

Plymouth Business Center

3900 Annapolis Lane, Plymouth, MN



FOR LEASE



12 Building Development

Property Highlights

- Established business park with over 700,000 square feet of space
- Suite 105 available, 11,881 square feet
- Suite 300 available, 8,142 square feet
- Multiple product types including office/showroom, office/warehouse, and bulk/warehouse buildings
- Dock and drive-in loading
- Landmark visibility provides outstanding corporate identity and easy recognition for visiting clientele
- Exceptional access to I-494 via Highway 55 on the south and Rockford Road on the north
- Area amenities include childcare, retail shops, hotels and restaurants

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BUILDING INFORMATION

Building Size	46,046
Year Built	1981
Clear Height	12'
Bay Depth	88' x 112'
Column Spacing	28' x 28'
Power	1600 amp, 480 volt, 3 phase
Sprinklers	Sprinklered
Parking	2.56/1,000
Lease Rates	Negotiable
2023 Tax & Cam	\$1.95 PSF Tax <u>\$1.65 PSF CAM</u> \$3.60 PSF Total

Property Information

- 12 building development totalling over 700,000 sf
- Expansion capabilities within the complex
- Locally owned, professionally maintained and operated
- Excellent access to I-494 via Highway 55 & Rockford Road
- Area Amenities include childcare, retail shops, hotels and restaurants

Space Available

Suite	Total SF	Office SF	Warehouse SF	Loading	Availability
105	11,881	4,389	7,492	3 drive-ins	Now
300	8,142		8,142	3 drive-ins	Now

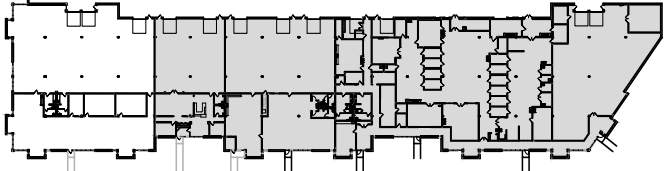
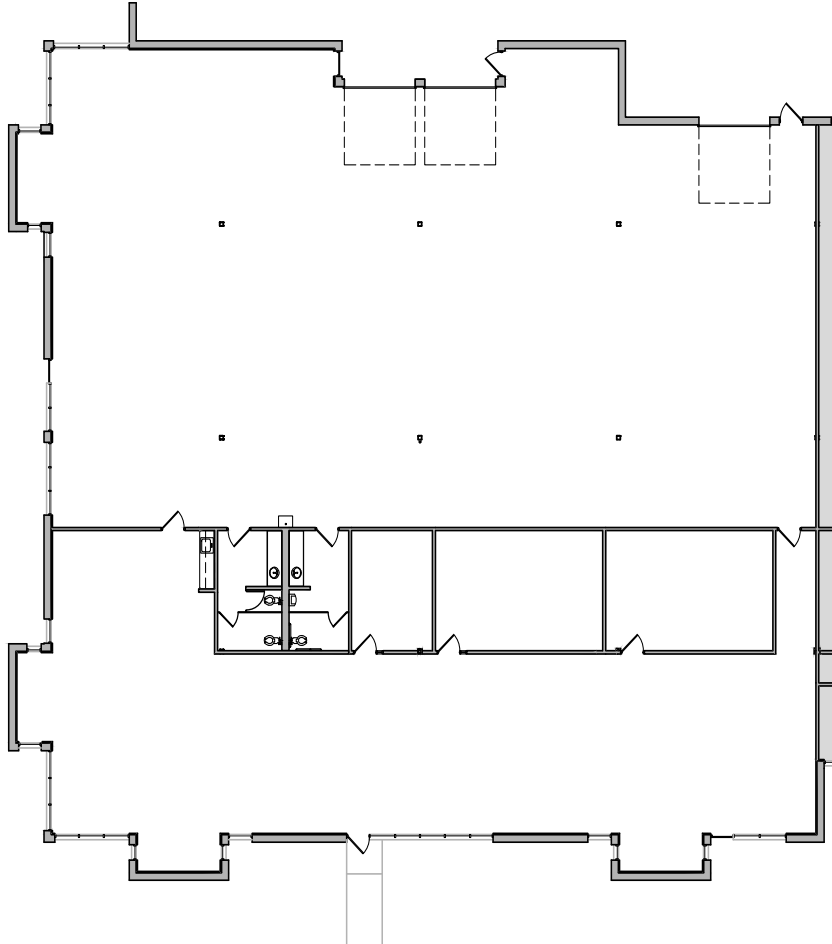
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Suite 105



AVAILABLE SUITE 105

OFFICE	=	4,389 S.F.
WAREHOUSE	=	7,492 S.F.
TOTAL	=	11,881 S.F.

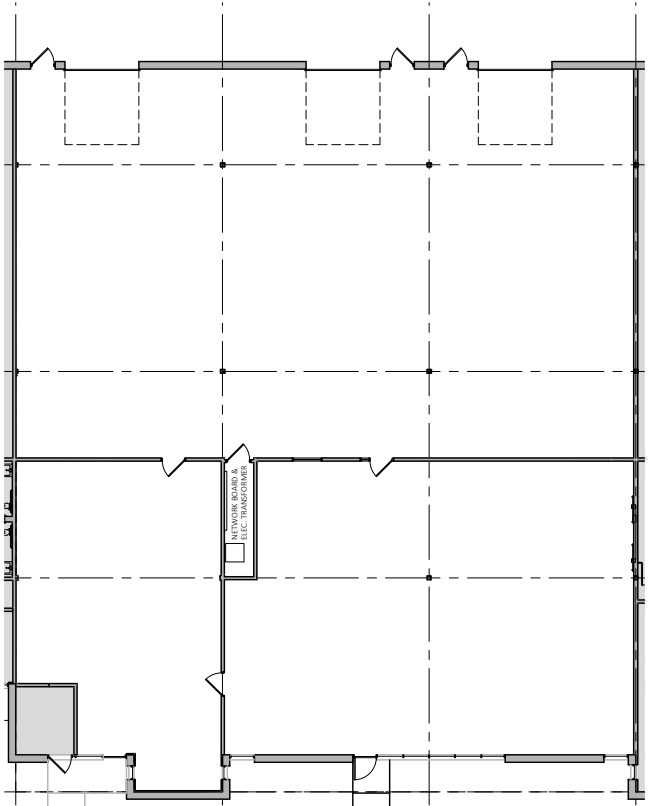
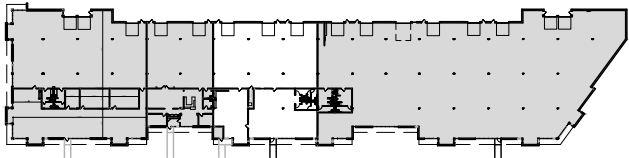
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Suite 300



AVAILABLE

SUITE 300

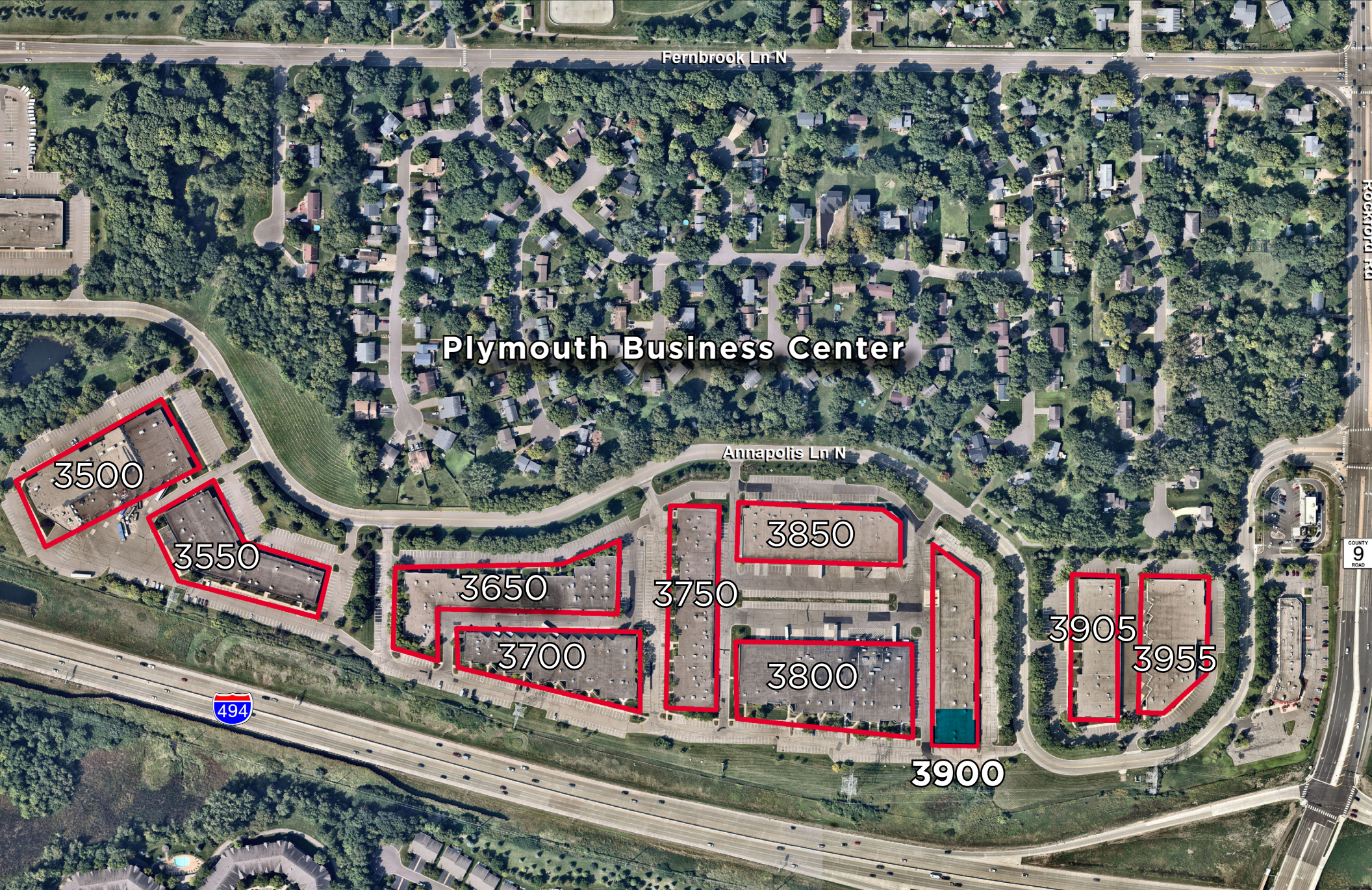
OFFICE	=	3,452 S.F.
WAREHOUSE	=	4,690 S.F.
TOTAL	=	8,142 S.F.

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Plymouth Business Center

3500

3550

3650

3700

3750

3800

3850

3900

3905

3955

Fernbrook Ln N

Annapolis Ln N

Rockford Rd

494

COUNTY 9 ROAD