

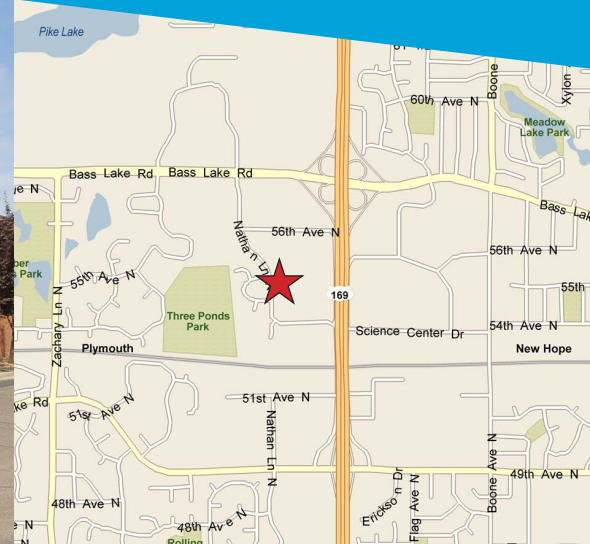
OFFICE/INDUSTRIAL SPACE FOR LEASE >

Bass Lake Business Centre I

5480 Nathan Lane | Plymouth, MN 55442



Accelerating success.



BUILDING AMENITIES

- > 64,972 SF light industrial bldg
- > 17 building development totaling 840,000 SF
- > Expansion capabilities within the portfolio
- > Zoned I-1, Light Industrial
- > Built in 1996
- > 18' clear height
- > Dock & drive-in loading
- > Class "A" brick & ribbon-glass facility
- > 178 parking stalls - 2.74/1000
- > Great access to Bass Lake Rd & Highway 169
- > Near many area amenities
- > Individual signage for each suite

CONTACT US

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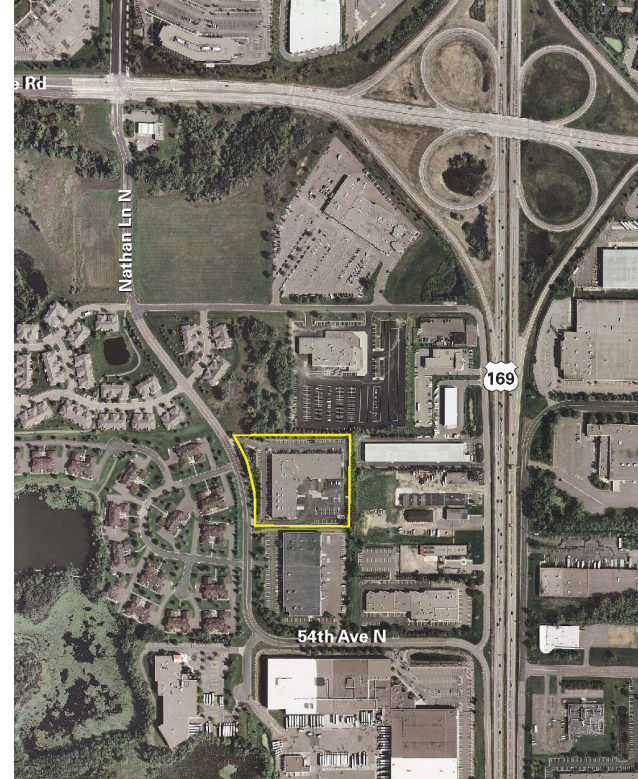
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4350 Baker Road, Suite 400
Minnetonka, MN 55343
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Washington Capital
MANAGEMENT, INC.

BASS LAKE BUSINESS CENTRE I > PLAT



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Colliers International | Minneapolis-St. Paul | 4350 Baker Road, Suite 400, Minnetonka, MN 55343 | colliers.com/msp

Bass Lake Business Centre I

5480 Nathan Lane N | Plymouth, MN 55442

PROPERTY ADDRESS:

5480 Nathan Lane N
Plymouth, MN 55442

CURRENTLY AVAILABLE:

SUITE 115

12,005 square feet total
1,425 square feet office
10,580 square feet whse
• Four (4) docks

PARKING:

178 stalls or 2.74/1000

YEAR BUILT:

1996

CLEAR HEIGHT:

18'

ZONING:

I-2, General Industrial

BUILDING SQUARE FEET:

64,972 square feet total

NET RENTAL RATES:

\$9.75 per square foot office
\$4.75 per square foot warehouse

2018 EST. CAM & REAL ESTATE TAX:

\$1.35 per square foot CAM
\$2.66 per square foot real estate taxes
\$4.01 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
- Ample parking with approximately 3 stalls per 1,000 SF
- Great access to Highway 169
- Near many area amenities



FOR LEASING INFORMATION, CONTACT:

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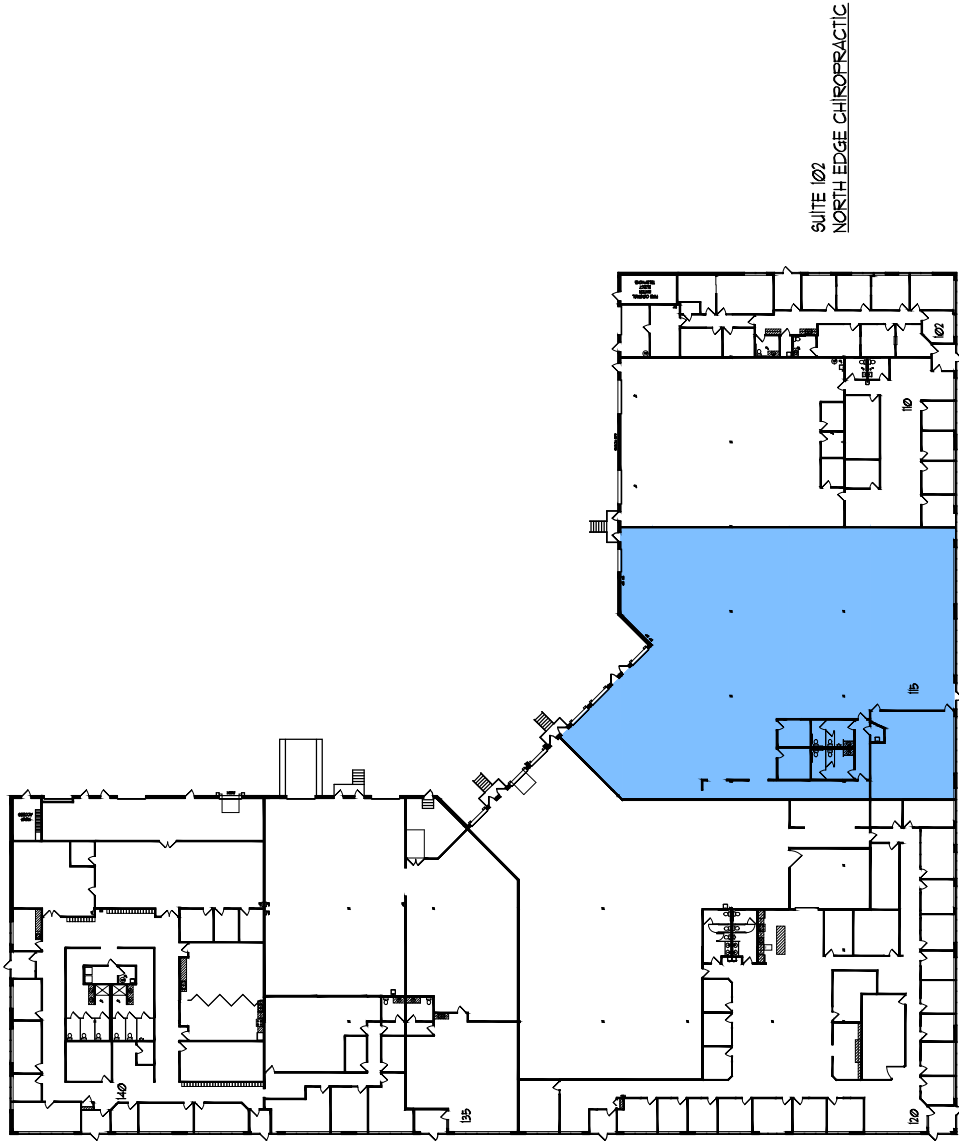
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REVO BRAND GROUP

SUITE 102
NORTH EDGE CHIROPRACTIC

SUITE 100
FLUIDITYNE ENGINEERING

SUITE 115
VACANT
OFFICE 1,425 SF.
WAREHOUSE 10,498 SF.
BLDG M/E 82 SF.
TOTAL 12,005 SF.
EXP: ---

1 BUILDING KEY PLAN

1 14,043,100/ TTL



11/29/17
NOT TO SCALE

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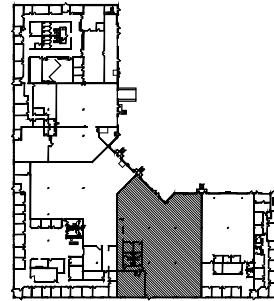
BASS LAKE BUSINESS CENTRE I 5480 NATHAN LANE NORTH PLYMOUTH, MINNESOTA

NELSON

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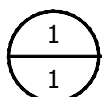
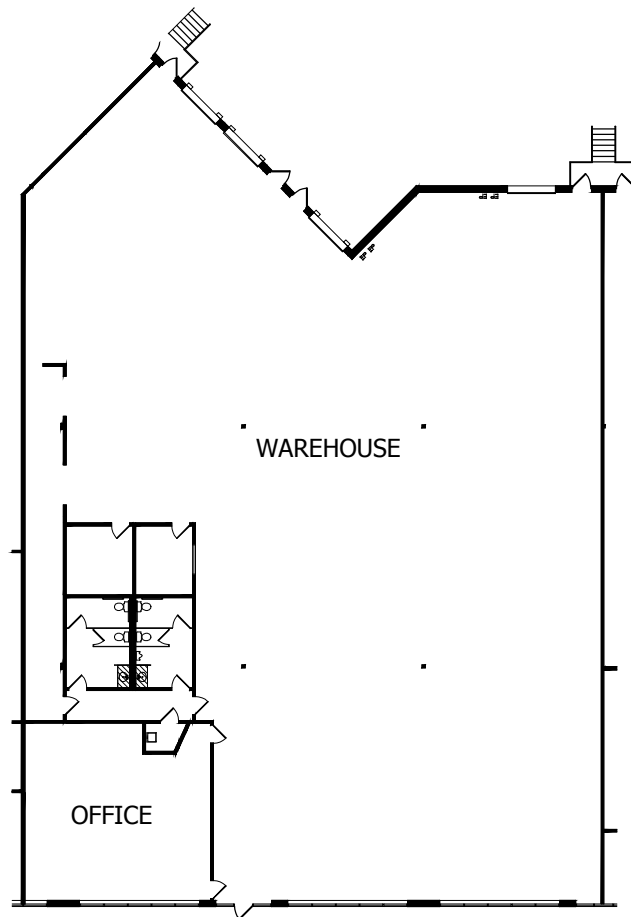
SQUARE FOOTAGE SUMMARY

OFFICE	1,425 S.F.
WAREHOUSE	10,498 S.F.
BLDG M/E	82 S.F.
TOTAL	12,005 S.F.



KEY PLAN

NOT TO SCALE



FLOOR PLAN - SUITE 115

14.01437.00/ TTL

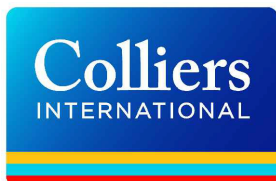
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05/18/17

SCALE: 1/32"=1'-0"



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PLYMOUTH, MINNESOTA

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