

Parkers Lake Business Center

15000-15098 N 23rd Avenue, Plymouth, MN



FOR LEASE



Property Highlights

- Built in 1987
- Custom space planning available
- Individually metered electric and natural gas utilities
- 14' clear height
- Extensive glass line
- Dock and drive-in access available
- Great exposure to Niagara Lane
- Easy access to County Road 6, Highway 55, and I-494
- Locally owned and managed
- Area amenities include retail shops, hotels and restaurants

For more information, please contact:

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BUILDING INFORMATION	
Building Size	40,000 SF
Year Built	1987
Clear Height	14'
Parking	Ample
Electrical	2 Phase / 208 Volt
Zoning	I-A
Lease Terms	3-5 year leases available
Tenant Improvements	Tenant finishing is negotiable
Lease Rates	\$12.00 PSF Office \$6.00 PSF Warehouse
Tax & Cam	\$2.95 CAM \$3.90 Tax \$6.85 PSF Total (includes HVAC maintenance and repairs)



Space Available

Suite	Total SF	Office SF	Warehouse SF	Loading	Availability
15020 & 15030	5,045	1,683	3,362	1 drive-in 1 dock	10/1/2024

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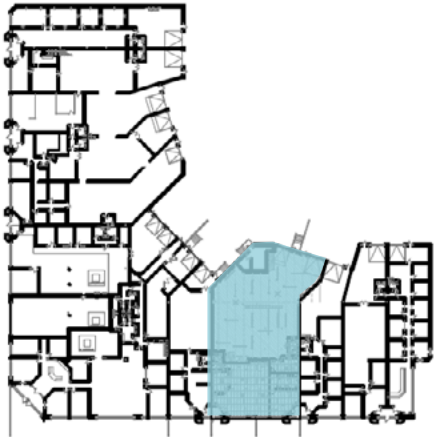
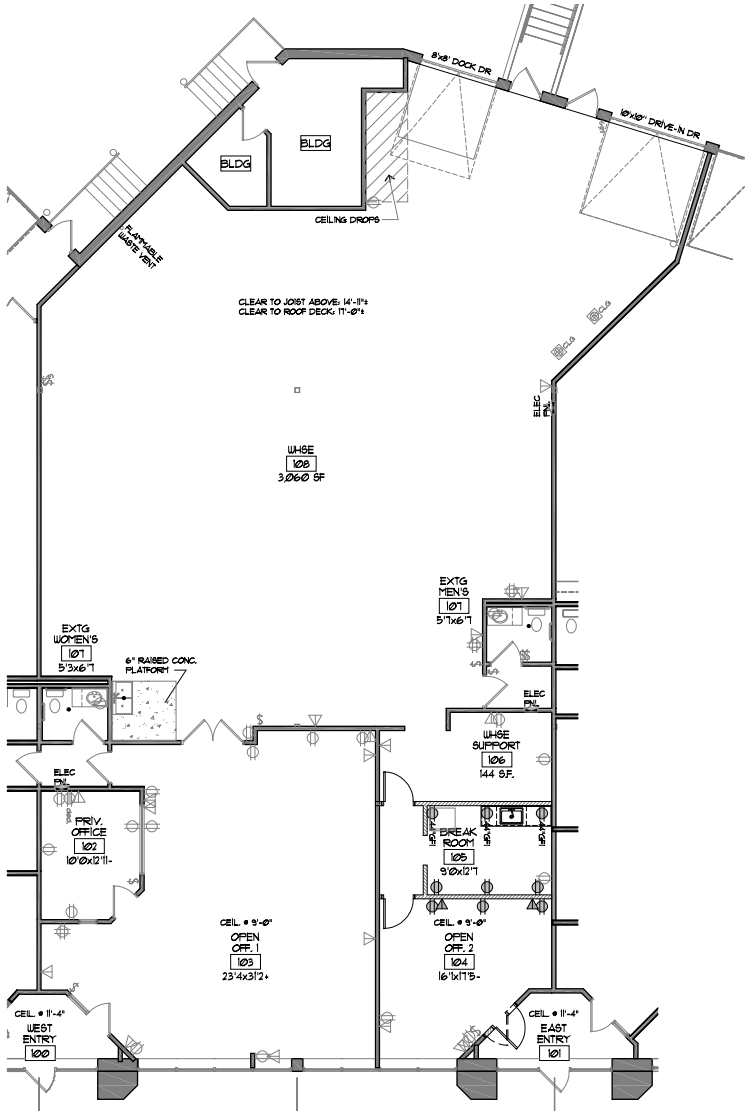
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Suite 15020 & 15030

1,683 SF Office
3,362 SF Warehouse
5,045 SF Total

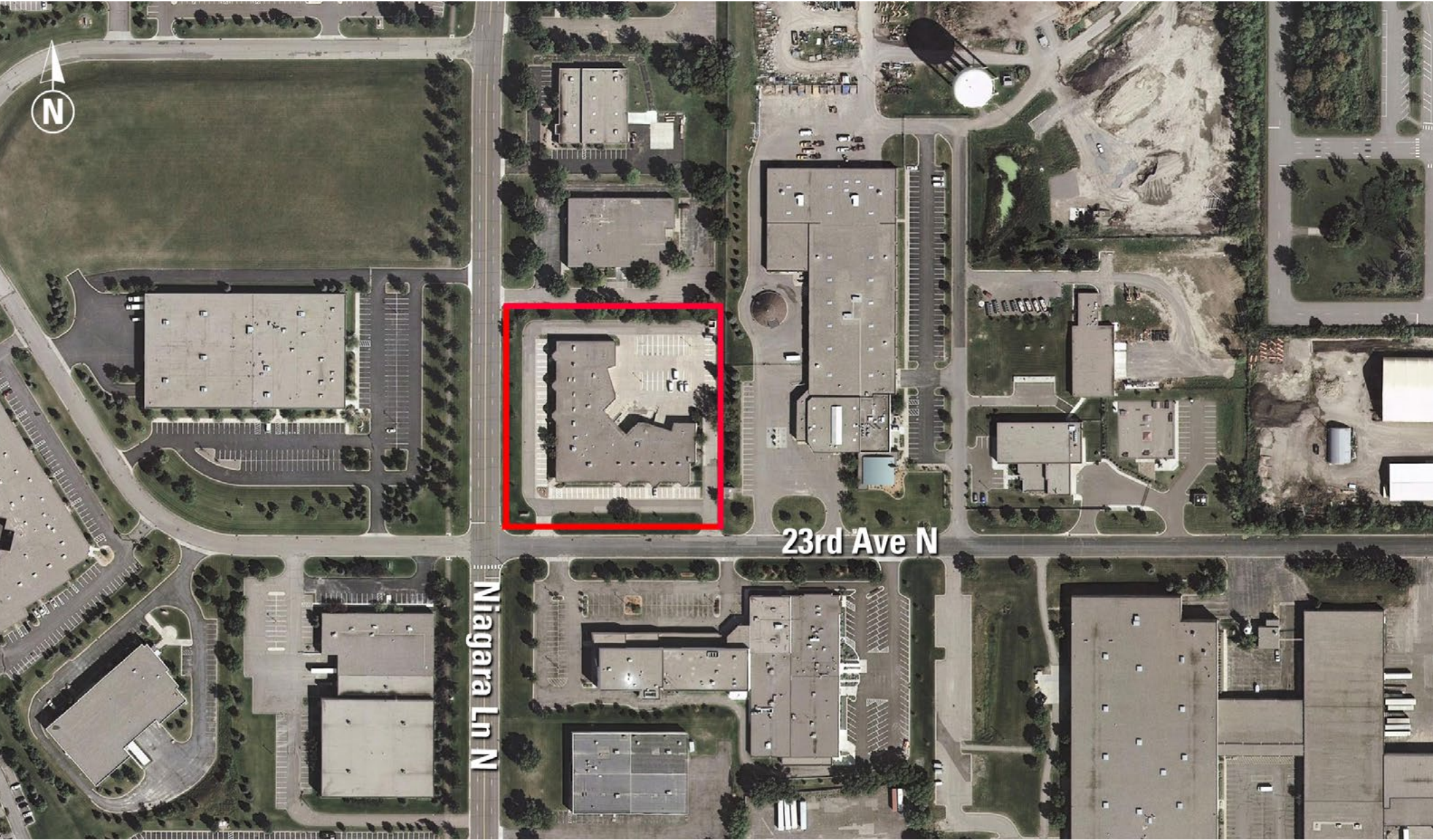


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