

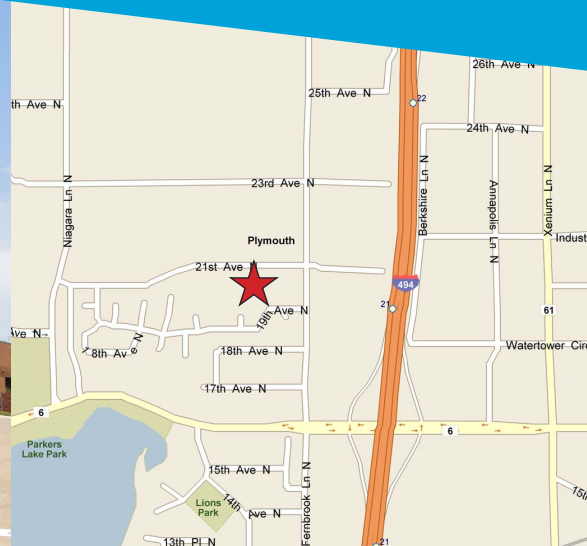
OFFICE/INDUSTRIAL SPACE FOR LEASE >

Parkers Lake Pointe I

14405 21st Avenue N | Plymouth, MN 55447



Accelerating success.



BUILDING AMENITIES

- > 39,779 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
- > 113 parking stalls - 2.84/1000
- > Great access to Highway 55 & I-494
- > Near many area amenities
- > Individual signage for each suite

CONTACT US

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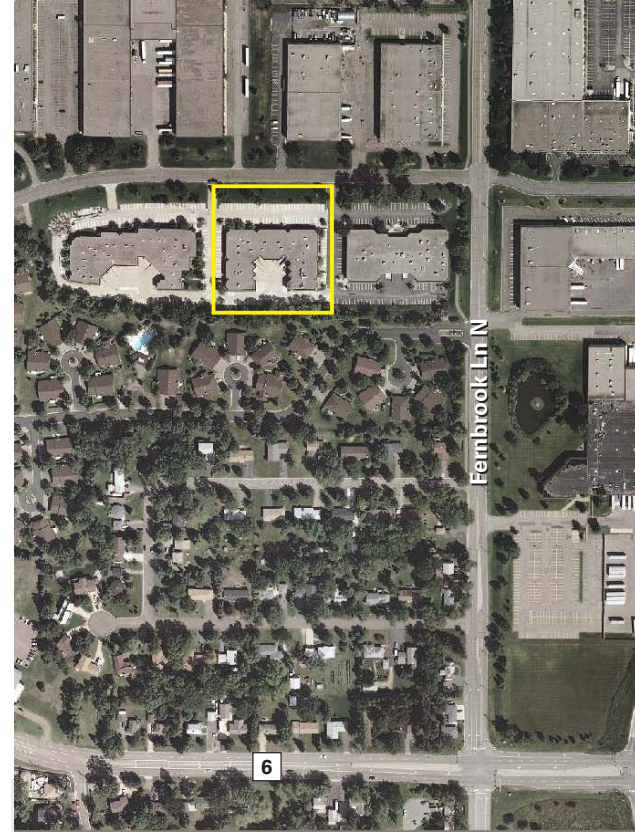
www.mnshowroom.com

Leased & Managed by

COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com/msp

Owned by

Washington Capital
MANAGEMENT, INC.

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PROPERTY ADDRESS:

14405 21st Avenue N
Plymouth, MN 55447

CURRENTLY AVAILABLE:

SUITE 120:

2,354 square feet total
2,354 square feet of tech
• One (1) dock

PARKING:

113 stalls or 2.84/1000

YEAR BUILT:

1998

CLEAR HEIGHT:

14'

ZONING:

I-1, Light Industrial

BUILDING SQUARE FEET:

39,779 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:

\$2.04 per square foot CAM
\$2.70 per square foot real estate taxes
\$4.74 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 55 & I-494
- Near many area amenities



FOR LEASING INFORMATION, CONTACT:

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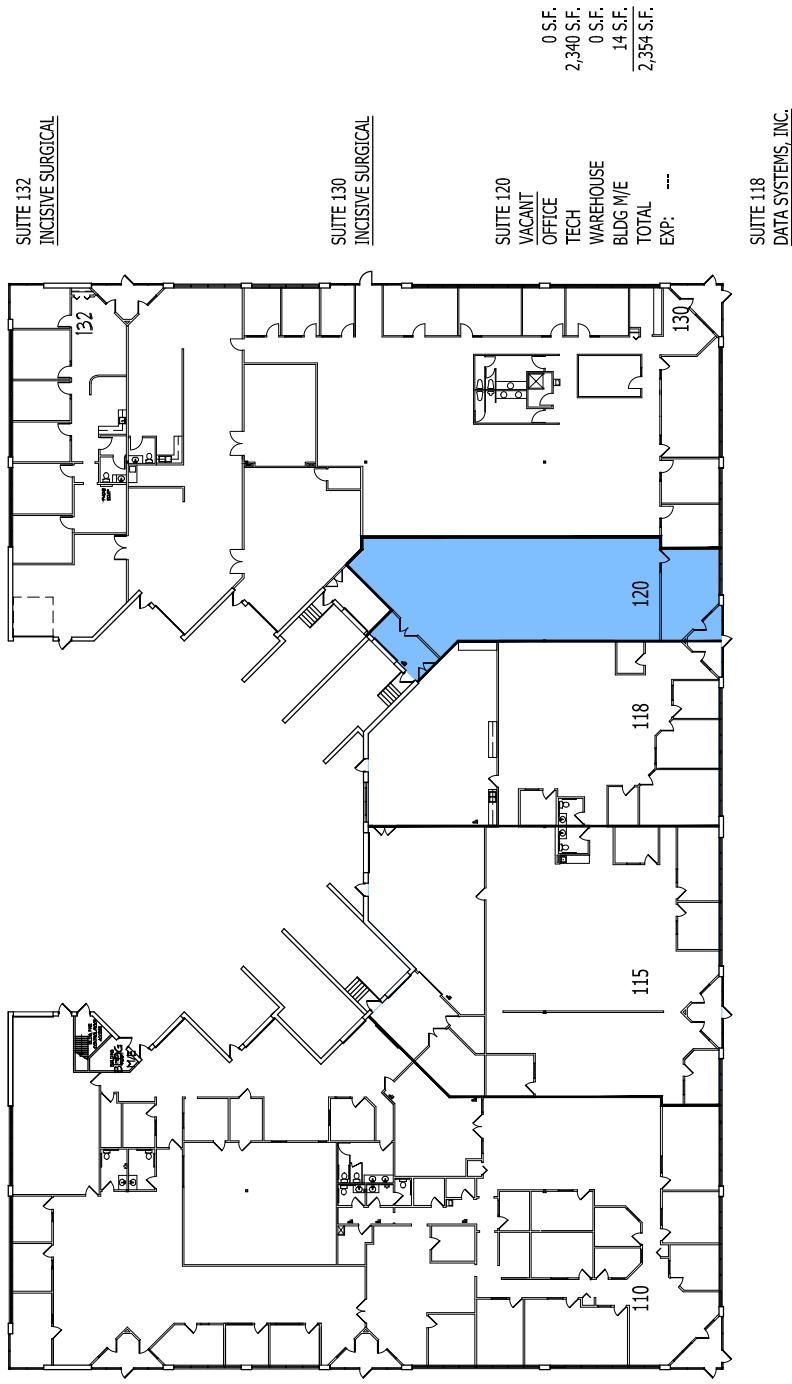
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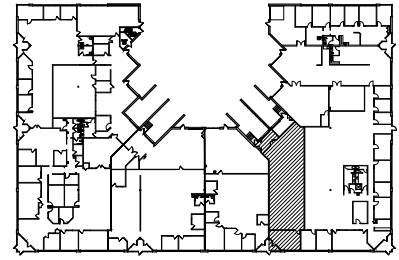
PARKERS LAKE POINTE I
 14405 21ST AVENUE NORTH
 PLYMOUTH, MINNESOTA

NELSON
 Nelson Upper Midwest Operating Company, LLC
 a licensed affiliate
 1201 Marquette Avenue South - Suite 200
 Minneapolis, MN 55403
 Phone: (612) 822-1000
 Fax: (612) 822-1006

SQUARE FOOTAGE SUMMARY

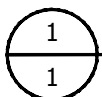
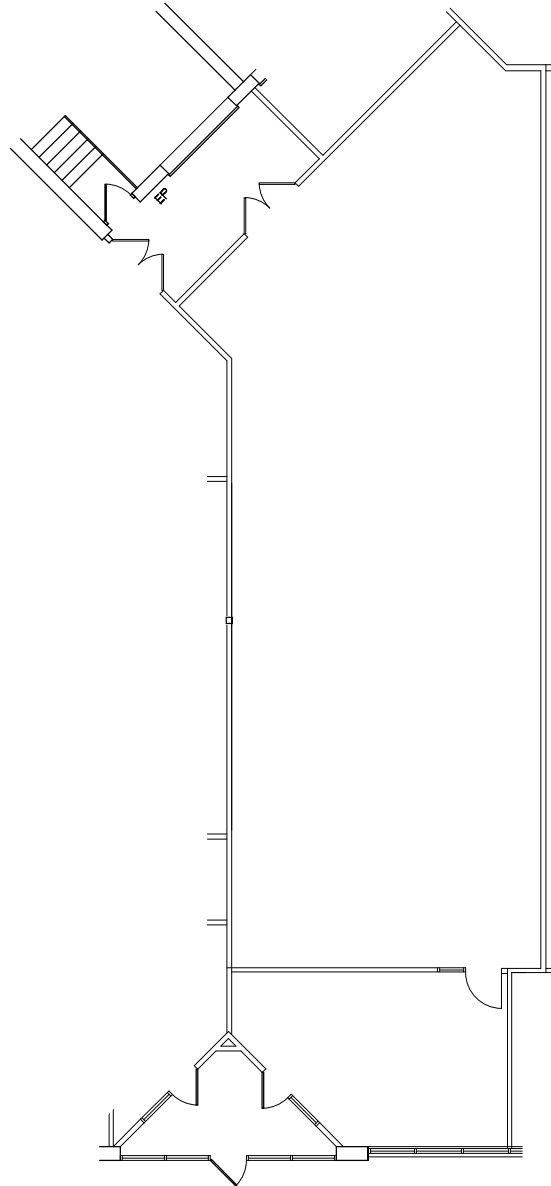
TECH
BLDG M/E
TOTAL

2,340 S.F.
14 S.F.
2,354 S.F.



KEY PLAN

NOT TO SCALE



FLOOR PLAN - SUITE 120

14.01447.00/ TTL

*FILE COPY, HAS NOT BEEN FIELD VERIFIED.

07-21-17

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



LEASED & MANAGED BY:



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14405 21ST AVENUE NORTH
PLYMOUTH, MINNESOTA

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