

# 14410 21ST AVE N

PLYMOUTH, MN

AVAILABLE FOR SALE OR LEASE

**50,992 SF**



# PROPERTY INFORMATION

- RARE OPPORTUNITY TO OWN IN PLYMOUTH
- FENCED AND PAVED OUTDOOR STORAGE
- TRENCH DRAINS AND MAKE UP AIR
- NEWLY PAINTED

## PROPERTY FEATURES

**Sale Price:** \$6,900,000 (\$135.32 PSF)

**Lease Rate:** Negotiable

**Building Size:** 50,992 SF Total

**Available Size:** 6,844 SF 1st Level Office  
5,392 SF 2nd Level Office  
21,728 SF Warehouse

**33,964 SF Total**

**Current Tenant:** Vortex - 17,028 SF

**Total Land:** 3.19 Acres

**Outdoor Storage:** +/- 30,000 SF (Paved & Fenced)

**Year Built:** 1975

**Clear Height:** 20'

**Loading:** 9 Docks  
1 Drive-in

**Roof:** TBD but in good condition per roof report

**Column Spacing:** 45' x 36'

**Sprinklered:** Fully Sprinklered, Wet System

**Zoning:** I-2, General Industrial

**2026 Property Taxes:** \$151,837.40 (\$2.98 PSF)



# FLOOR PLAN

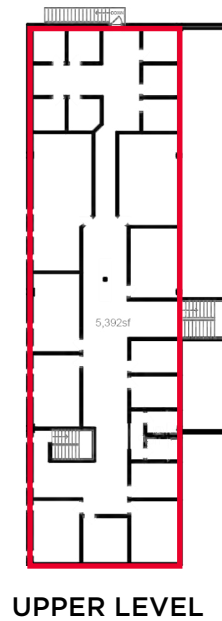
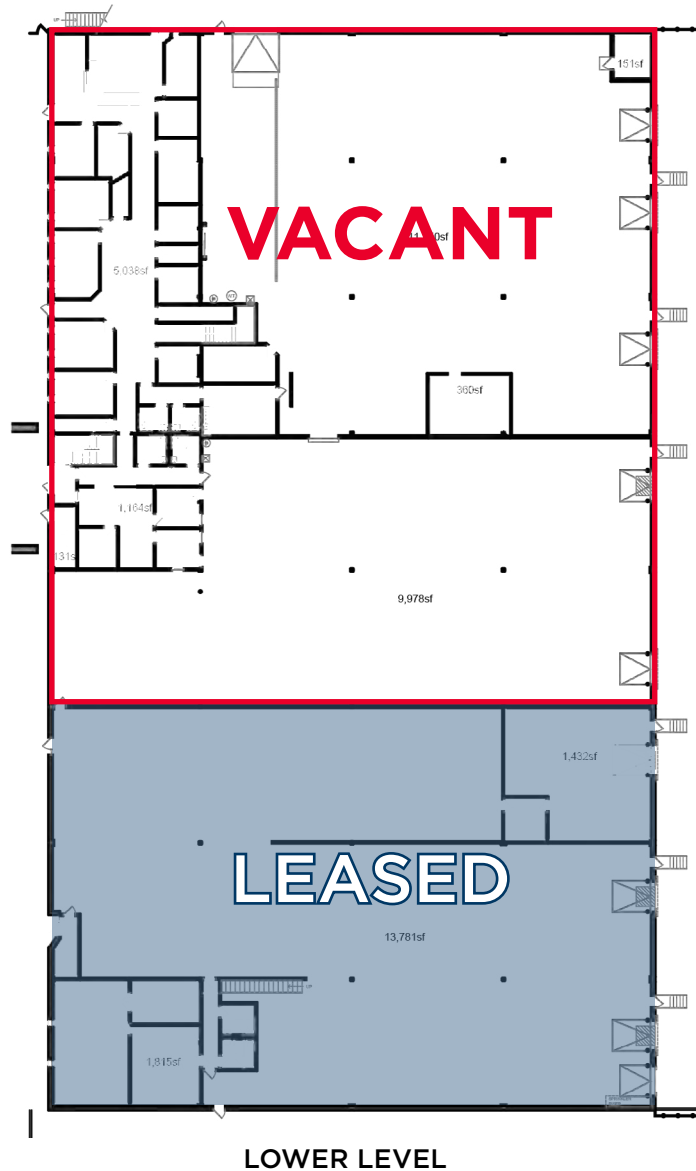
**Vacancy:**

6,844 SF 1st Level Office  
5,392 SF 2nd Level Office  
21,728 SF Warehouse

**33,964 SF Total**

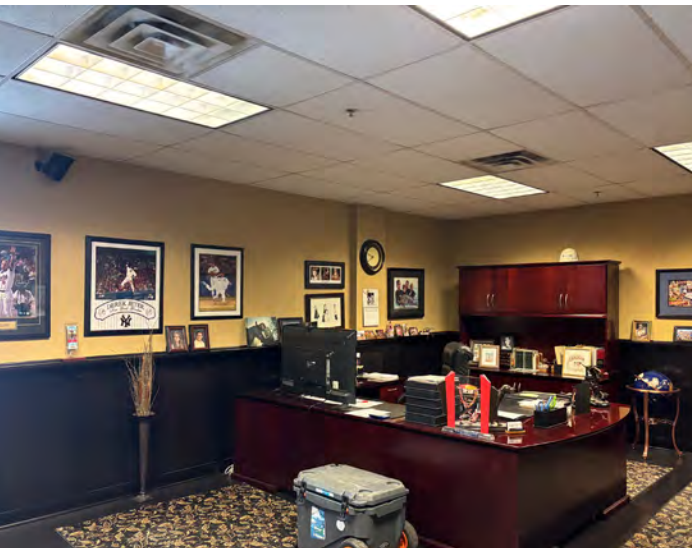
5 Docks  
1 Drive-In

Loading dock area is secured by  
a powered gate.

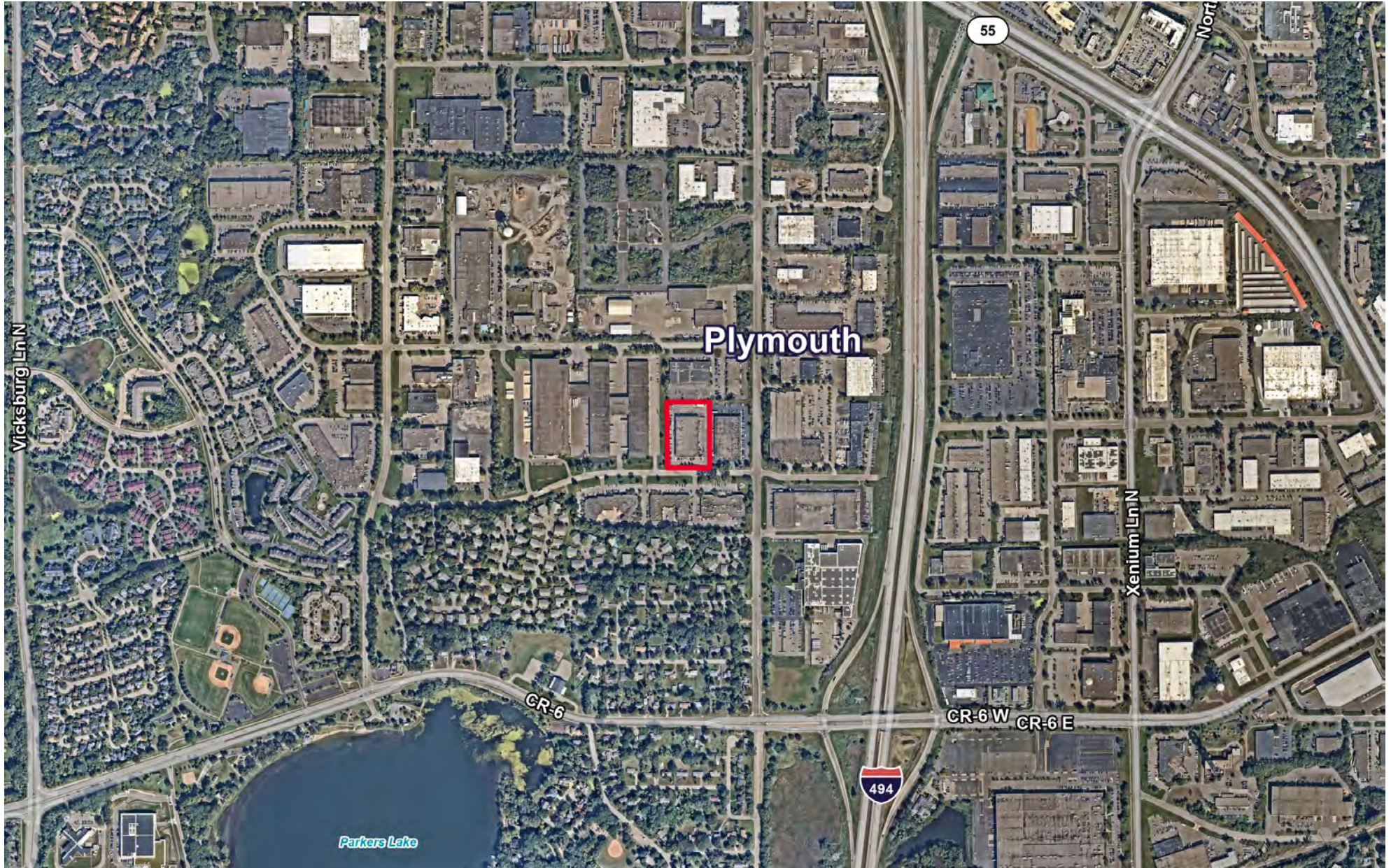


**Tenant: Vortex**  
17,028 SF Total

# PROPERTY PHOTOS



# AERIAL





For more information,  
please contact:

**BRENT MASICA**

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

**JON YANTA, SIOR, CCIM**

Executive Director  
+1 952 212 6372  
jon.yanta@cushwake.com

**DANNY MCNAMARA**

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

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

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