKEFIELD**

// PROPERTY FEATURES

- Rare sought after Plymouth location
- Immaculate Tech/Warehouse
- Heavy power to accomodate larger manufacturing and medical requirements
- Excellent manufacturing and packaging facility
- A/C throughout the facility

// BUILDING SPECS



3,867 SF OFFICE AREA
3,474 SF MEZZANINE AREA
24,133 SF TECH/WAREHOUSE
31,474 SF TOTAL
BUILDING SIZE



\$3,500,000
PRICE



TO VERIFY
ROOF AGE



1972
YEAR BUILT



1 DOCK
ABILITY TO ADD
ADDITIONAL LOADING
LOADING



18'
CLEAR HEIGHT



56 STRIPED
PARKING STALLS



**HEAVY
POWER**



2.27 ACRES
SITE AREA

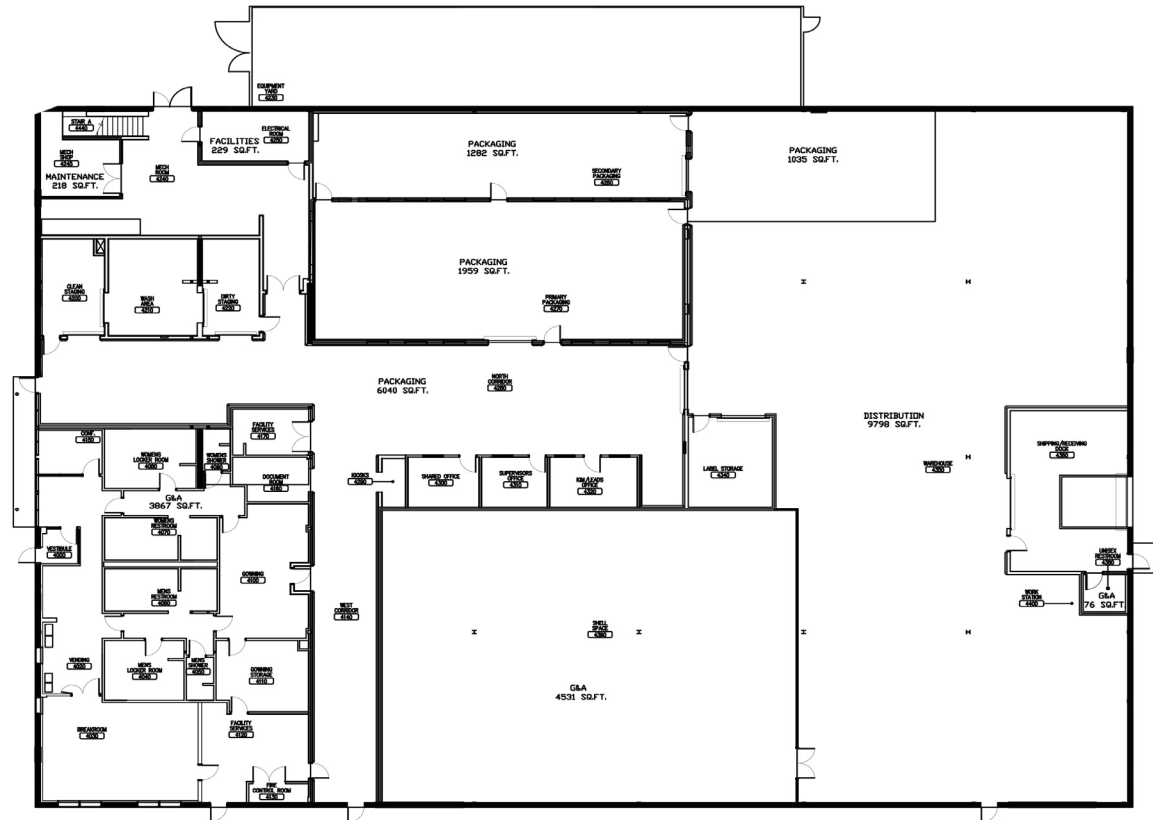


\$89,069
TAXES



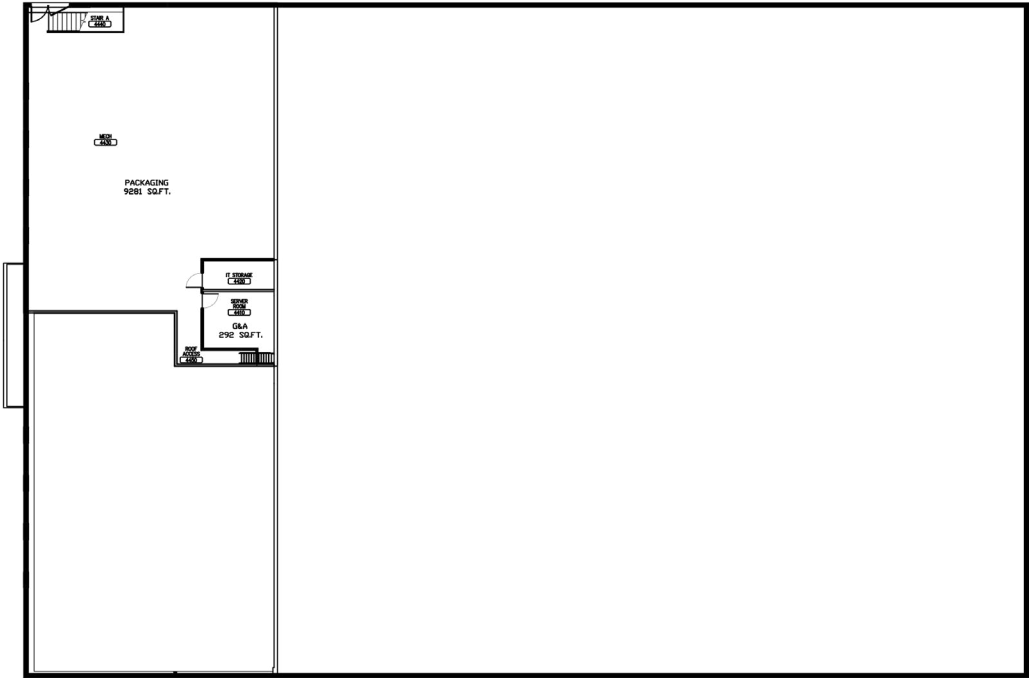
// 1ST FLOOR PLAN

DEPARTMENT	DEPT #	TOTAL SQ. FT.	% OF TOTAL
G & A	1310	8,474 SQ. FT.	27.0%
MAINTENANCE	2710	218 SQ. FT.	0.7%
PACKAGING	2330	10,316 SQ. FT.	32.8%
DISTRIBUTION	7110	8,763 SQ. FT.	27.8%
FACILITIES	7810	229 SQ. FT.	0.7%
TOTAL		28,000 SQ. FT.	89.0%

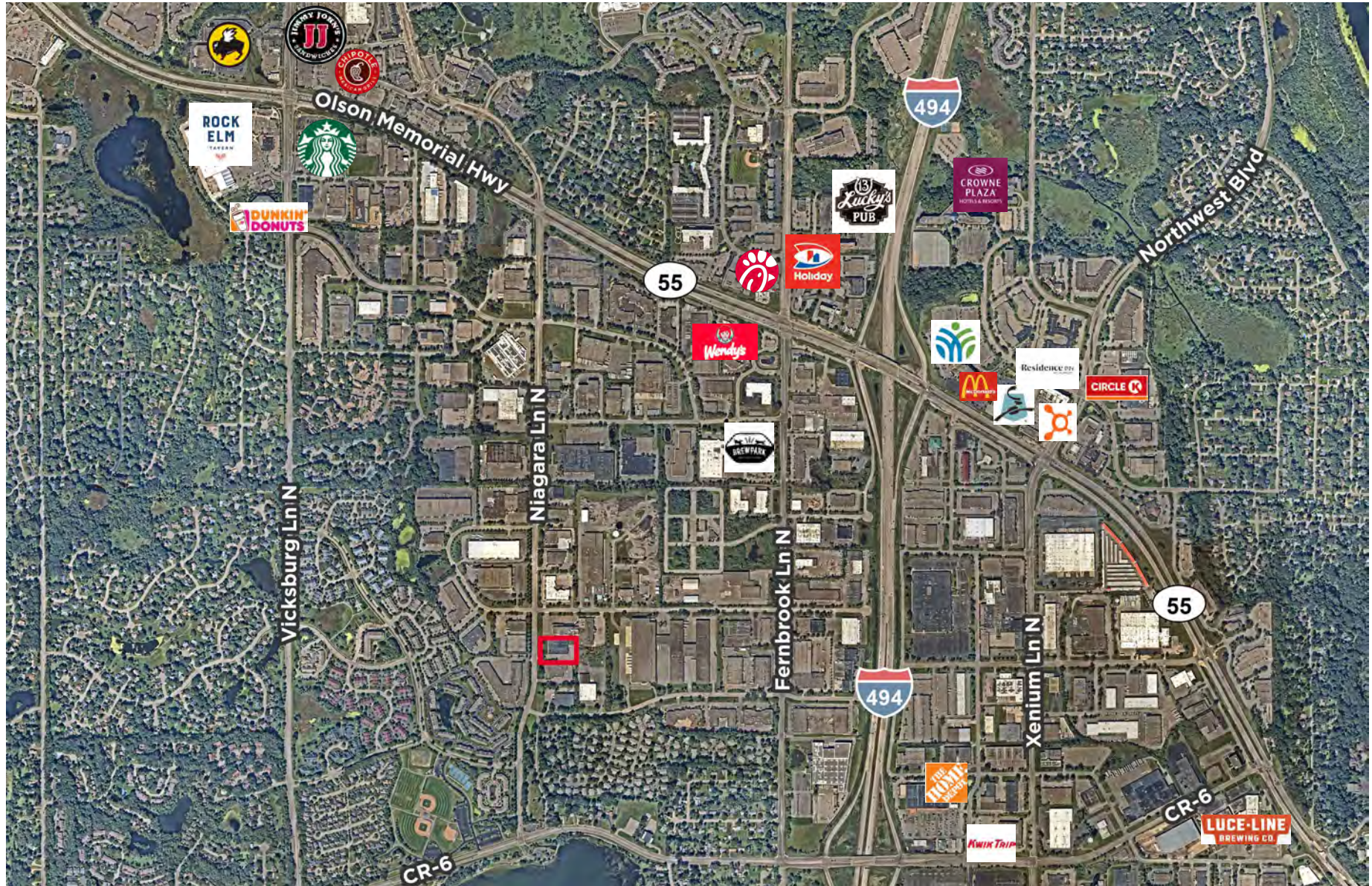


// 2ND FLOOR PLAN

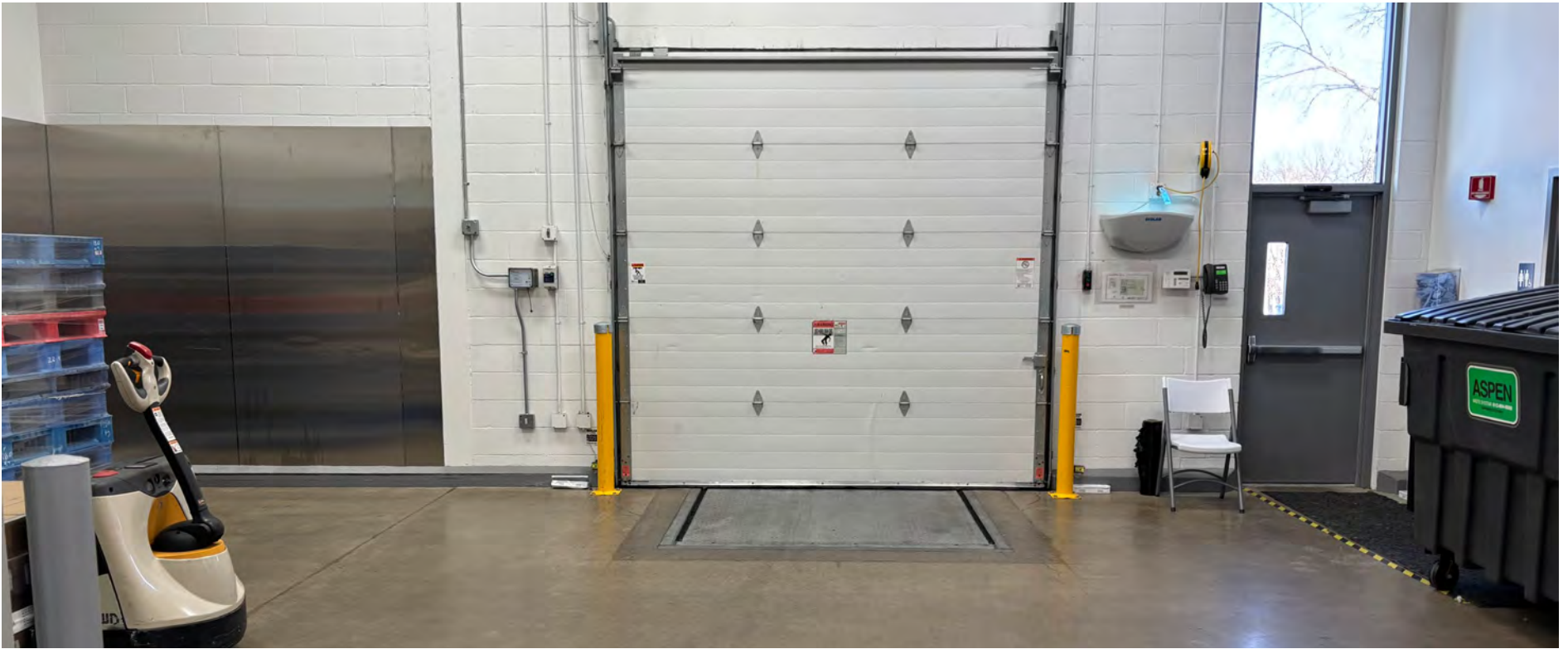
DEPARTMENT	DEPT #	TOTAL SQ. FT.	% OF TOTAL
G & A	1310	292 SQ. FT.	0.9%
PACKAGING	2330	3,182 SQ. FT.	10.1%
TOTAL		3,474 SQ. FT.	11.0%



// AERIAL



// GALLERY



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CONTACT

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