

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**

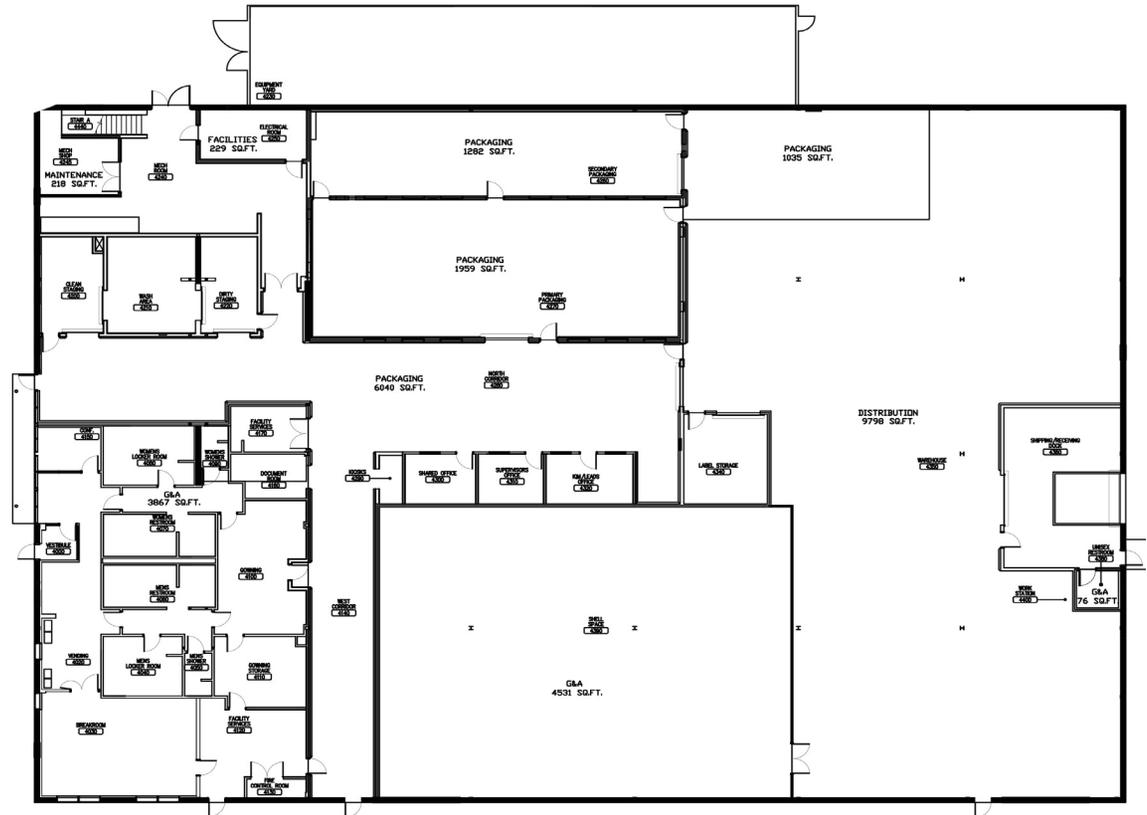


**\$89,069
TAXES**



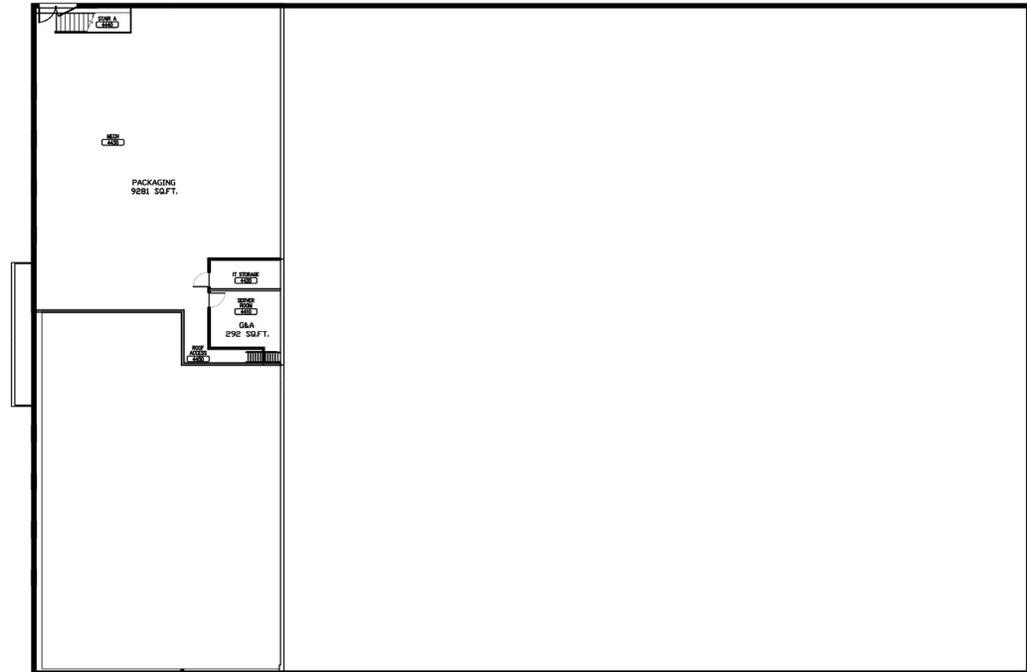
// 1ST FLOOR PLAN

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%

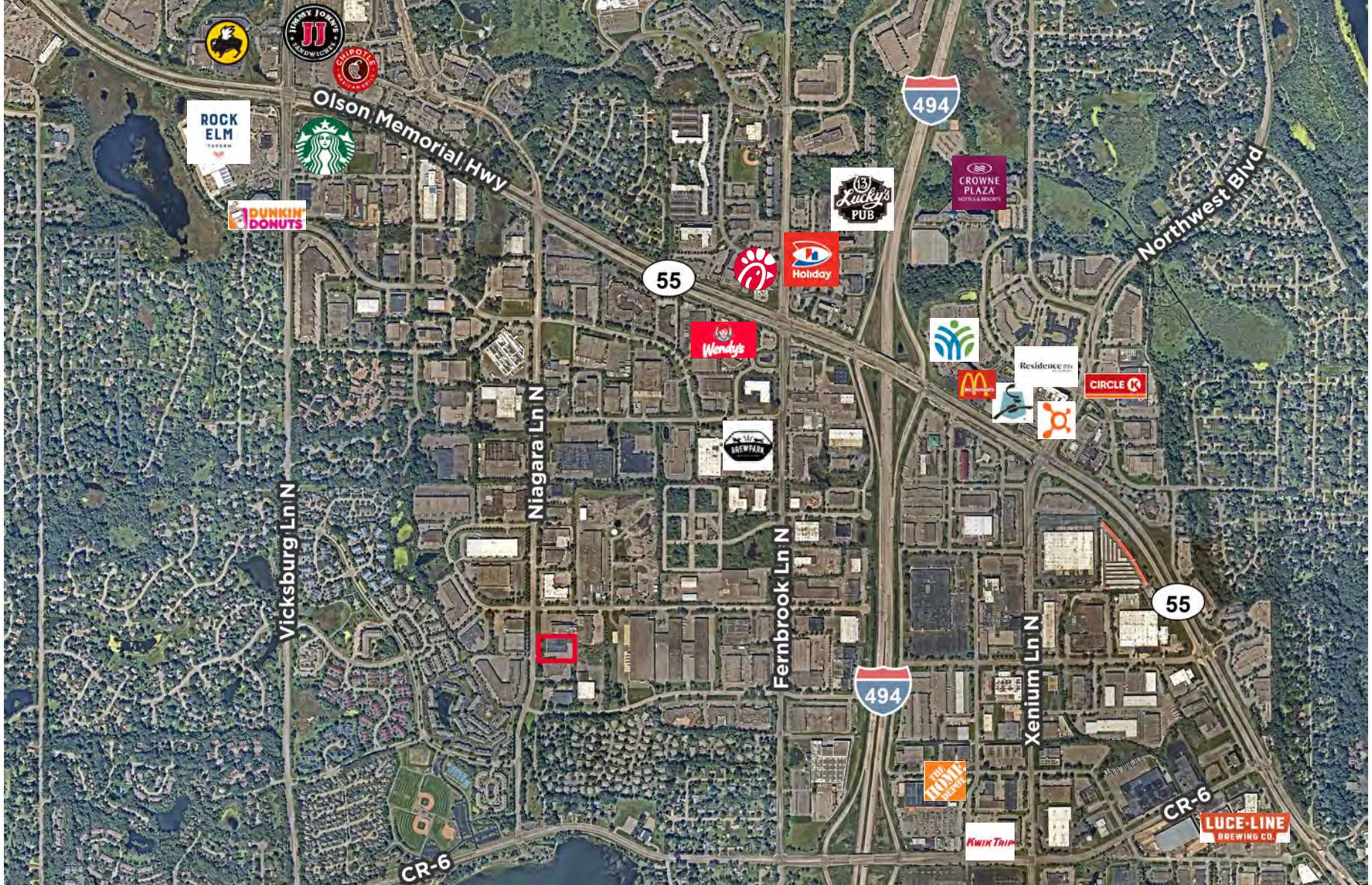


// 2ND FLOOR PLAN

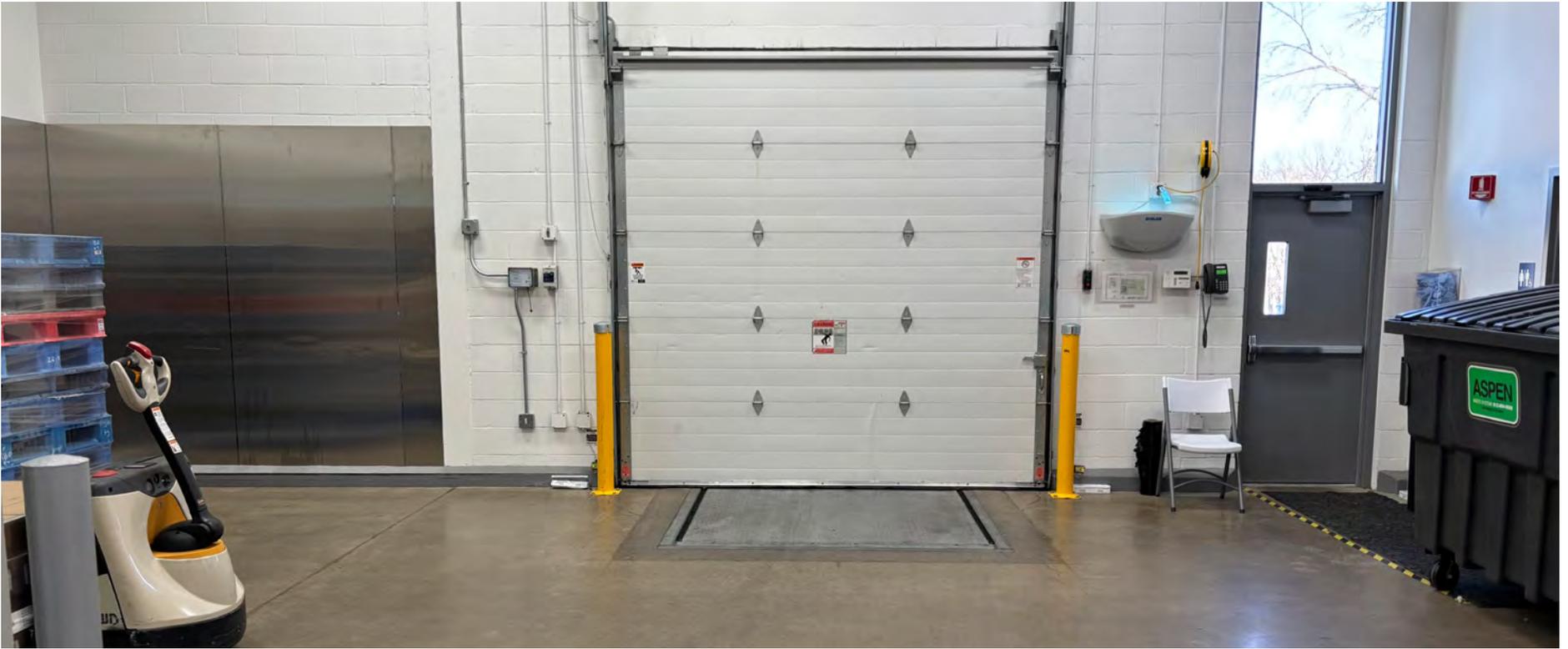
DEPARTMENT	DEPT #	TOTAL SQ. FT.	% OF TOTAL
G & A	1310	292 SQ. FT.	0.9%
PACKAGING	2330	3,182 SQ. FT.	10.1%
TOTAL		3,474 SQ. FT.	11.0%



// AERIAL



// GALLERY



2200 NIAGARA LN N

PLYMOUTH, MN



CONTACT

BRENT MASICA

+1 952 893 8231
brent.masica@cushwake.com

JON YANTA, CCIM, SIOR

+1 952 820 8734
jon.yanta@cushwake.com

DANNY MCNAMARA

+1 952 893 8895
danny.mcnamara@cushwake.com