

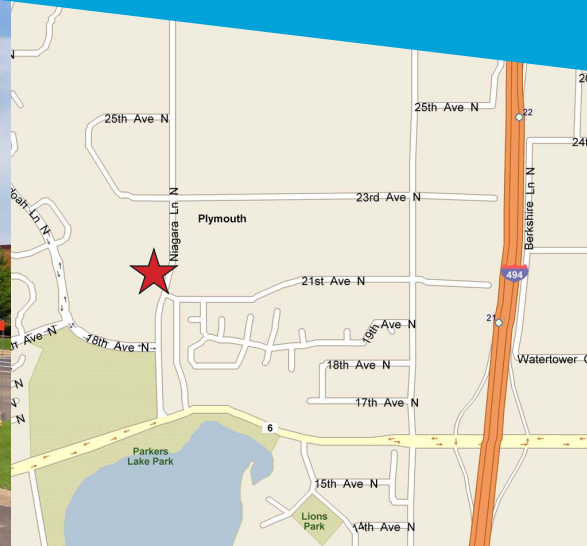
OFFICE/INDUSTRIAL SPACE FOR LEASE >

Northwest Pointe Business Ctr

2155 Niagara Lane N | Plymouth, MN 55447



Accelerating success.



BUILDING AMENITIES

- > 92,392 SF light industrial bldg
- > 17 building development totaling 840,000 SF
- > Expansion capabilities within the portfolio
- > Zoned PUD, Planned Unit Development
- > Built in 1997
- > 18' clear height
- > Dock & drive-in loading
- > Class "A" brick & ribbon-glass facility
- > 177 parking stalls - 1.92/1000
- > Great access to Cty Rd 6 & I-494
- > Near many area amenities
- > Individual signage for each suite

CONTACT US

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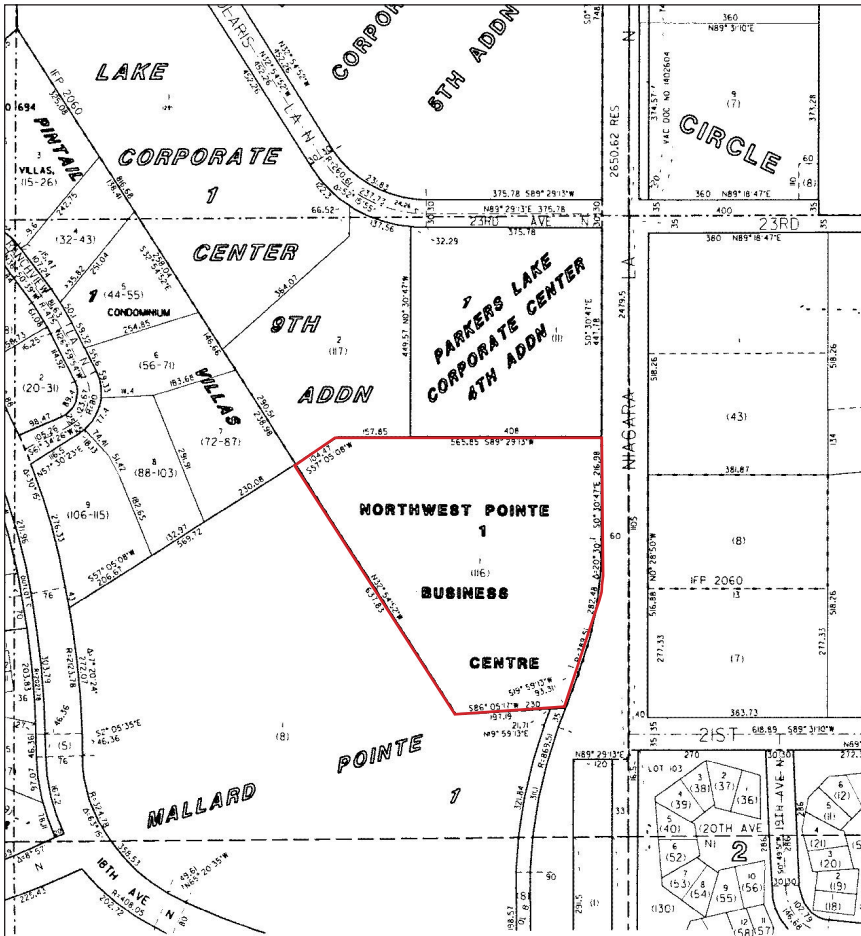
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COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com/msp

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Washington Capital
MANAGEMENT, INC.

NORTHWEST POINTE BUSINESS CTR > PLAT



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Northwest Pointe Business Ctr

2155 Niagara Lane N | Plymouth, MN 55447

PROPERTY ADDRESS:

2155 Niagara Lane N
Plymouth, MN 55447

CURRENTLY AVAILABLE:

No vacancies currently

PARKING:

177 stalls or 1.92/1000

YEAR BUILT:

1997

CLEAR HEIGHT:

18'

ZONING:

PUD, Planned Unit Development

BUILDING SQUARE FEET:

92,392 square feet total

NET RENTAL RATES:

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

2018 EST. CAM & REAL ESTATE TAX:

\$1.40 per square foot CAM
\$2.39 per square foot real estate taxes
\$3.79 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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