

FOR LEASE  
85,122 SF - 194,070 SF

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952 893 8231

# PLYMOUTH DISTRIBUTION CENTER

13120 COUNTY ROAD 6, PLYMOUTH, MN

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# PROPERTY INFORMATION

**Address** 13120 County Road 6, Plymouth, MN

**Building Size** 194,070 SF  
Divisible to 85,122 SF  
+outdoor storage/trailer parking

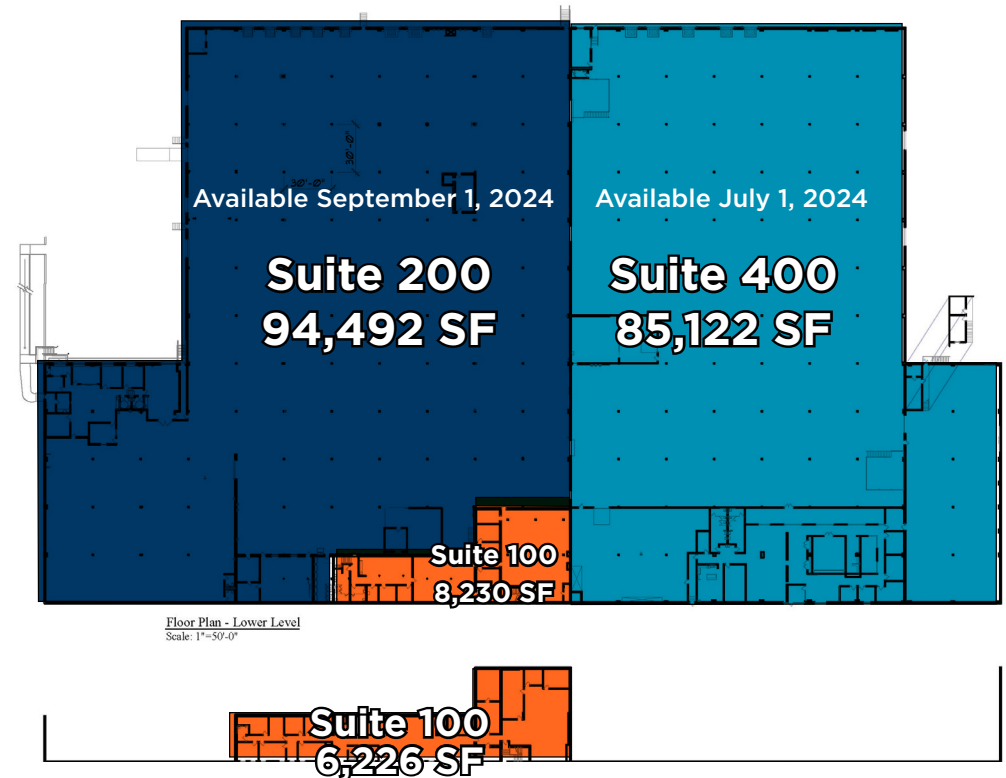
**Clear Height** 20'

**Column Spacing** 30' x 30'

**Power** 4800 amps, 490/277 volt

## PROPERTY HIGHLIGHTS

- Visible to County Rd 6
- 2 blocks from I-494
- Abundant outdoor/trailer storage available
- Heavy power
- Low tax and CAM



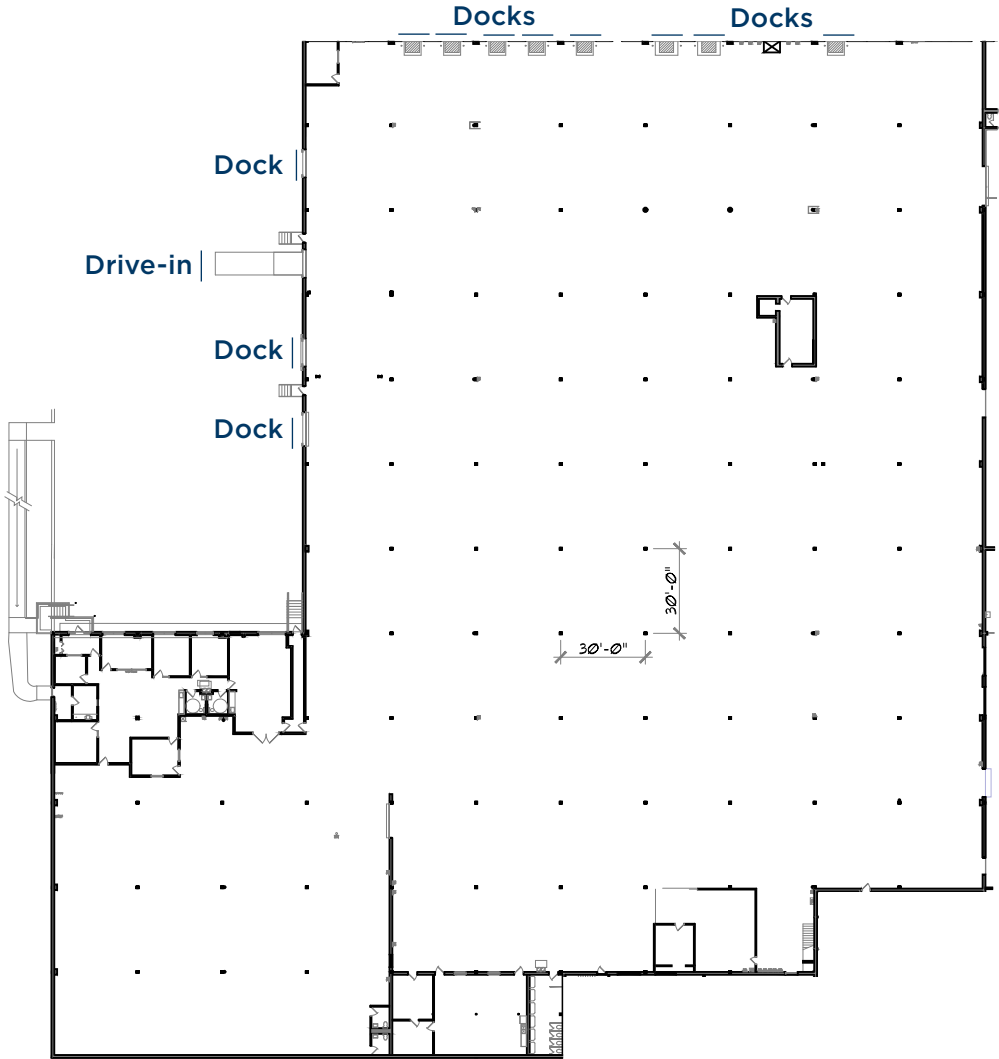
# SUITE 200 - OFFICE/WAREHOUSE WITH TRAILER/OUTDOOR STORAGE

<b>Size</b>	3,667 SF Office 90,825 SF Warehouse 94,492 SF Total <i>+outdoor storage/trailer parking</i>
<b>Available</b>	September 1, 2024
<b>Clear Height</b>	20'
<b>Column Spacing</b>	30' x 30'
<b>Power</b>	2400 Amps 480 Volt
<b>Loading</b>	11 Docks 1 Drive-in
<b>Lease Rates</b>	\$12.95PSF Office \$6.95 PSF Warehouse
<b>2024 Tax/CAM</b>	\$2.87 PSF Total



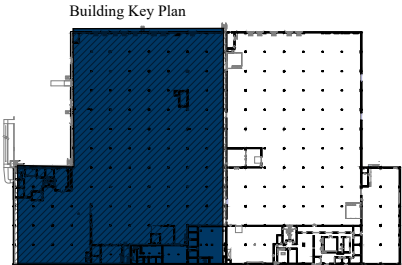
# SUITE 200 - OFFICE/WAREHOUSE WITH TRAILER/OUTDOOR STORAGE

AVAILABLE SEPTEMBER 1, 2024



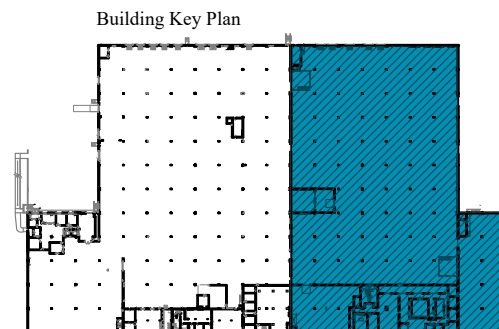
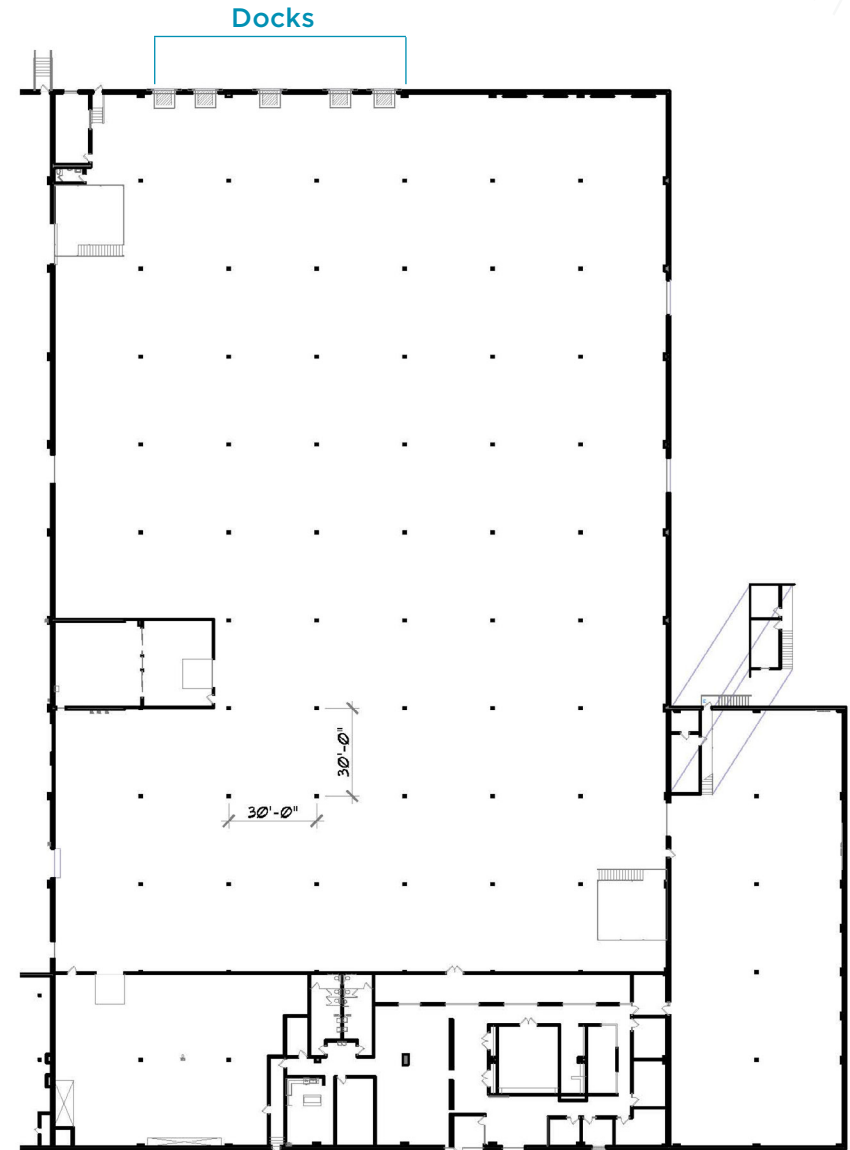
Floor Plan  
Scale: 1"=40'-0"

Office	= 3,667 sq.ft.
Warehouse	= 90,794 sq.ft.
Total	= 94,461 sq.ft.



# SUITE 400 - OFFICE/WAREHOUSE WITH TRAILER/OUTDOOR STORAGE

<b>Size</b>	7,920 SF Office 77,202 SF Warehouse 85,122 SF Total <i>+outdoor storage/trailer parking</i>
<b>Available</b>	July 1, 2024
<b>Clear Height</b>	20'
<b>Column Spacing</b>	30' x 30'
<b>Power</b>	2400 Amps 480 Volt
<b>Loading</b>	5 Docks
<b>Lease Rates</b>	\$12.95PSF Office \$6.95 PSF Warehouse
<b>2024 Tax/CAM</b>	\$2.87 PSF Total



Floor Plan  
Scale: 1"=40'-0"

Office	= 7,920 sq.ft.
Warehouse	= 77,202 sq.ft.
Total	= 85,122 sq.ft.

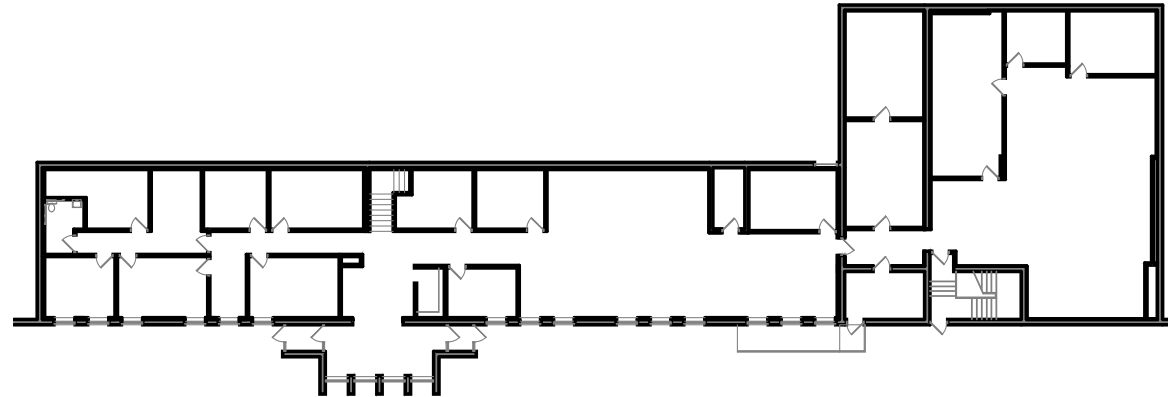
# SUITE 100 - OFFICE AVAILABILITY

**Size** 8,230 SF office upper level  
6,226 SF office lower level  
14,456 SF office total

**Available** Now

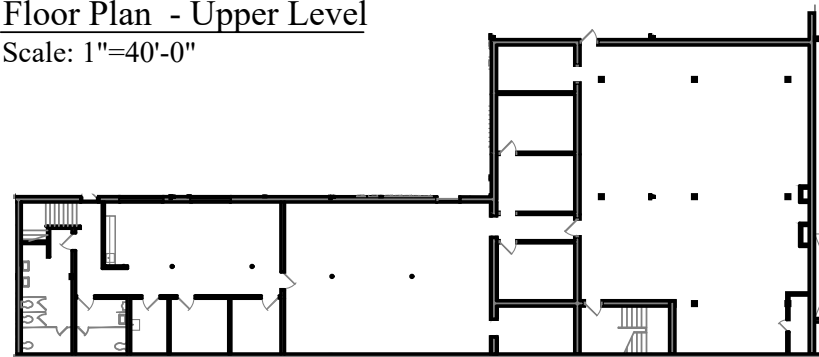
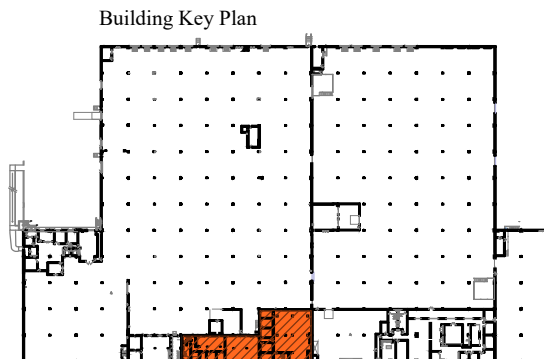
**Parking** 25 Stalls

**Lease Rates** \$12.95 PSF Gross



Floor Plan - Upper Level

Scale: 1"=40'-0"



Floor Plan - Lower Level

Scale: 1"=40'-0"



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