

Plymouth Business Center

3650 Annapolis Lane North, Plymouth, MN



FOR LEASE



12 Building Development

Property Highlights

- Established business park with over 700,000 square feet of space
- Suite 180 - 6,143 SF - available 1/1/2027
- Multiple product types including office/showroom, office/warehouse, and bulk/warehouse buildings
- Dock and drive-in 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	58,944 SF
Year Built	1987
Clear Height	12'
Sprinklers	Yes
Parking	3/1,000
Lease Rates	Negotiable
2026 Tax & Cam	\$3.57 PSF Tax <u>\$2.15 PSF CAM</u> \$5.72 PSF Total

Property Information

- New roof, landscaping and interior finishes
- 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
180	6,143	1,428	4,615	2 drive ins	1/1/2027

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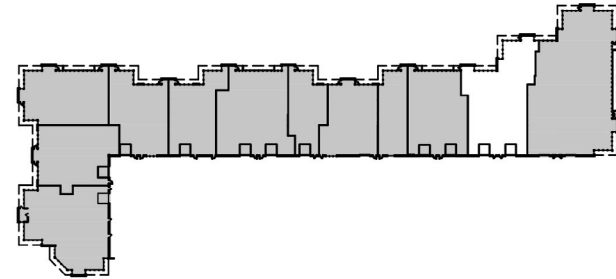
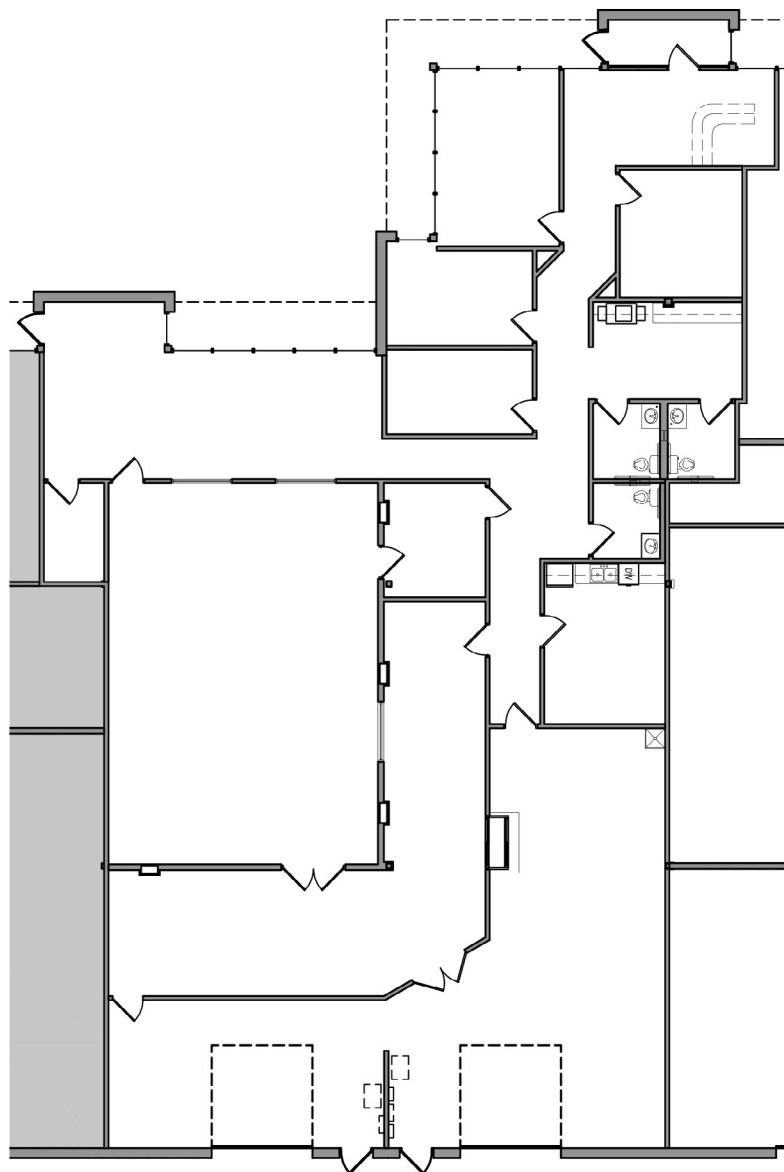
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Suite 180



AVAILABLE

SUITE 180

OFFICE	=	1,528 S.F.
WAREHOUSE	=	4,615 S.F.
TOTAL	=	6,143 S.F.

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