

Plymouth Business Center

3700 Annapolis Lane North, Plymouth, MN



FOR LEASE



12 Building Development

Property Highlights

- Established business park with over 700,000 square feet of space
- Suite 175 available, 12,768 square feet
- Multiple product types including office/showroom, office/warehouse, and bulk/warehouse buildings
- Dock 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	56,144 SF
Year Built	1987
Clear Height	16'
Bay Depth	88' x 112'
Sprinklers	Sprinklered
Parking	3.00/1,000
Lease Rates	Negotiable
2025 Tax & Cam	\$3.35 PSF Tax <u>\$1.96 PSF CAM</u> \$5.31 PSF Total

Property Information

- 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
175	12,768	4,303	8,465	3 Docks	60 days notice

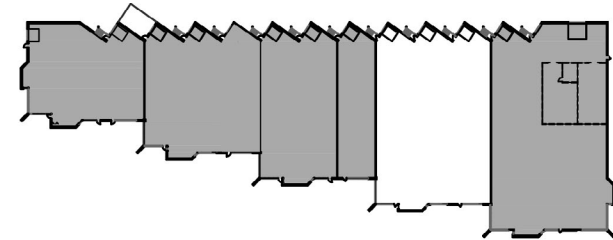
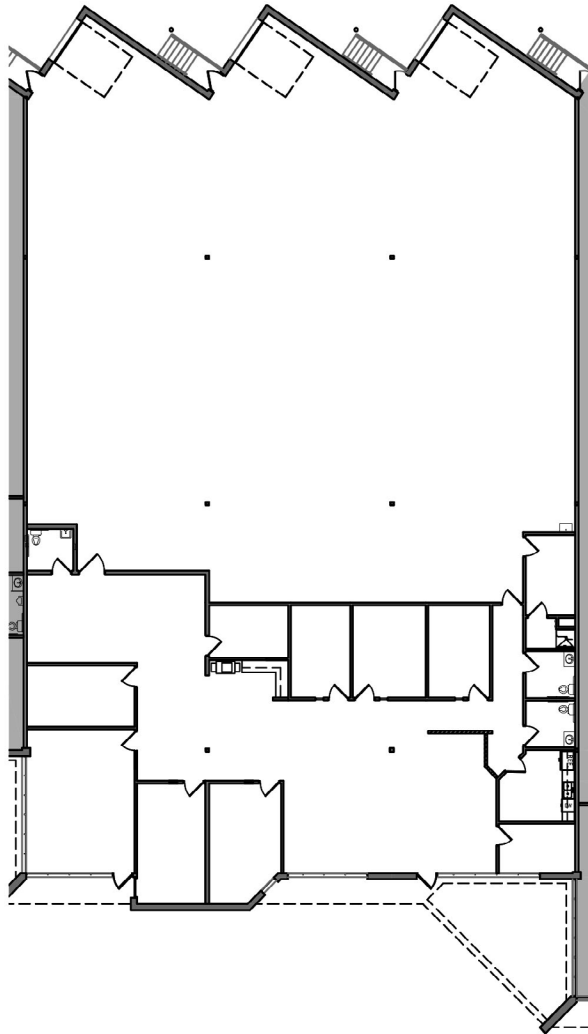
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Suite 175



SUITE 175

OFFICE	=	4,303 S.F.
WAREHOUSE	=	8,465 S.F.
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TOTAL	=	12,768 S.F.



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