

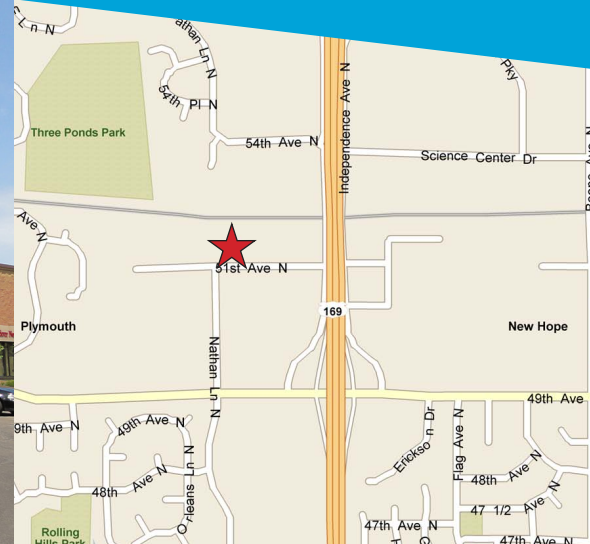
OFFICE/INDUSTRIAL SPACE FOR LEASE >

Bass Lake Business Centre II

9850 51st Avenue N | Plymouth, MN 55442



Accelerating success.



BUILDING AMENITIES

- > 30,874 SF light industrial bldg
- > 17 building development totaling 840,000 SF
- > Expansion capabilities within the portfolio
- > Zoned I-2, General Industrial
- > Built in 1996
- > 18' clear height
- > Dock & drive-in loading
- > Class "A" brick & ribbon-glass facility
- > 99 parking stalls - 3.21/1000
- > Great access to Highway 169
- > Near many area amenities
- > Individual signage for each suite

CONTACT US

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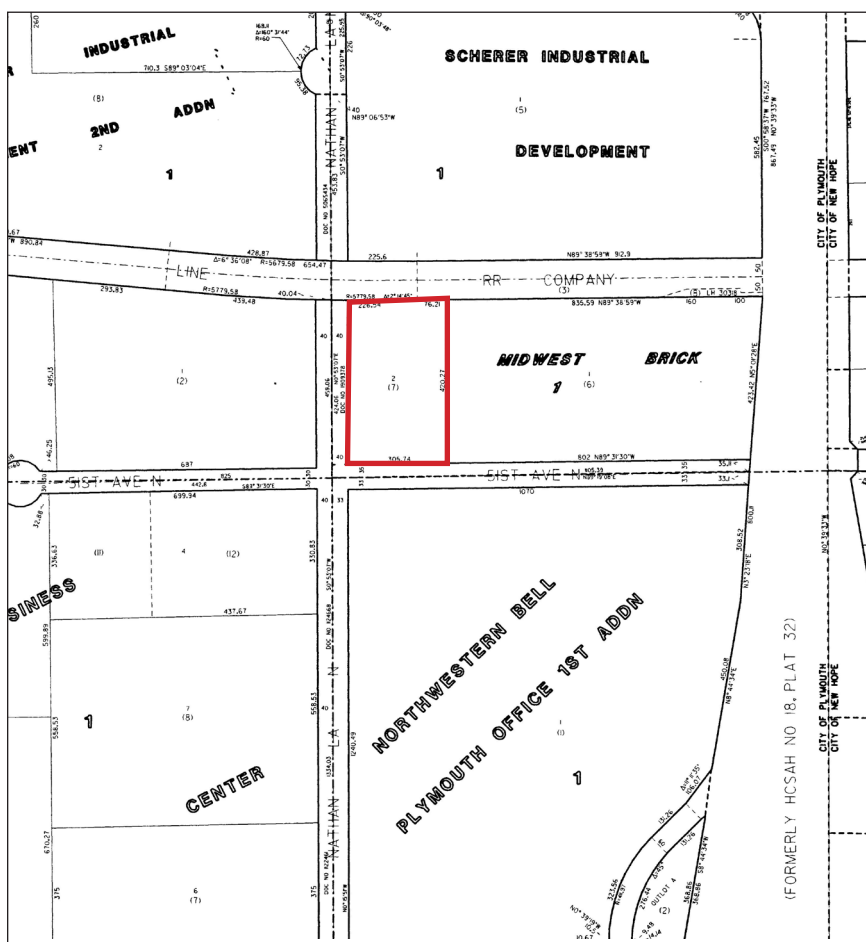
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COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
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Owned by

Washington Capital
MANAGEMENT, INC.

BASS LAKE BUSINESS CENTRE II > PLAT



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Bass Lake Business Centre II

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PROPERTY ADDRESS:

9850 51st Avenue N
Plymouth, MN 55442

**CURRENTLY AVAILABLE:
SUITE 102:**

3,014 square feet total
3,014 square feet of office
• One (1) drive-in

PARKING:

99 stalls or 3.21/1000

YEAR BUILT:

1996

CLEAR HEIGHT:

18'

ZONING:

I-2, General Industrial

BUILDING SQUARE FEET:

30,874 square feet total

NET RENTAL RATES:

\$10.50 per square foot office
\$7.50 per square foot tech
\$5.25 per square foot warehouse

2018 EST. CAM & REAL ESTATE TAX:

\$2.35 per square foot CAM
\$2.28 per square foot real estate taxes
\$4.63 per square foot total

AMENITIES:

- 17 building development totaling 840,000 SF
- Expansion capabilities within the portfolio
- Class "A" brick & ribbon-glass facility
- Energy efficient vestibules at each accented entryway
- Individual signage for each suite
- Great access to Highway 169
- Near many area amenities



FOR LEASING INFORMATION, CONTACT:

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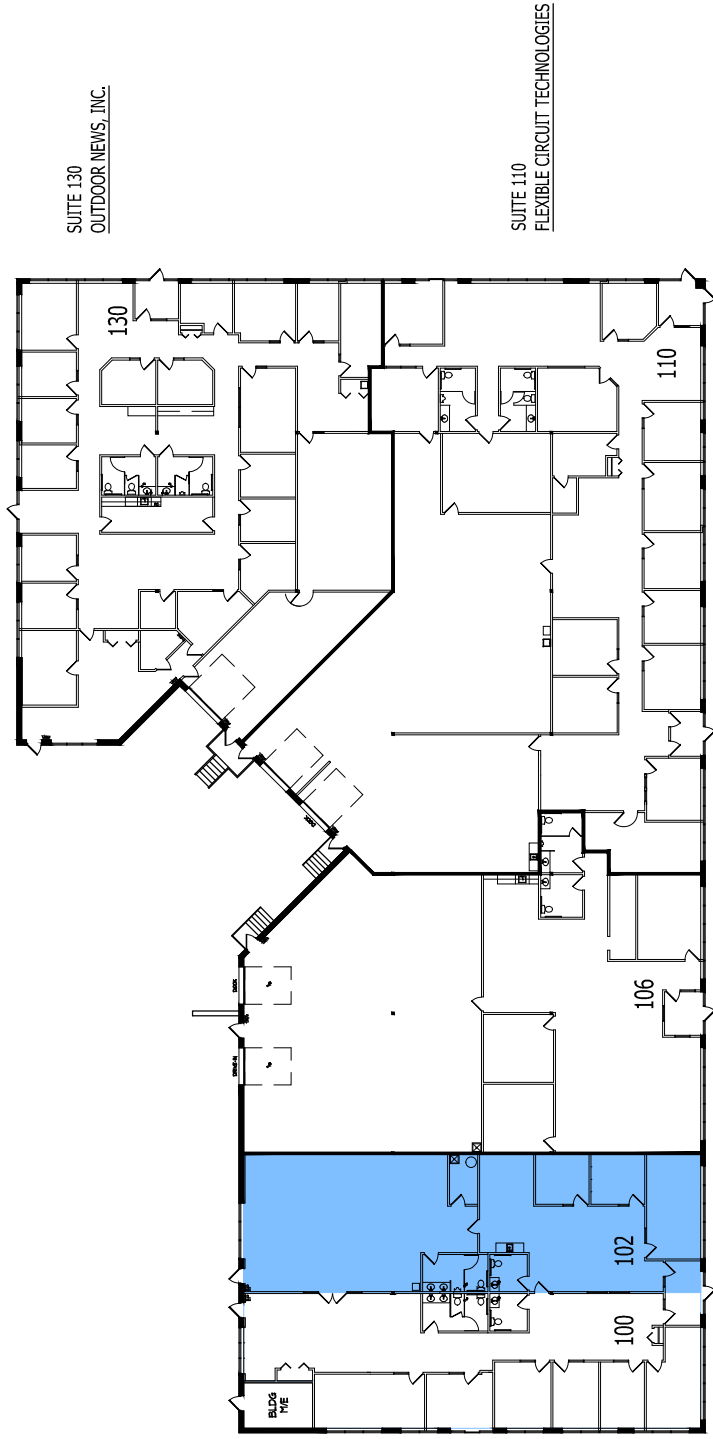
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SUITE 100
PEARCE SERVICES LLP

SUITE 102
VACANT
OFFICE
TECH
WAREHOUSE
BLDG W/E
TOTAL
EXP: --

2,995 S.F.
0 S.F.
0 S.F.
19 S.F.
3,014 S.F.

SUITE 106
ABSOLUTE COMMERCIAL FLOORING

BUILDING KEY PLAN

14,01438.00/ EAS

02/23/18
NOT TO SCALE



LEASED & MANAGED BY:



BASS LAKE BUSINESS CENTRE II

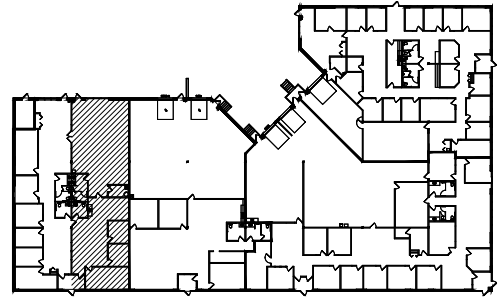
9850 51ST AVENUE NORTH
PLYMOUTH, MINNESOTA

NELSON

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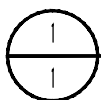
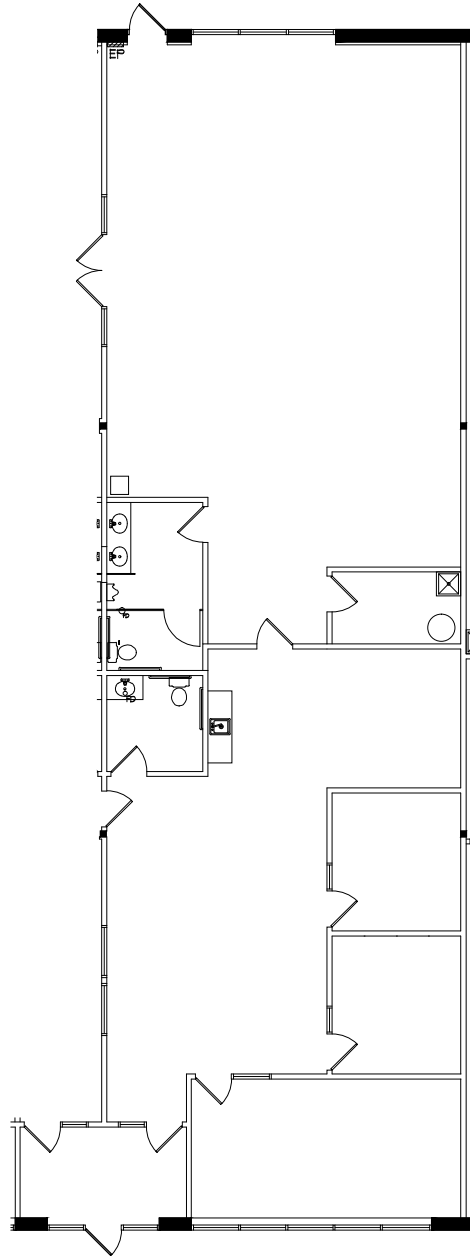
SQUARE FOOTAGE SUMMARY

OFFICE	2,995 S.F.
WAREHOUSE	19 S.F.
BLDG M/E	<u>3,014 S.F.</u>
TOTAL	



KEY PLAN

NOT TO SCALE



FLOOR PLAN - SUITE 102

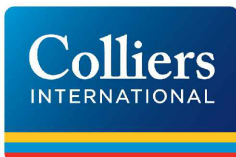
14,014.38.00/ TTL

03/15/17

SCALE: 1/16" = 1'-0"



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