

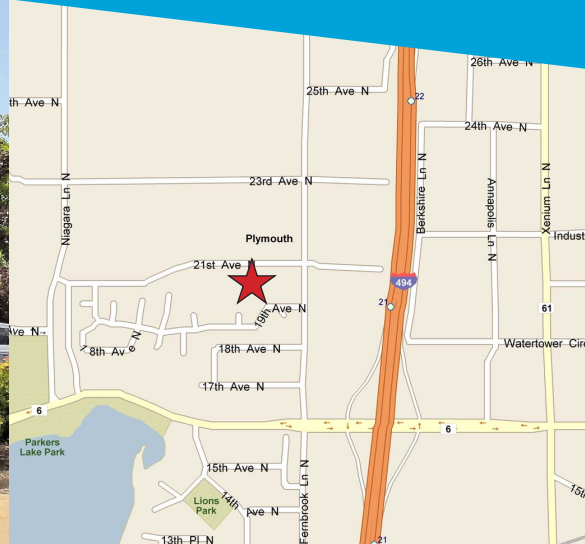
OFFICE/INDUSTRIAL SPACE FOR LEASE >

Parkers Lake Pointe II

14505 21st Avenue N | Plymouth, MN 55447



Accelerating success.



BUILDING AMENITIES

- > 47,192 SF light industrial bldg
- > 17 building development totaling 840,000 SF
- > Expansion capabilities within the portfolio
- > Zoned I-1, Light Industrial
- > Built in 1988
- > 14' clear height
- > Dock & drive-in loading
- > Class "A" brick & ribbon-glass facility
- > 120 parking stalls - 2.54/1000
- > Great access to Highway 55 & I-494
- > Near many area amenities
- > Individual signage for each suite

CONTACT US

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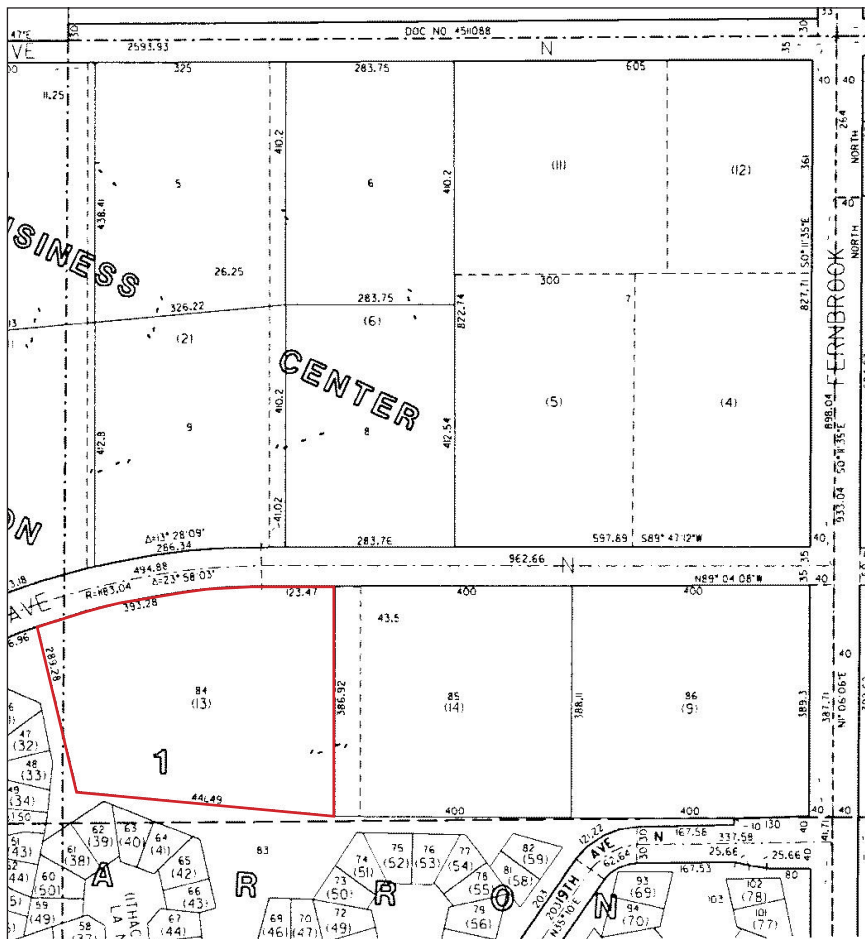
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PARKERS LAKE POINTE II > PLAT



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PROPERTY ADDRESS:

14505 21st Avenue N
Plymouth, MN 55447

ZONING:

I-1, Light Industrial

BUILDING SQUARE FEET:

47,192 square feet total

NET RENTAL RATES:

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

CURRENTLY AVAILABLE:

SUITE 226:

8,065 square feet total
6,947 square feet of office
1,118 square feet of warehouse
• One (1) dock

2018 EST. CAM & REAL ESTATE TAX:

\$1.71 per square foot CAM
\$2.70 per square foot real estate taxes
\$4.41 per square foot total

PARKING:

120 stalls or 2.54/1000

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 55 & I-494
- Near many area amenities

YEAR BUILT:

1988

CLEAR HEIGHT:

14'



FOR LEASING INFORMATION, CONTACT:

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VENPRO

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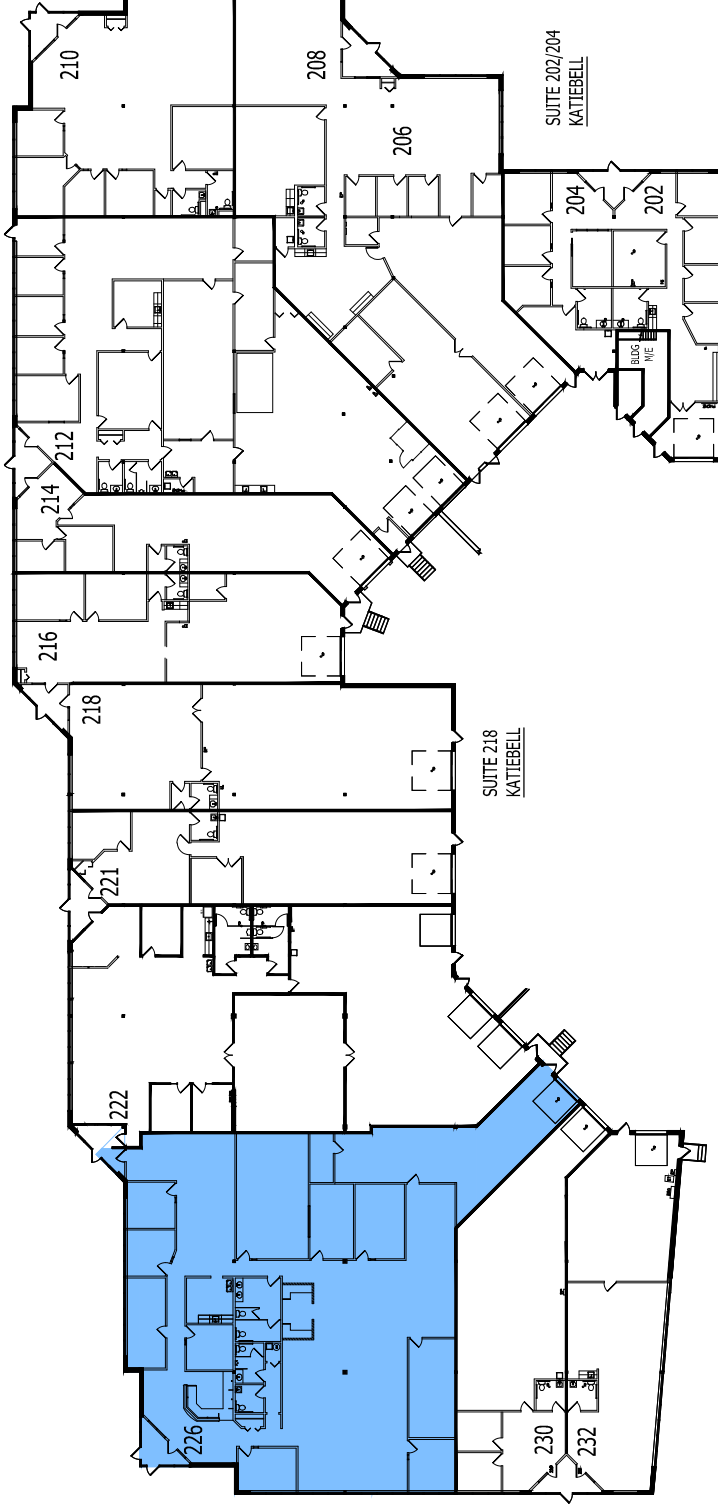
SUITE 232
BUGG PRODUCTS

SUITE 210
THE SALES BOARD

SUITE 206/208
THE SALES BOARD

SUITE 202/204
KATIEBELL

SUITE 218
KATIEBELL



BUILDING KEY PLAN

14.01448.00/ EAS



03/22/18

NOT TO SCALE

LEASED & MANAGED BY:



PARKERS LAKE POINTE II

14505 21ST AVENUE NORTH
PLYMOUTH, MINNESOTA

NELSON

Nelson Upper Midwest Operating Company, LLC

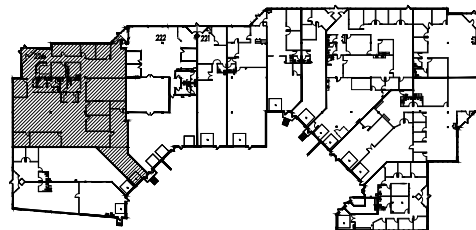
a licensed affiliate

1201 Marquette Avenue South - Suite 200
Minneapolis, MN 55403
Phone: (612) 822-1211
Fax: (612) 822-1006

SQUARE FOOTAGE SUMMARY

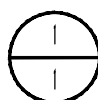
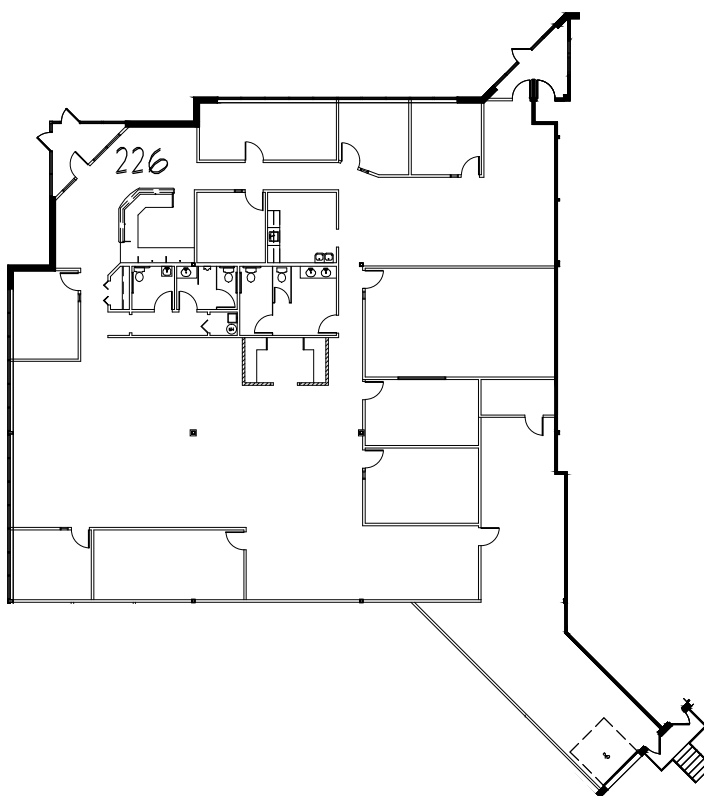
OFFICE
WAREHOUSE
BLDG M/E
TOTAL

6,947 SF
1,061 SF
57 SF
8,065 RSF



KEY PLAN

NOT TO SCALE



FLOOR PLAN - SUITE 226

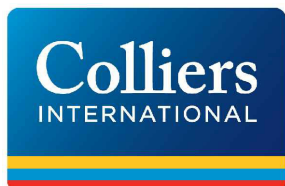
14,014,480.00/ TTL

2/21/17

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



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