

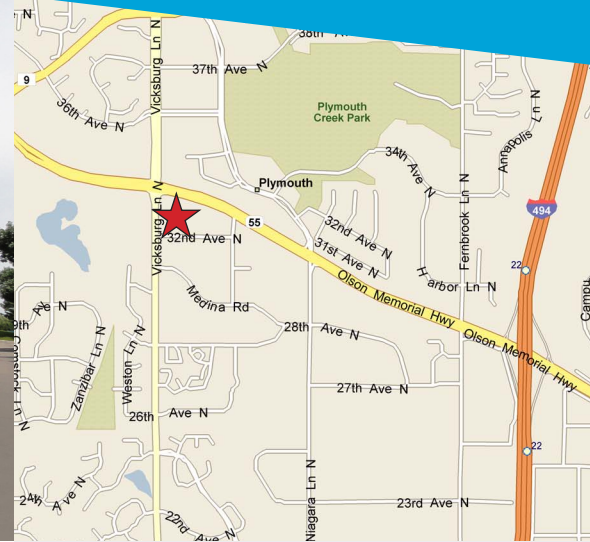
OFFICE/INDUSTRIAL SPACE FOR LEASE >

Alpha Business Centre

15800 32nd Avenue N | Plymouth, MN 55447



Accelerating success.



BUILDING AMENITIES

- > 18,273 SF light industrial bldg
- > 17 building development totaling 840,000 SF
- > Expansion capabilities within the portfolio
- > Zoned C-2, Neighborhood Commercial
- > Built in 1991
- > 14' clear height
- > Dock & drive-in loading
- > Class "A" brick & ribbon-glass facility
- > 49 parking stalls - 2.68/1000
- > Great access to Highway 55 & I-494
- > Near many area amenities
- > Individual signage for each suite

CONTACT US

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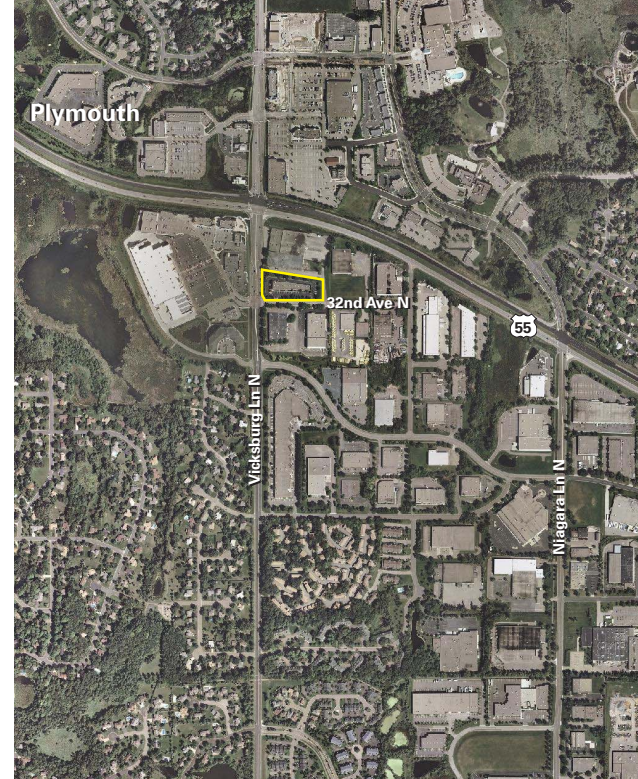
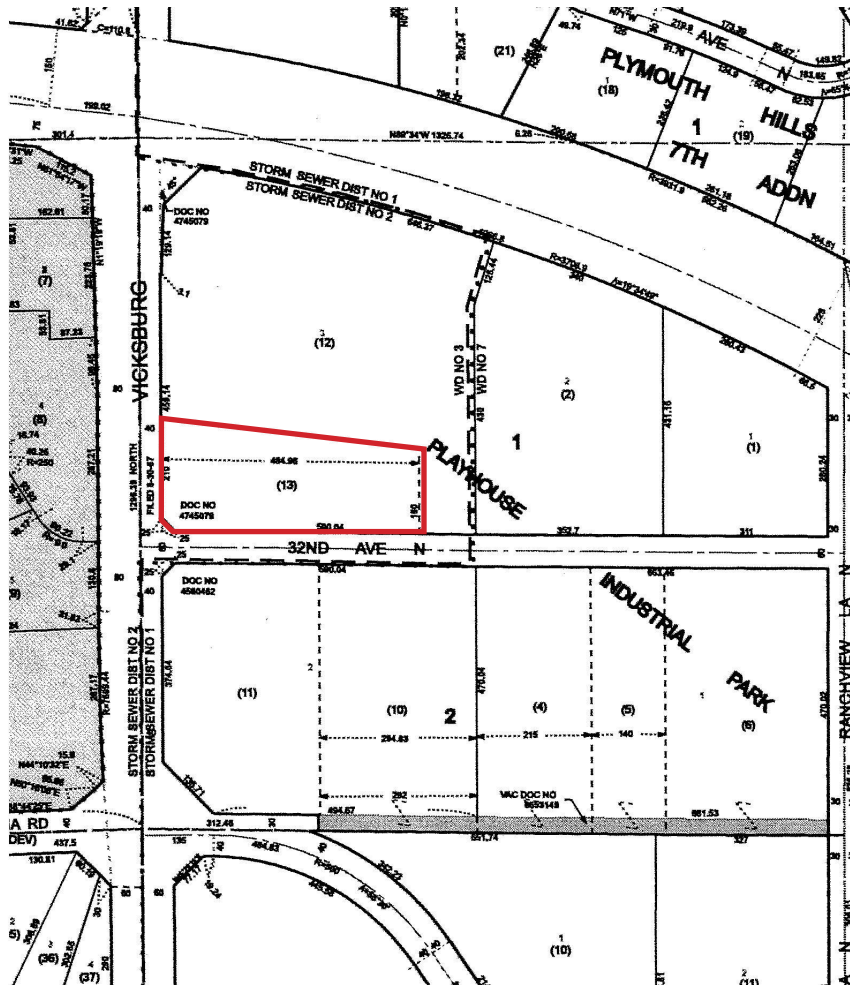
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COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
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www.colliers.com/msp

Owned by

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MANAGEMENT, INC.

ALPHA BUSINESS CENTRE > PLAT



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Alpha Business Centre

15800 32nd Avenue N | Plymouth, MN 55447

PROPERTY ADDRESS:

15800 32nd Avenue N
Plymouth, MN 55447

CURRENTLY AVAILABLE:

SUITE 120

4,170 sf office/quasi retail
showroom

- Three (3) drive-ins

PARKING:

49 stalls or 2.68/1000

YEAR BUILT:

1991

CLEAR HEIGHT:

14'

ZONING:

C-2, Neighborhood Commercial

BUILDING SQUARE FEET:

18,273 square feet total

NET RENTAL RATES:

\$12.00 per square foot

2018 EST. CAM & REAL ESTATE TAX:

\$2.91 per square foot CAM

\$2.65 per square foot real estate taxes

\$5.56 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
- Ample parking with approximately 3 stalls per 1,000 SF
- Great access to Highway 55 & I-494
- Near many area amenities



FOR LEASING INFORMATION, CONTACT:

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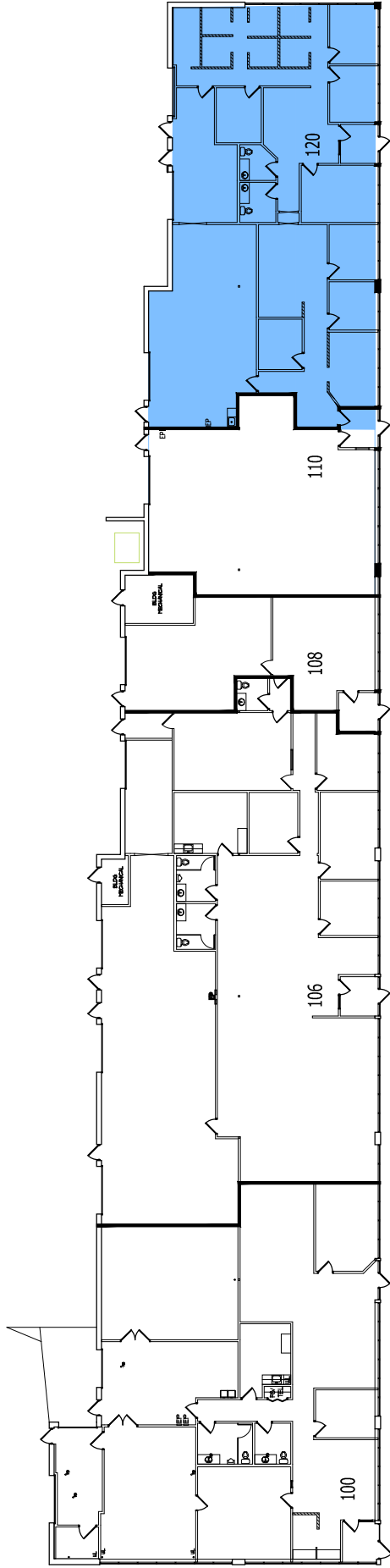
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SUITE 110
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DBA BEER WEISTER

SUITE 120
VACANT
OFFICE
TECH
WAREHOUSE
BLDG M/E
TOTAL
EXP: ---

2,783 S.F.
TBD S.F.
TBD S.F.
58 S.F.
*4,200 S.F.

(ROLL TO 4,170 S.F.)

BUILDING KEY PLAN

14,01435.00 / TTL

11/21/17

NOT TO SCALE



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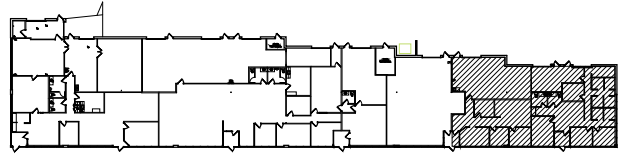
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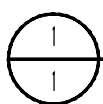
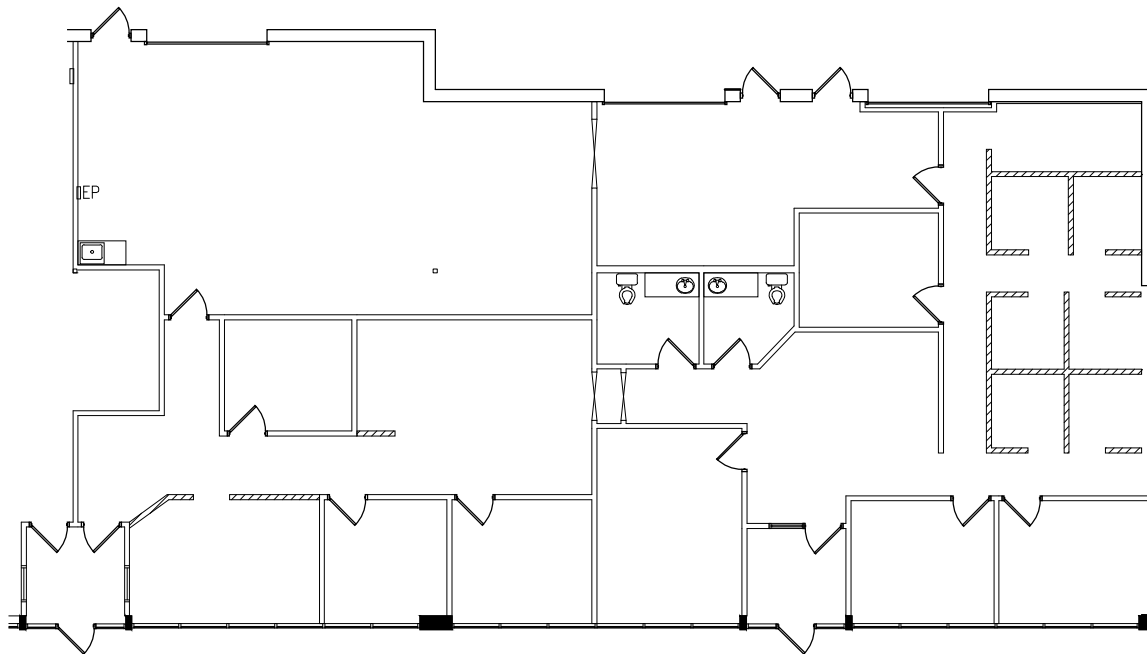
SQUARE FOOTAGE SUMMARY

OFFICE	2,798 SF
WAREHOUSE	1,314 SF
BLDG M/E	58 SF
TOTAL	4,170 RSF



KEY PLAN

NOT TO SCALE



FLOOR PLAN - SUITE 120

14,014,35.00 / TTL

*FILE COPY, HAS NOT BEEN FIELD VERIFIED.

11-15-17

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



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