



FOR LEASE

Lakepoint Distribution Center

15300 25th Ave N, Plymouth, MN

7,258 SF FOR LEASE



7,258 SF For Lease
Available Jan 1, 2025

Property Highlights

- State-of-the-art distribution center
- 24' clear height
- 40 x 40 column spacing
- 160' - 180' bay depth
- ESFR sprinklered
- Excellent location with access to Highway 55, I-494, and County Road 6



Brent Masica

Executive Managing Director
+1 952 893 8231
brent.masica@cushwake.com

Danny McNamara

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

3500 American Blvd W Suite 200
Minneapolis, MN 55431
Main +1 952 831 1000
cushmanwakefield.com



FOR LEASE

Lakepoint Distribution Center

15300 25th Ave N, Plymouth, MN

Building Features

Building Size	98,528 SF
Year Built	1998
Clear Height	24'
Bay Depth	160' - 180'
Column Spacing	40' x 40'
Power	400 AMPS, 480 volt
Sprinklers	ESFR with smoke evacuation
Zoning	Industrial

Suite 200

Total SF Available	7,258 SF
Warehouse SF	7,258 SF
Loading	2 docks

Terms & Expenses

Lease Rates	\$8.00 PSF
	\$3.19 PSF Tax
2025 Tax & CAM	<u>\$3.44 PSF CAM</u>
	\$6.63 PSF Total

Comments

- 120' deep truck court
- Great access to I-494 and Highway 55
- State-of-the-art distribution center



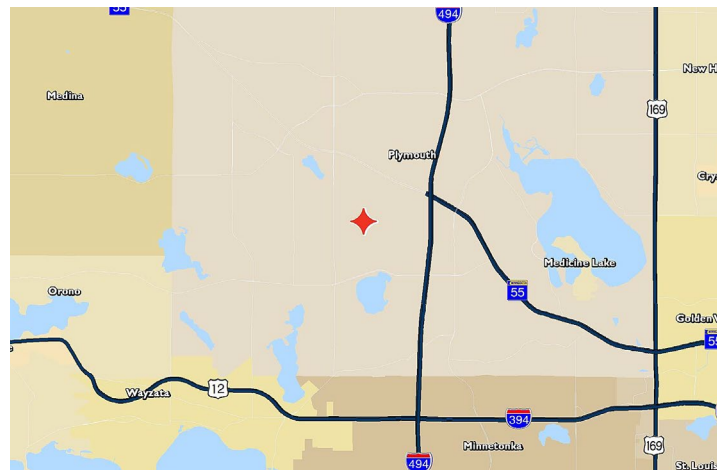
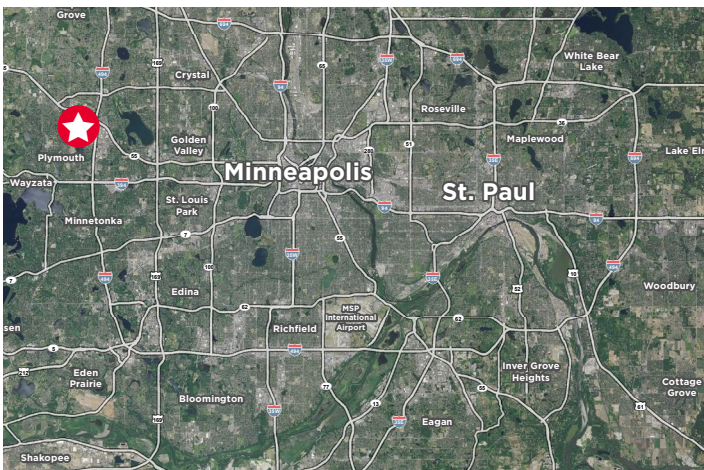


FOR LEASE

Lakepoint Distribution Center

15300 25th Ave N, Plymouth, MN

Aerial / Location Map



Brent Masica

Executive Managing Director
+1 952 893 8231
brent.masica@cushwake.com

Danny McNamara

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

3500 American Blvd W Suite 200
Minneapolis, MN 55431
Main +1 952 831 1000
cushmanwakefield.com

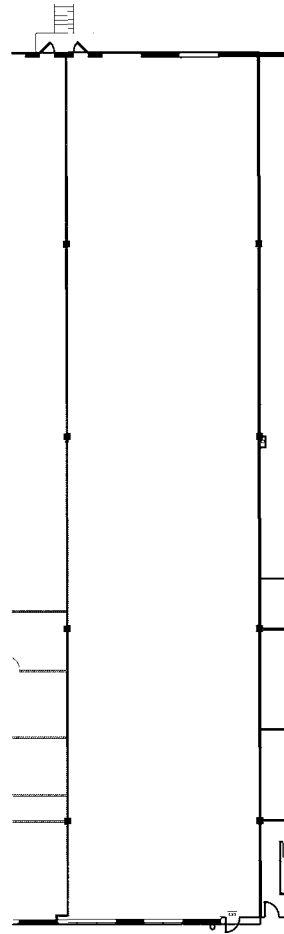


FOR LEASE

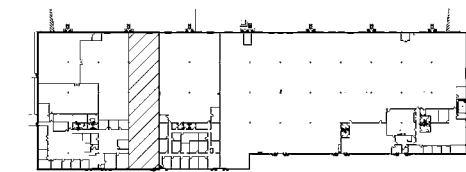
Lakepoint Distribution Center

15300 25th Ave N, Plymouth, MN

Floor Plan



NORTH ARROW



Key Plan - 1st Floor

Brent Masica

Executive Managing Director
+1 952 893 8231
brent.masica@cushwake.com

Danny McNamara

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

3500 American Blvd W Suite 200
Minneapolis, MN 55431
Main +1 952 831 1000
cushmanwakefield.com