

FOR SALE
92,654 SF



14905 23RD AVE N
PLYMOUTH, MN

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PROPERTY HIGHLIGHTS

- Rare sought after Plymouth location
- Heavy Power to accommodate larger manufacturing and medical requirements
- Former non-sterile OSD pharmaceutical process
- Back up generator

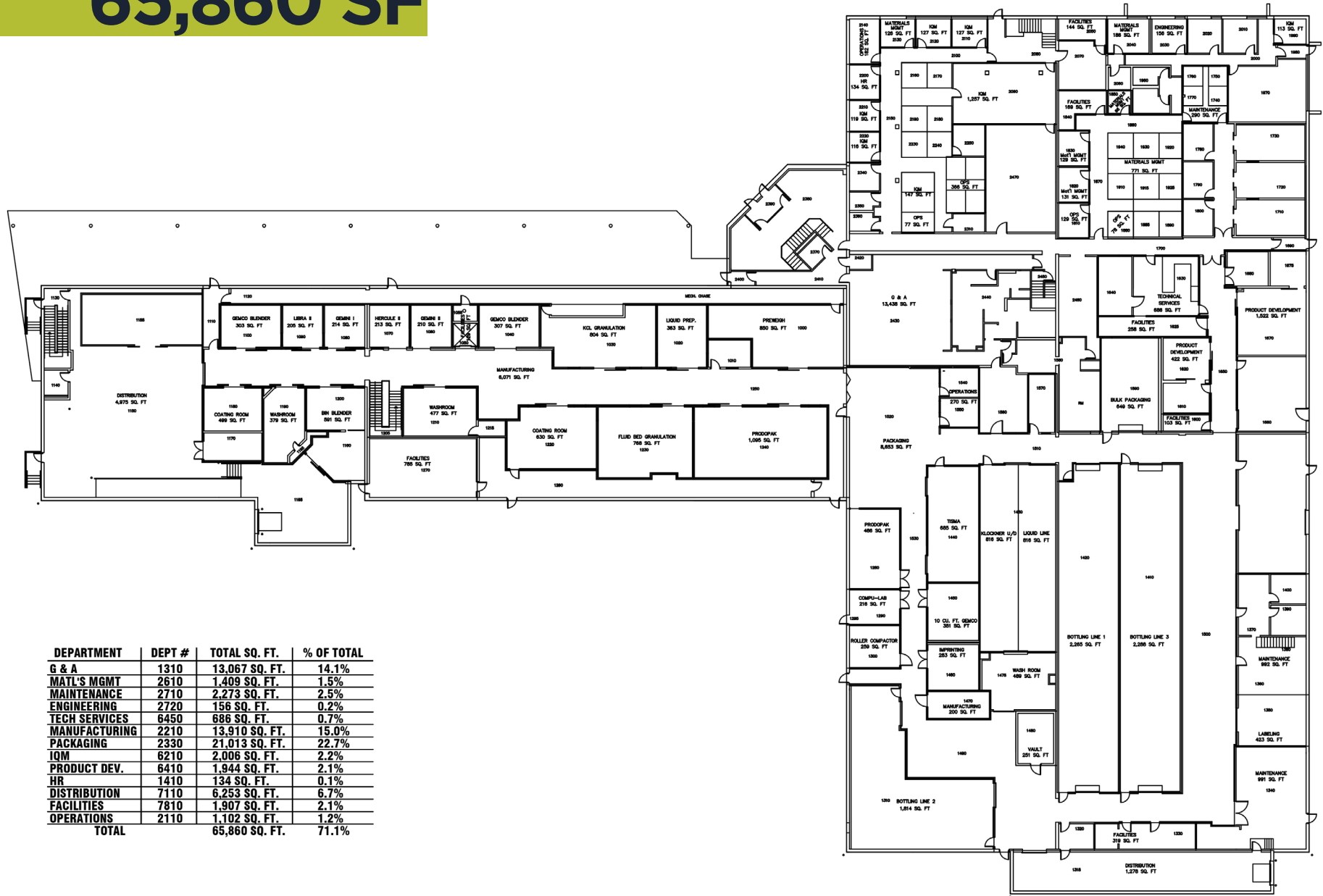
Building Size:	92,654 SF
Office Area:	32,000 SF
Whse/Mfg/Equipment Area:	60,654 SF
Site Area:	5.02 Acres
Year Built:	1977
Power:	2000 amp; 480 volt 3 phase
Docks:	3 Docks
Parking:	Ample
Roof:	To verify
Zoned:	Industrial
2026 Taxes:	\$276,360.72
Sale Price:	Negotiable



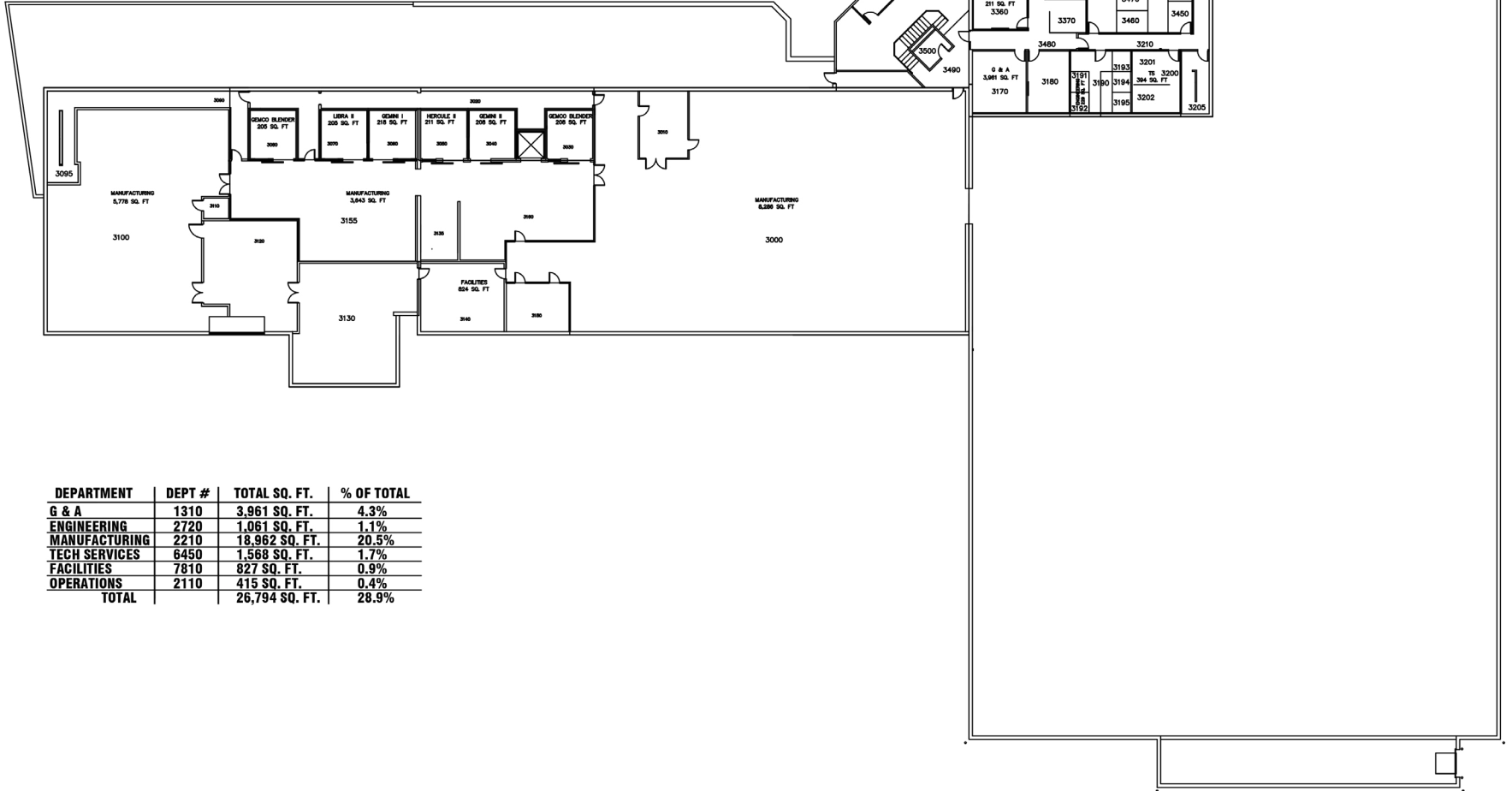
MAIN FLOOR

65,860 SF

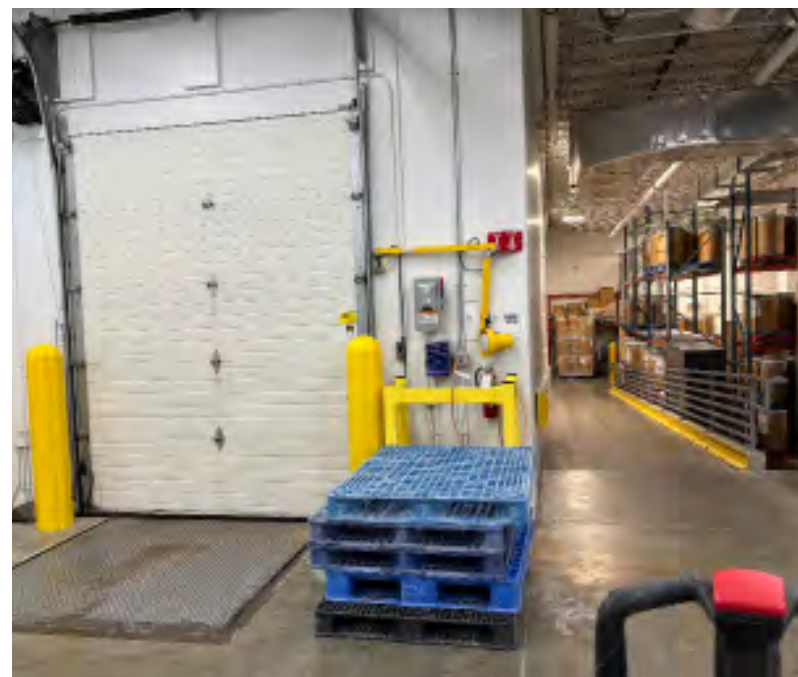
14905 23RD AVE N, PLYMOUTH, MN



26,794 SF



DEPARTMENT	DEPT #	TOTAL SQ. FT.	% OF TOTAL
G & A	1310	3,961 SQ. FT.	4.3%
ENGINEERING	2720	1,061 SQ. FT.	1.1%
MANUFACTURING	2210	18,962 SQ. FT.	20.5%
TECH SERVICES	6450	1,568 SQ. FT.	1.7%
FACILITIES	7810	827 SQ. FT.	0.9%
OPERATIONS	2110	415 SQ. FT.	0.4%
TOTAL		26,794 SQ. FT.	28.9%



INTERIOR PHOTOS



INTERIOR PHOTOS

EQUIPMENT AVAILABLE

Line	Item	ID Number	Location Site	Equipment	Equipment Type	Manufacturer
1	2	10567	Plymouth	Fitzmill Comminutor 1	Mill	Fitzpatrick
2	3	10568	Plymouth	Vac-U-Max Pump D	Conveying Equipment	Vac-U-Max
3	6	10572	Plymouth	Groen Mixer Kettle	Solution Tank	Groen
4	8	10594	Plymouth	Walker Kettle	Solution Tank	Walker
5	9	10601	Plymouth	Pro-Coater Coating Pan 2	Coating Pan	Glatt
6	10	10616	Plymouth	Pro-Coater Coating Pan 1	Coating Pan	Glatt
7	12	10649	Plymouth	Gemco Product Feeder	Conveying Equipment	Metalfab Inc
8	15	10657	Plymouth	Marion Blender	Blender	Marion
9	16	10659	Plymouth	American Blender	Blender	American
10	17	10663	Plymouth	Gemco 1 50 Cu. Ft. Blender, Slant Cone	Blender	Gemco
11	18	10669	Plymouth	Purified Water Meter	Purified Water Meter	Red Lion Controls
12	20	10686	Plymouth	Gemco 10 Cu. ft. Blender, Slant Cone	Blender	Gemco
13	21	10703	Plymouth	Bottle Wash, Simco Static Eliminator	Unscrambler	USL Custom / Simco
14	22	10705	Plymouth	Walker Kettle	Solution Tank	Walker
15	23	10709	Plymouth	All-Fill Can Filler	Filler	Continental Can
16	24	10720	Plymouth	Can Air Wash	De-ionizer	USL Custom / Simco
17	25	10729	Plymouth	Blender Gemco 3 cu. ft.	Blender	Gemco

EQUIPMENT AVAILABLE

Line	Item	ID Number	Location Site	Equipment	Equipment Type	Manufacturer
18	30	10782	Plymouth	Gemco 2 50 Cu. Ft. Blender, Slant Cone	Blender	Gemco
19	31	10791	Plymouth	Unscrambler, Pace	Unscrambler	Pace
20	33	10806	Plymouth	Tote Blender	Blender	Custom Metalcraft
21	36	10833	Plymouth	K-Tron Digi-Drive Single Screw	Conveying Equipment	K-Tron
22	37	10834	Plymouth	K-Tron Digi-Drive Single Screw	Conveying Equipment	K-Tron
23	39	10851	Maple Grove	Lock Chek MET-30 Metal Detector 4	Metal Detector	Lock
24	40	10853	Maple Grove	Lock Chek MET-30 Metal Detector 5	Metal Detector	Lock
25	46	10903	Plymouth	Computrac Moisture Analyzer	Testing Equipment	Computrac
26	47	10923	Plymouth	Computrac Moisture Analyzer	Testing Equipment	Computrac
27	52	11004	Plymouth	HVO Delivery System	Conveying Equipment	Micro Motions
28	53	11009	Plymouth	Compulab Coating Pan	Coating Pan	Thomas Engineering
29	56	11063	Plymouth	Solution Tank System H	Solution Tank	Badger Fabrication
30	57	11065	Plymouth	Solution Tank System I	Solution Tank	Badger Fabrication
31	58	11067	Plymouth	Solution Tank System J	Solution Tank	Badger Fabrication
32	59	11069	Plymouth	Solution Tank System K	Solution Tank	Badger Fabrication
33	62	11197	Plymouth	D6 - RTU Room 1310	HVAC System	AAON
34	66	11225	Plymouth	Barrel Dumper	Barrel Dumper	TRD

EQUIPMENT AVAILABLE

Line	Item	ID Number	Location Site	Equipment	Equipment Type	Manufacturer
35	67	11239	Plymouth	D2-RTU Room 1440	HVAC System	Trane
36	68	11240	Plymouth	D3-RTU Klockner	HVAC System	Trane
37	69	11246	Plymouth	C1-RTU E. Warehouse 1360	HVAC System	Carrier
38	73	11300	Plymouth	Vac-U-Max C	Conveying Equipment	Vac-U-Max
39	74	11303	Plymouth	Bellmark Printer, PP2	Printer	Bellmark
40	75	11304	Plymouth	MGS Pick & Place	Outserter	MGS
41	76	11305	Plymouth	Prodo Pak 2 Fill Tube Vacuum System	Conveying Equipment	Piab
42	77	11311	Plymouth	Can Seamer	Sealer	Panama Can
43	79	11332	Plymouth	Solution Kettle	Solution Tank	Nalge
44	81	11336	Plymouth	Resina Capper	Capper	Resina
45	83	11346	Plymouth	Prodo Pak 2	Filler	Prodo Pak
46	84	11351	Plymouth	NJM/CLI Cottoner	Cottoner	NJM
47	85	11361	Plymouth	Resina Retorquer	Retorquer	Resina
48	86	11362	Plymouth	Errant Tablet Detector	Inspection Device	Tri-Tronics
49	87	11364	Plymouth	Crooked Cap Detector	Inspection Device	USL Custom
50	88	11366	Plymouth	Big Joe Tablet Lift 2	Material Handling Device	USL Custom
51	92	11373	Plymouth	Cottoner - CLI	Cottoner	NJM

EQUIPMENT AVAILABLE

Line	Item	ID Number	Location Site	Equipment	Equipment Type	Manufacturer
52	93	11375	Plymouth	Capper - Unicap 150	Capper	CLI
53	94	11376	Plymouth	Retorquer - RTQ 150	Retorquer	NJM
54	95	11379	Plymouth	Labeler, NJM/CLI	Labeler	NJM
55	96	11380	Plymouth	MGS Pick & Place	Outserter	MGS
56	97	11388	Plymouth	Coating Barrel Dumper	Material Handling Device	USL
57	99	11396	Plymouth	Vac-U-Max Pump (B-2 & C)	Pump	Vac-U-Max
58	100	11397	Plymouth	Vac-U-Max Pump (B-1)	Pump	Vac-U-Max
59	103	11404	Plymouth	Infrared Absorbtion Gauge	Testing Equipment	Infrared Engineering
60	104	11418	Plymouth	Tote 101	Tote	Tote Systems
61	105	11419	Plymouth	Tote 102	Tote	Tote Systems
62	106	11420	Plymouth	Tote 103	Tote	Tote Systems
63	107	11421	Plymouth	Tote 104	Tote	Tote Systems
64	108	11422	Plymouth	Tote 105	Tote	Tote Systems
65	109	11423	Plymouth	Tote 106	Tote	Tote Systems
66	110	11424	Plymouth	Tote 107	Tote	Tote Systems
67	111	11425	Plymouth	Tote 108	Tote	Tote Systems
68	112	11426	Plymouth	Tote 109	Tote	Tote Systems

EQUIPMENT AVAILABLE

Line	Item	ID Number	Location Site	Equipment	Equipment Type	Manufacturer
69	113	11427	Plymouth	Tote 110	Tote	Tote Systems
70	114	11444	Plymouth	Solution Tank System F	Solution Tank	Lincoln Process Systems
71	115	11458	Plymouth	A311 - AHU West Warehouse	HVAC System	Trane
72	116	11461	Plymouth	Piab Vacuum Product Conveyor	Conveying Equipment	Piab
73	117	11462	Plymouth	Transfer Bin	Transfer Bin	C.R Daniels, Inc
74	119	11472	Plymouth	Transfer Bin	Transfer Bin	CR Daniels
75	120	11473	Plymouth	Wolke Ink Jet Printer	Printer	Wolke
76	121	11474	Plymouth	Icore Checkweigher	Inspection Device	Ramsey Technology
77	122	11476	Plymouth	Klor-Con Tote Bin	Transfer Bin	C.R Deniels. Inc
78	124	11493	Plymouth	NJM/CLI Bottle Labeler	Labeler	NJM
79	125	11503	Plymouth	24" X 10' Shingling Conveyor	Conveying Equipment	Prodo Pak
80	126	11511	Plymouth	Mini Tote Cart	Tote	Ramar Precision
81	127	11559	Plymouth	Solution Tank System E	Solution Tank	Lee Mfg
82	131	11609	Plymouth	Bulk Packaging Hopper/Delivery System	Tablet Packaging System	USL Custom
83	132	11616	Plymouth	Lyra Tablet Deduster	Deduster	Kikusui
84	133	11634	Plymouth	Funnel transfer -Gemco	Product Transfer Funnel	USL Custom
85	136	11642	Plymouth	Funnel - USL Custom	Product Transfer Funnel	Seelye Craftsman Co.

EQUIPMENT AVAILABLE

Line	Item	ID Number	Location Site	Equipment	Equipment Type	Manufacturer
86	137	11644	Minnesota	SAMPLE THIEF 3	Sampling Thief	Globe Pharma
87	140	11654	Plymouth	Solution Tank System	Solution Tank	Lincoln Process Systems
88	141	11655	Plymouth	Solution Tank System	Solution Tank	Lincoln Process Systems
89	142	11695	Plymouth	Vacuum conveyor - Line vac	Conveying Equipment	Exair
90	143	11699	Plymouth	Piab Vacuum Conveyor	Conveying Equipment	Piab
91	160	13091	All USL Sites	Peristaltic Pump - Master-flex - L/S	Pump	Cole Parmer
92	167	13115	Plymouth	Wascomat Washing Machine	Washing Machine	Wascomat
93	168	13116	Plymouth	Industrial Dryer	Dryer	Huebsch
94	169	13126	Plymouth	C2-RTU Room 1420	HVAC System	AAON
95	171	13231	Plymouth	Purified Water System 2	Purified Water System	Smith Engineering
96	177	13386	Plymouth	Filter Holder	Filter	Advantec
97	178	13387	Plymouth	Filter Holder	Filter	Advantec
98	179	13388	Plymouth	C6-RTU Room 1410	HVAC System	AAON
99	188	13688	Plymouth	P10-AHU Room 1590	HVAC System	Trane
100	189	13689	Plymouth	P11-AHU	HVAC System	Reznor
101	190	13690	Plymouth	P503-AHU	HVAC System	Trane
102	195	13996	Plymouth	Oil-Free Compressed Air System 1	Compressed Air System	Atlas Copco

EQUIPMENT AVAILABLE

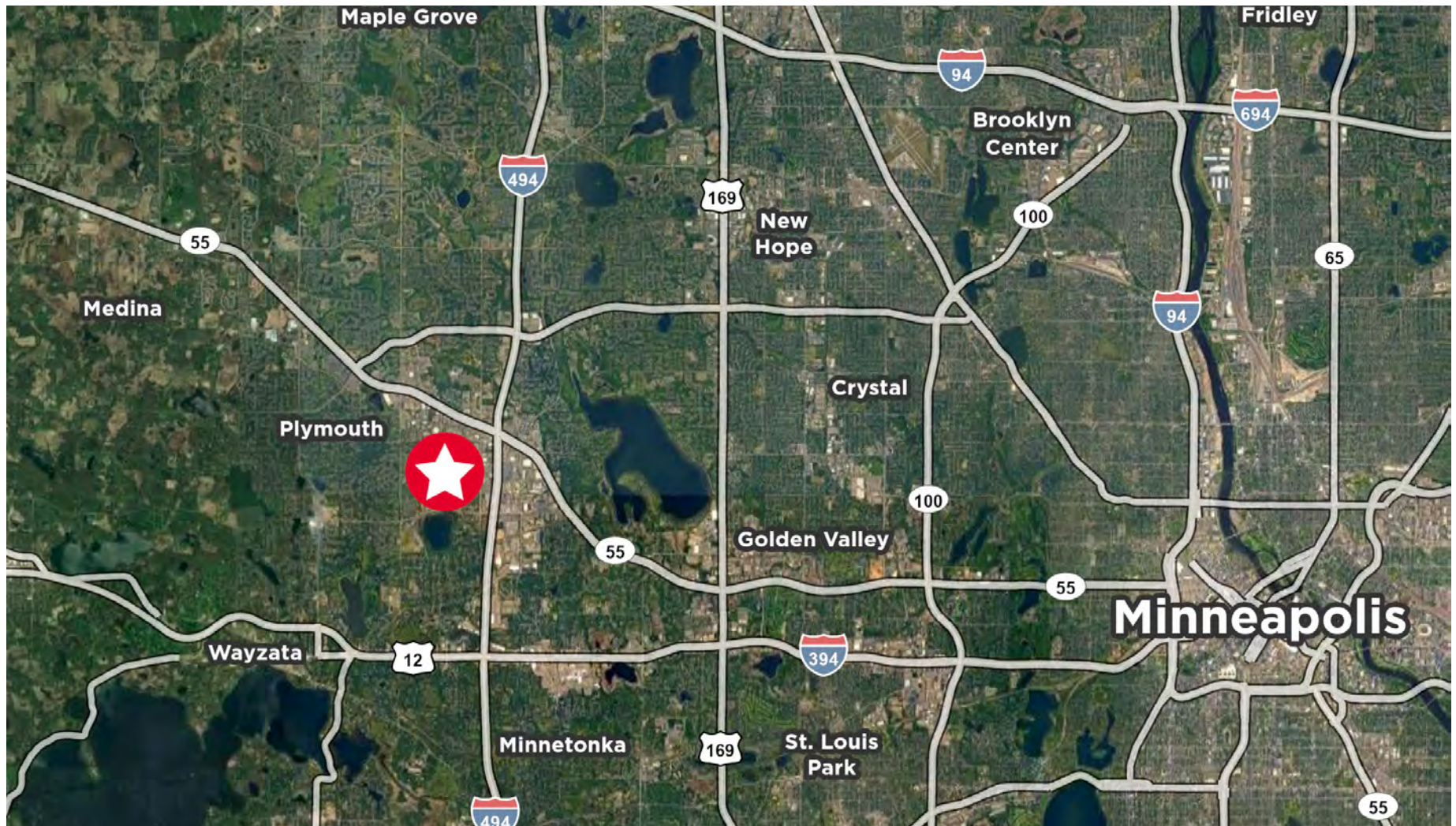
Line	Item	ID Number	Location Site	Equipment	Equipment Type	Manufacturer
103	199	14141	Plymouth	Tablet Lift	Material Handling Device	Custom Powder Systems
104	201	14311	Plymouth	D4-RTU 1280, 1290, & 1300	HVAC System	Trane
105	215	14533	Plymouth	Purified Water System 3	Purified Water System	Smith Engineering
106	219	14563	Plymouth	AHU-1	HVAC System	Trane
107	220	14564	Plymouth	Oil-Free Compressed Air System 2	Compressed Air System	Atlas Copco
108	221	14575	Plymouth	AHU-3	HVAC System	Carrier
109	222	14748	Minnesota	Sample Thief	Sampling Thief	Globe Pharma
110	223	14753	Minnesota	Sample Thief	Sampling Thief	Globe Pharam
111	224	14754	Minnesota	Sample Thief	Sampling Thief	Globe Pharma
112	228	14767	Minnesota	SAMPLE THIEF 1	Sampling Thief	Globe Pharma
113	229	14768	Minnesota	SAMPLE THIEF 2	Sampling Thief	Globe Pharma
114	230	14800	Plymouth	Building Management System	Building Management System	Honeywell
115	232	14872	Plymouth	KL Tablet Counter	Tablet Counter	Kirby Lester
116	234	14932	Plymouth	Barrel Dumper	Material Handling Device	Seelye Craftsman
117	237	15056	Plymouth	KL Tablet Counter	Tablet Counter	Kirby Lester
118	239	15058	Plymouth	KL Tablet Counter	Tablet Counter	Kirby Lester
119	255	15359	Plymouth	KL Tablet Counter	Tablet Counter	Kirby Lester
122	262	15584	Plymouth	Mobile Ventilation Sleeve	Mobile Ventilation Sleeve	EHS Solutions

EQUIPMENT AVAILABLE

Line	Item	ID Number	Location Site	Equipment	Equipment Type	Manufacturer
120	258	15486	Plymouth	Linemaster Serialization System, BL2	Serialization System	Optel
121	260	15494	Plymouth	Purified Water System 1	Purified Water System	Smith Engineering
122	262	15584	Plymouth	Mobile Ventilation Sleeve	Mobile Ventilation Sleeve	EHS Solutions
123	282	16177	Plymouth	HVAC System, Manufacturing	HVAC System	Semco/Johnson Controls
124	293	16686	Plymouth	Peristaltic Pump	Pump	Watson Marlow
125	334	17956	Plymouth	Capper	Capper	BellatRx
126	335	17958	Plymouth	Labeler	Labeler	BellatRx
127	341	18017	Plymouth	Checkweigher	Checkweigher	All-Fill
128	342	18020	Plymouth	Multi-Auger Filler	Filler	All-Fill
129	440		MN Inventory	Encapsulator	Encapsulator	IMA
130	443		MN Inventory	Checkweigher - 2 Capsule	Checkweigher	Bosch

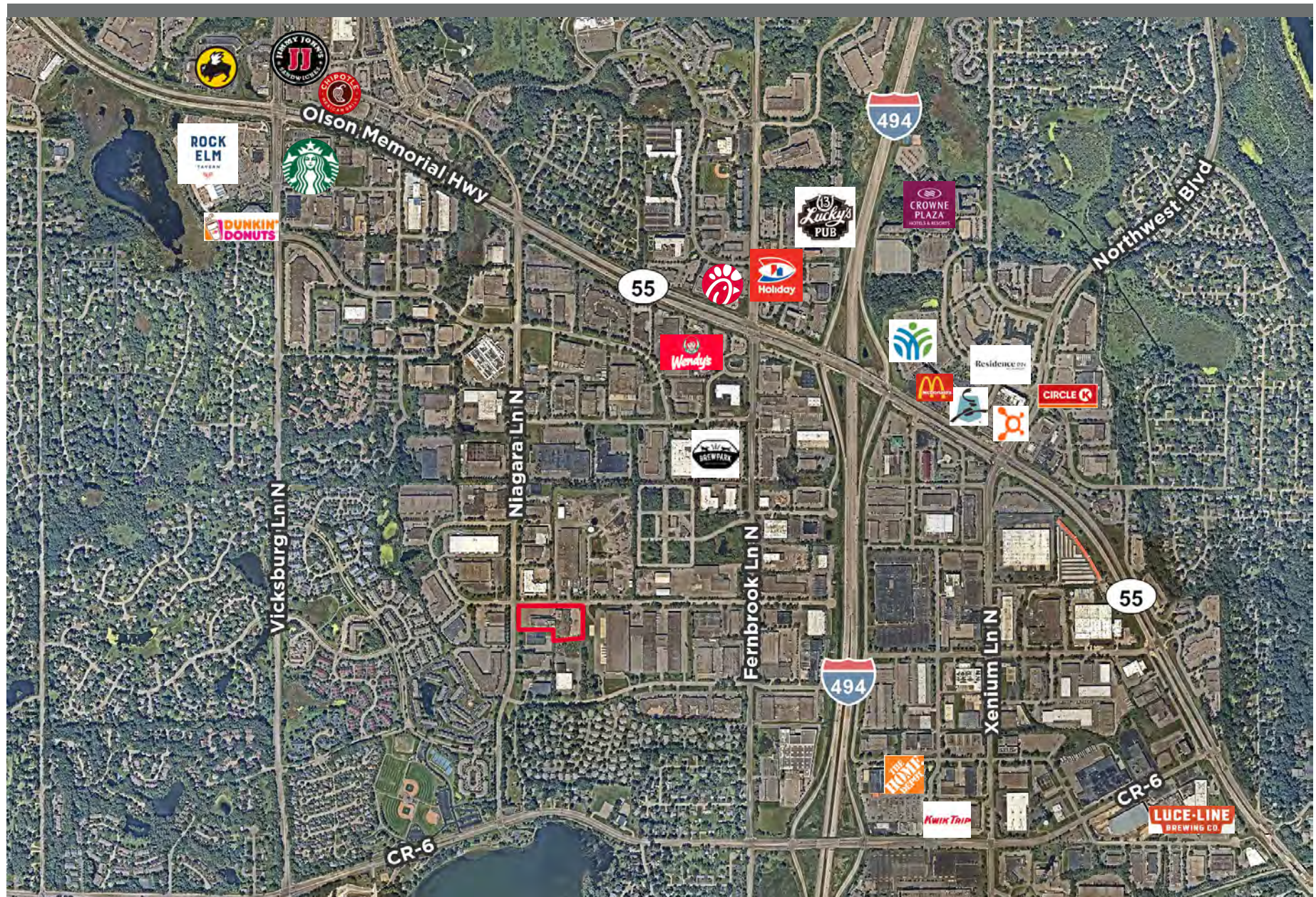
BUILDING AERIAL

14905 23RD AVE N, PLYMOUTH, MN



NEARBY AMENITIES

14905 23RD AVE N, PLYMOUTH, MN



POSSIBLE USES



MANUFACTURING



MEDICAL



TECH USE



OFFICE



PHARMACEUTICAL



WAREHOUSE

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