

INDUSTRIAL SPACE FOR LEASE >

Southshore Industrial Center

9835-9941 13th Avenue North | Plymouth, MN 55441

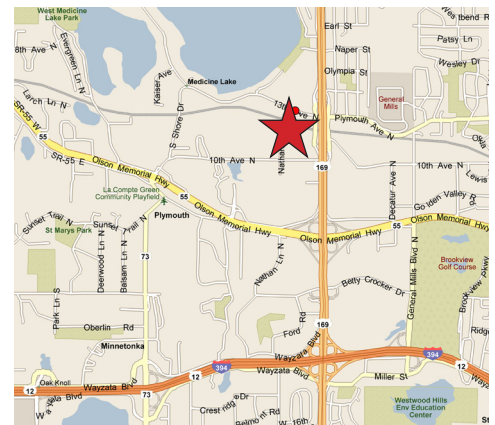


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BUILDING AMENITIES

- > 66,735 square foot office/warehouse building
- > 17' clear height
- > Truck-high dock and drive-in loading
- > Floor drains
- > Fully sprinklered
- > Outstanding location with easy access to Highway 55 & 169, and Interstate 394



CONTACT US

Rob Brass
952 897 7757
rob.brass@colliers.com

Erik Nordstrom
952 897 7885
erik.nordstrom@colliers.com

SOUTHSHORE INDUSTRIAL CENTER >



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

Southshore Industrial Center

9835-9941 13th Avenue N | Plymouth, MN 55441

PROPERTY ADDRESS:

9835-9941 13th Ave N
Plymouth, MN 55441

BUILDING SQUARE FEET:

66,735 square feet total

CURRENTLY AVAILABLE:

SUITE 9921:

4,752 square feet total
737 square feet office
4,015 square feet warehouse
• Two (2) docks

YEAR BUILT:

1968

CLEAR HEIGHT:

17'

NET RENTAL RATES:

\$8.50 psf office
\$4.25 psf warehouse

2018 EST. CAM & RE TAXES:

\$1.70 psf CAM
\$1.83 psf RE Taxes
\$3.53 psf Total

AMENITIES:

- Floor drains
- Fully sprinklered
- Outstanding location with easy access to Hwys 55 & 169 and I-394



FOR LEASING INFORMATION, CONTACT:

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Erik Nordstrom

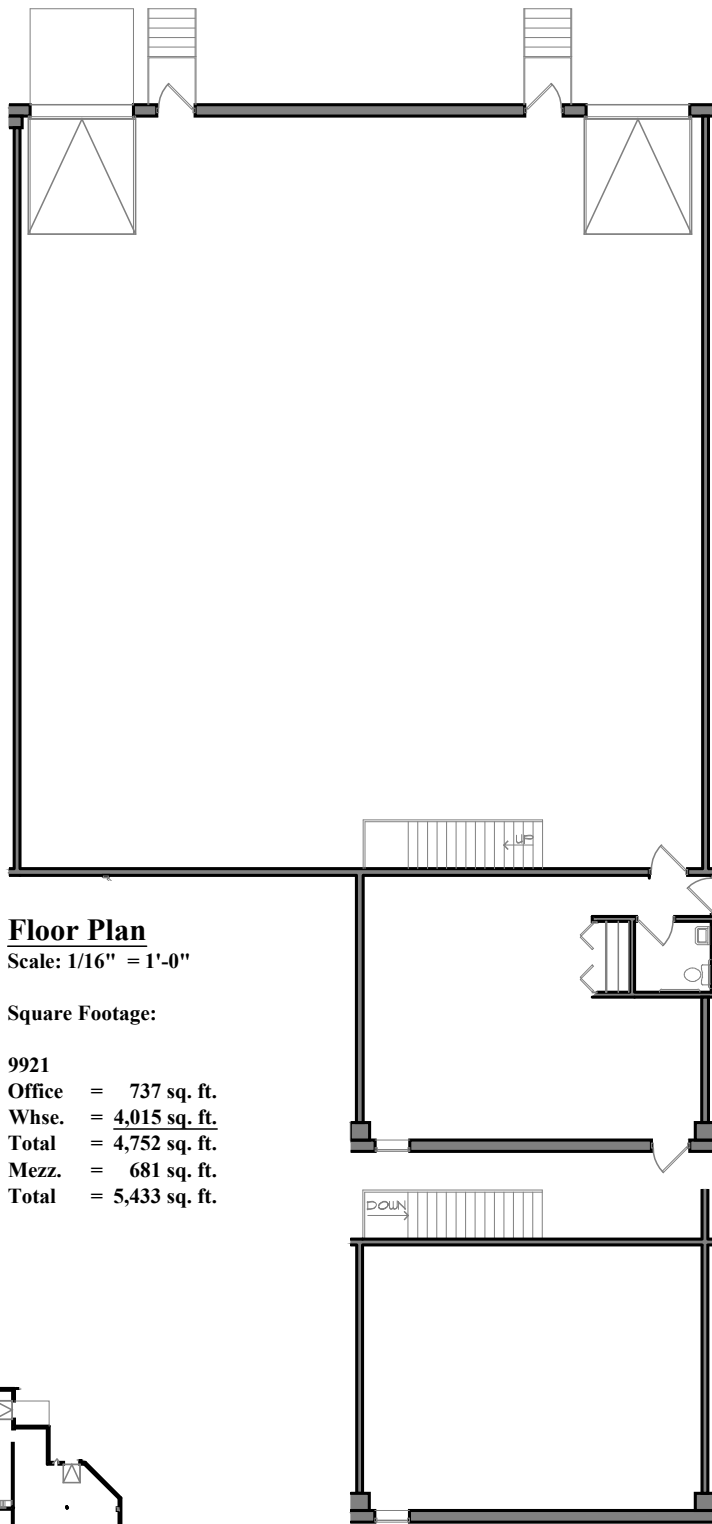
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www.colliers.com



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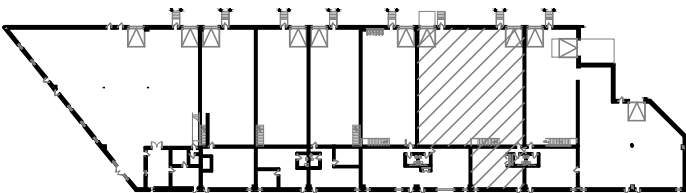
Floor Plan

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

Square Footage:

9921
 Office = 737 sq. ft.
 Whse. = 4,015 sq. ft.
 Total = 4,752 sq. ft.
 Mezz. = 681 sq. ft.
 Total = 5,433 sq. ft.

Building Key:



Mezzanine Level



4350 Baker Road, Suite 400
 Minnetonka, MN 55343
 952.897.7874 Fax: 952.897.7740

Suite 9921
Southshore
Industrial Center II
13th Avenue North
Plymouth, MN 55441

Leased & Managed By:



Leasing Contact:
 Rob Brass: (952) 897-7757