



# Office/Industrial Space for Lease

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Owned by  
**Washington Capital**  
MANAGEMENT, INC.

## Bass Lake Business Centre I 5480 Nathan Lane, Plymouth

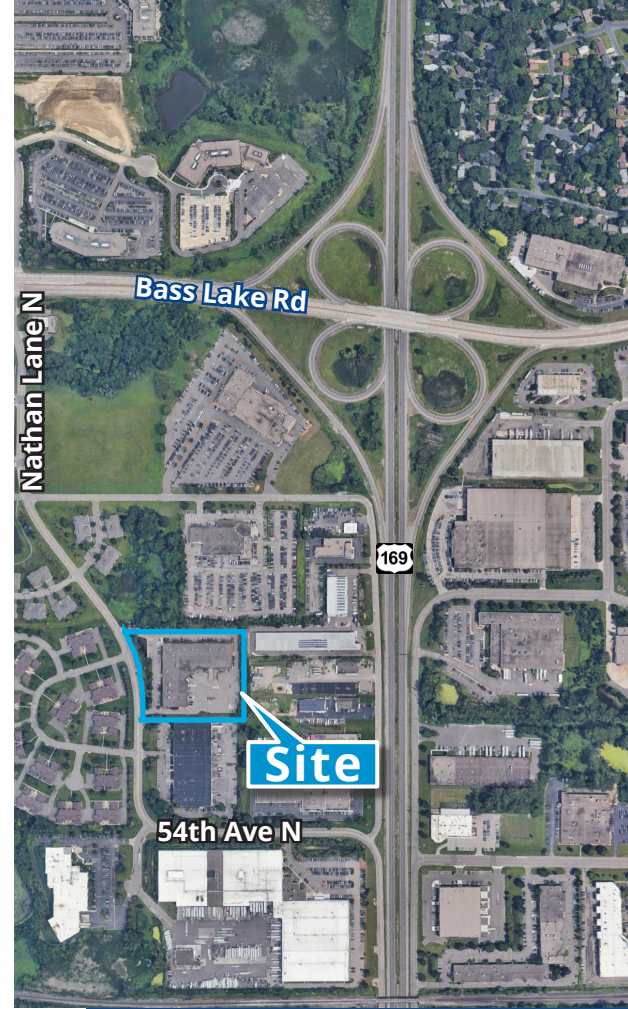
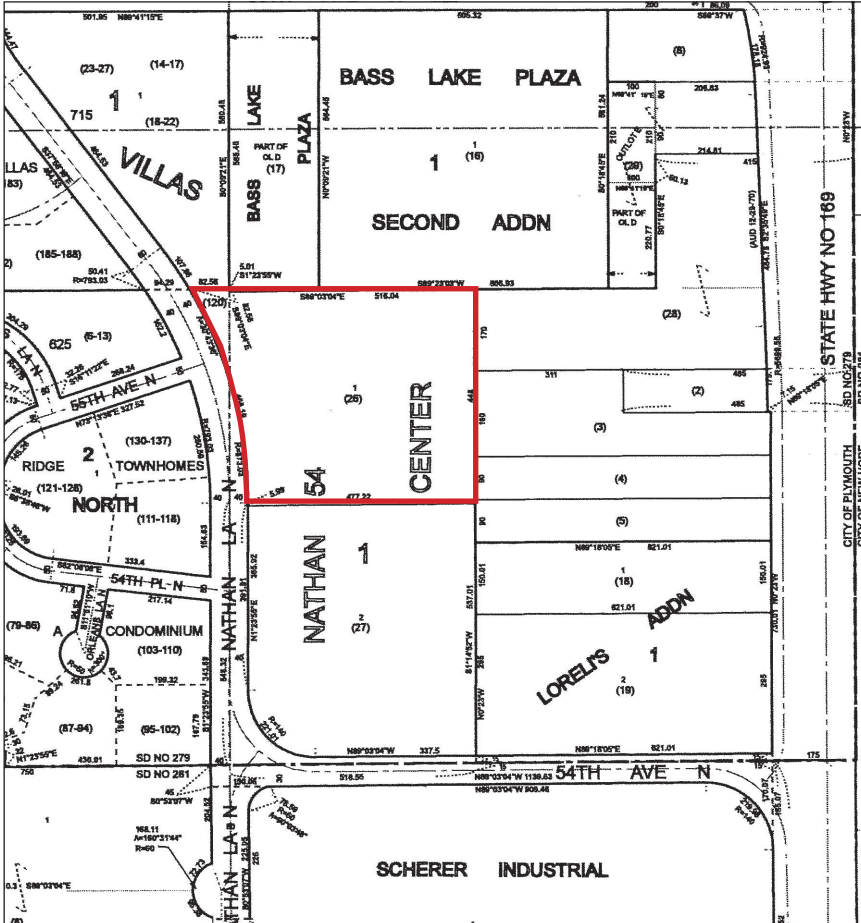
### Building Amenities

- > 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 loading
- > Class "A" brick & ribbon-glass facility
- > 178 parking stalls - 2.74/1000
- > Great access to Bass Lake Road & Hwy 169
- > Near many area amenities
- > Individual signage for each suite

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# For Lease

## Bass Lake Business Centre I > Plat



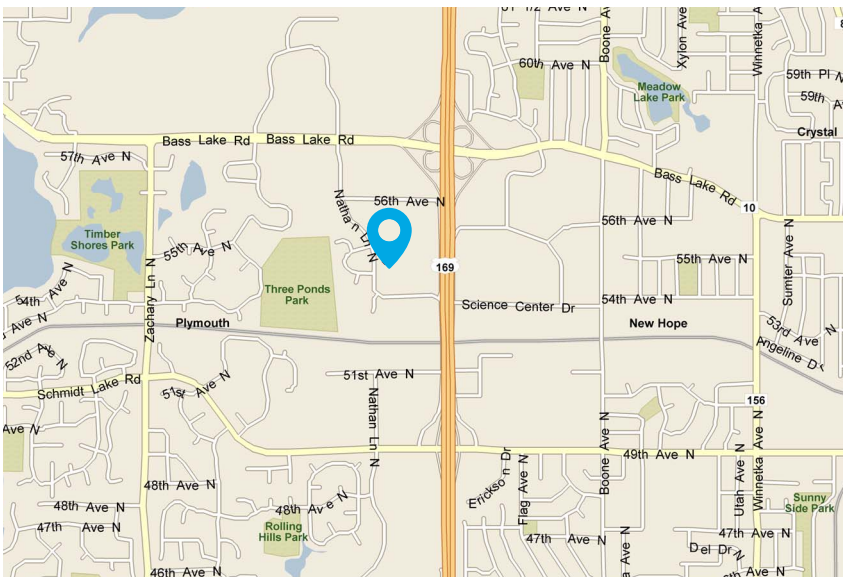
Contact us:

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# Bass Lake Business Centre I

5480 Nathan Lane N | Plymouth, MN 55442

**Property Address:**

5480 Nathan Lane N  
Plymouth, MN 55442

**Building Square Feet:**

64,972 SF total

**Currently Available:  
Suite 116**

11,064 SF Total  
3,070 SF Office  
7,994 SF Whse  
• Three (3) Docks

**Parking:**

178 stalls or 2.74/1000

**Year Built:**

1996

**Clear Height:**

18'

**Zoning:**

I-1, Light Industrial

**Net Rental Rates:**

\$13.00 PSF Office  
\$ 7.50 PSF Warehouse

**2026 Est CAM & RE Tax:**

\$1.68 PSF CAM  
\$3.74 PSF RE taxes  
\$5.42 PSF 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 Hwy 169
- Near many area amenities



**For leasing information, contact:**

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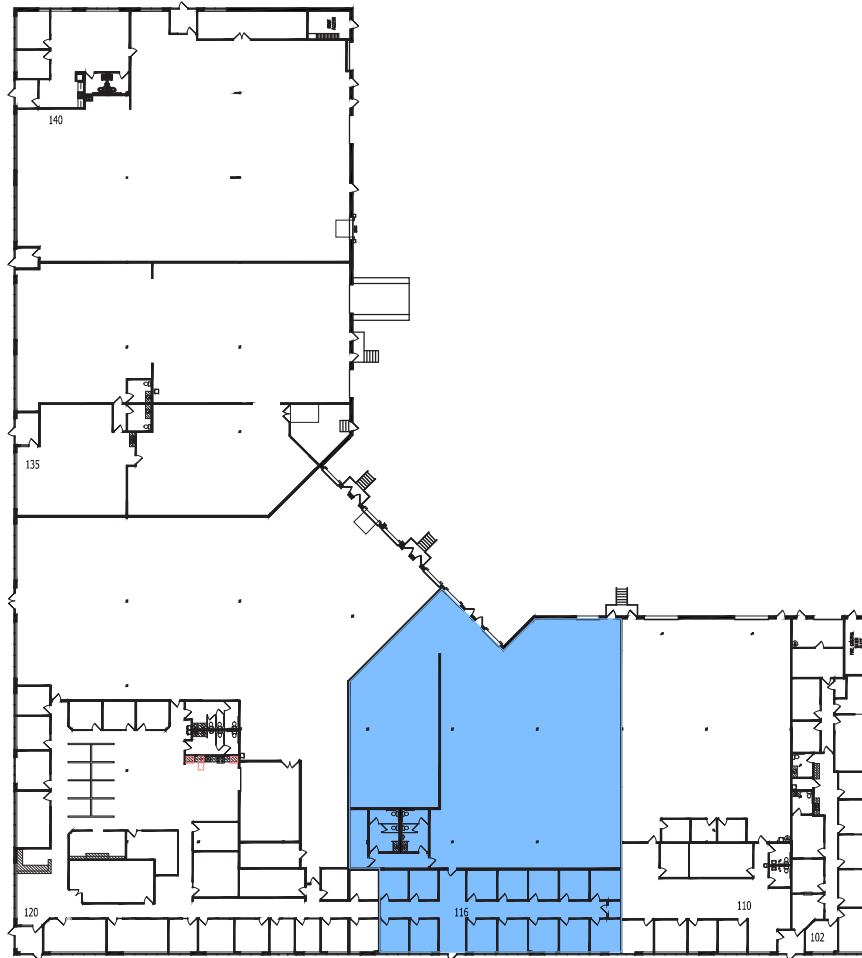
Colliers International | Minneapolis-St. Paul  
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SUITE 140  
REVIVE RESTORATION

SUITE 135  
STAHL CONSTRUCTION

SUITE 120  
AVEX

SUITE 102  
NORTH EDGE CHIROPRACTIC



SUITE 116  
VACANT  
OFFICE 3,070 S.F.  
WAREHOUSE 7,918 S.F.  
BLDG M/E 76 S.F.  
TOTAL 11,064 S.F.  
EXP: --

SUITE 110  
FLUIDYNE ENGINEERING

1  
1

# BUILDING KEY PLAN

24.0001750.000/ TTL

09/19/2025  
NOT TO SCALE



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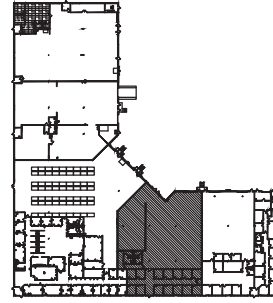
**BASS LAKE BUSINESS CENTRE I**  
5480 NATHAN LANE NORTH  
PLYMOUTH, MINNESOTA

**NELSON**

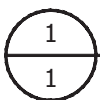
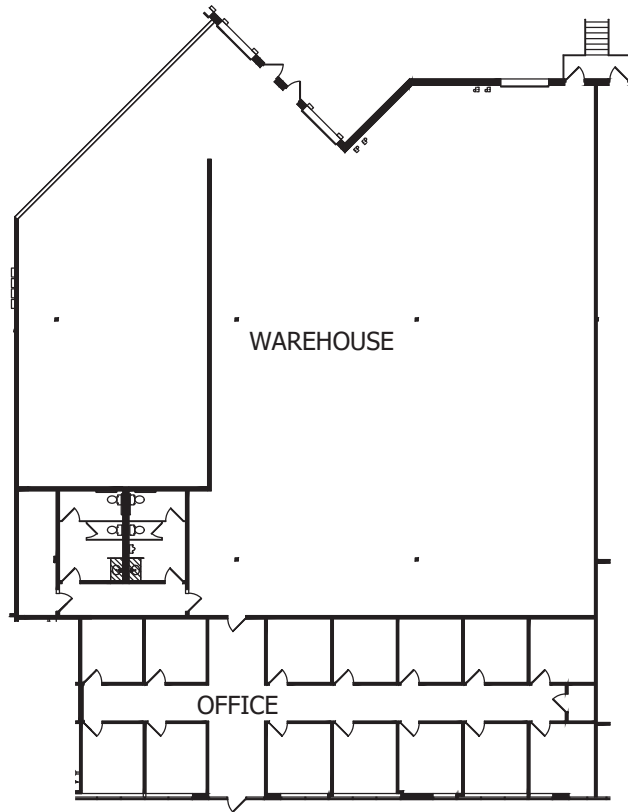
901 Marquette Avenue South - Suite 2850  
Minneapolis, MN 55402  
Contact: Tiffany Townsend  
Phone: (612) 370-1594

# SQUARE FOOTAGE SUMMARY

OFFICE	3,070 SF
WAREHOUSE	7,918 SF
BLDG M/E	76 SF
TOTAL	<u>11,064 RSF</u>



## KEY PLAN



## FLOOR PLAN - SUITE 116

14.0001437.000/ TTL

9/19/2025

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



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## BASS LAKE BUSINESS CENTRE I

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PLYMOUTH, MINNESOTA

## NELSON

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