



FOR LEASE



PLYMOUTH IND PARK A

1005 Berkshire Lane N
Plymouth, MN

72,810 SF AVAILABLE
Q3 2020

PROPERTY HIGHLIGHTS

Available Q3 2020

End cap suite

24' Clear

Great visibility on I-494

109,000 vehicles per day on I-494

Excellent distribution or showroom facility

Easy freeway access

Close to retail



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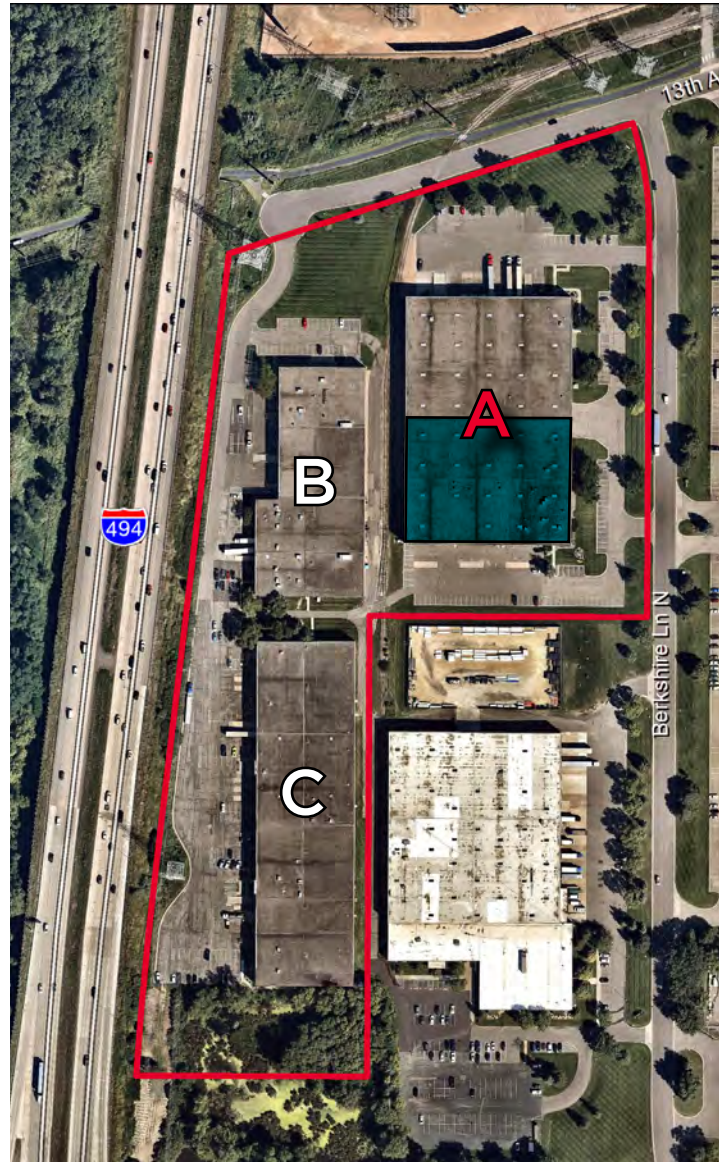


PROPERTY FEATURES

BUILDING SIZE	105,525 SF
YEAR BUILT	1980
CLEAR HEIGHT	24'

AVAILABLE SPACE FEATURES

SIZE	3,920 SF Office 6,015 SF Internal Loading <u>62,875 SF Warehouse</u> 72,810 SF Total
LOADING	12 docks: 9 south facing and 4 internal docks (ability to add more docks or drive in doors)
LEASE RATES	\$10.50 PSF Office \$5.25 PSF Warehouse
2020 TAX & CAM	\$2.04 PSF Tax <u>\$1.14 PSF CAM</u> \$3.18 PSF Total
DATE AVAILABLE	Q3 2020



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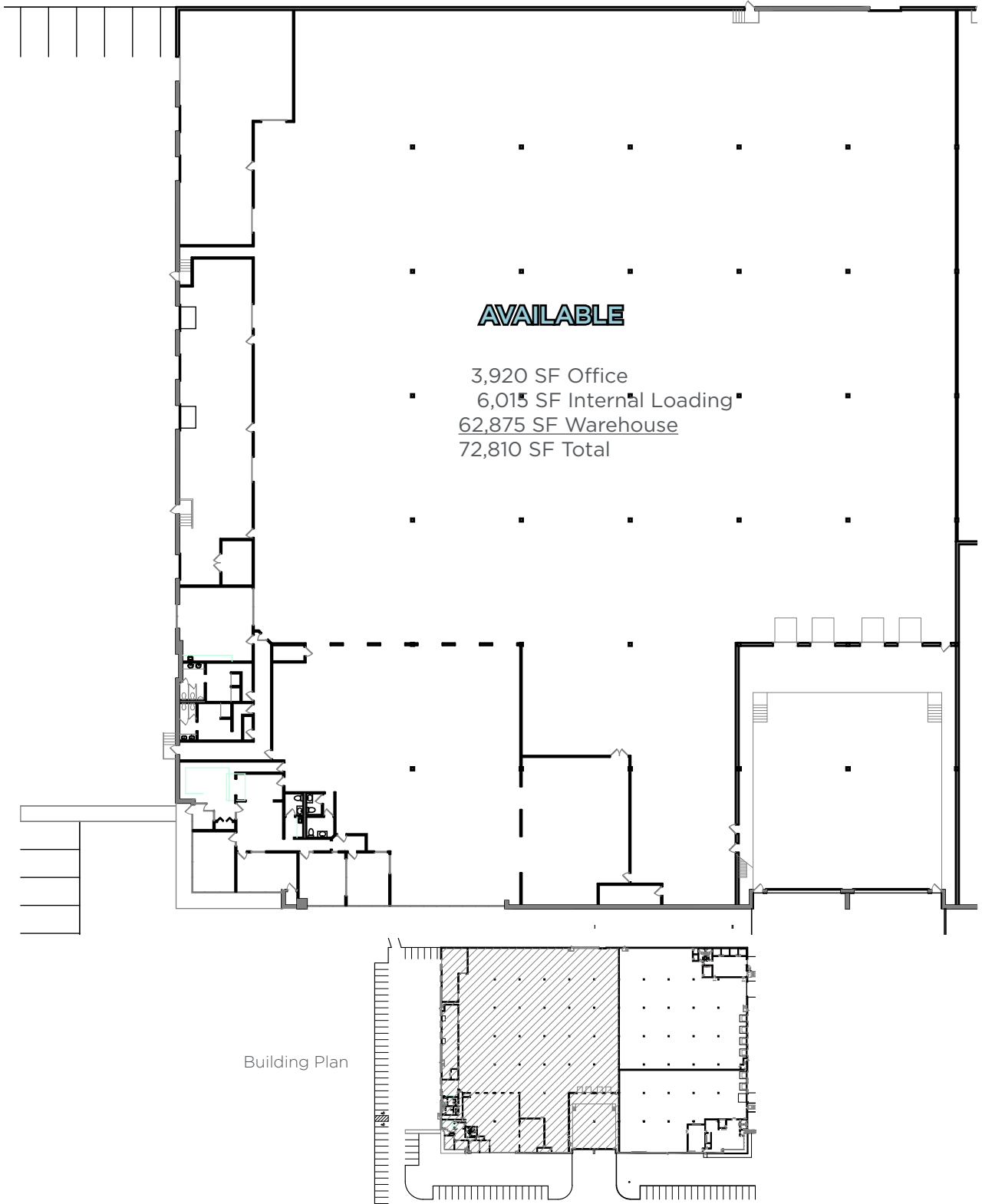
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Building Plan

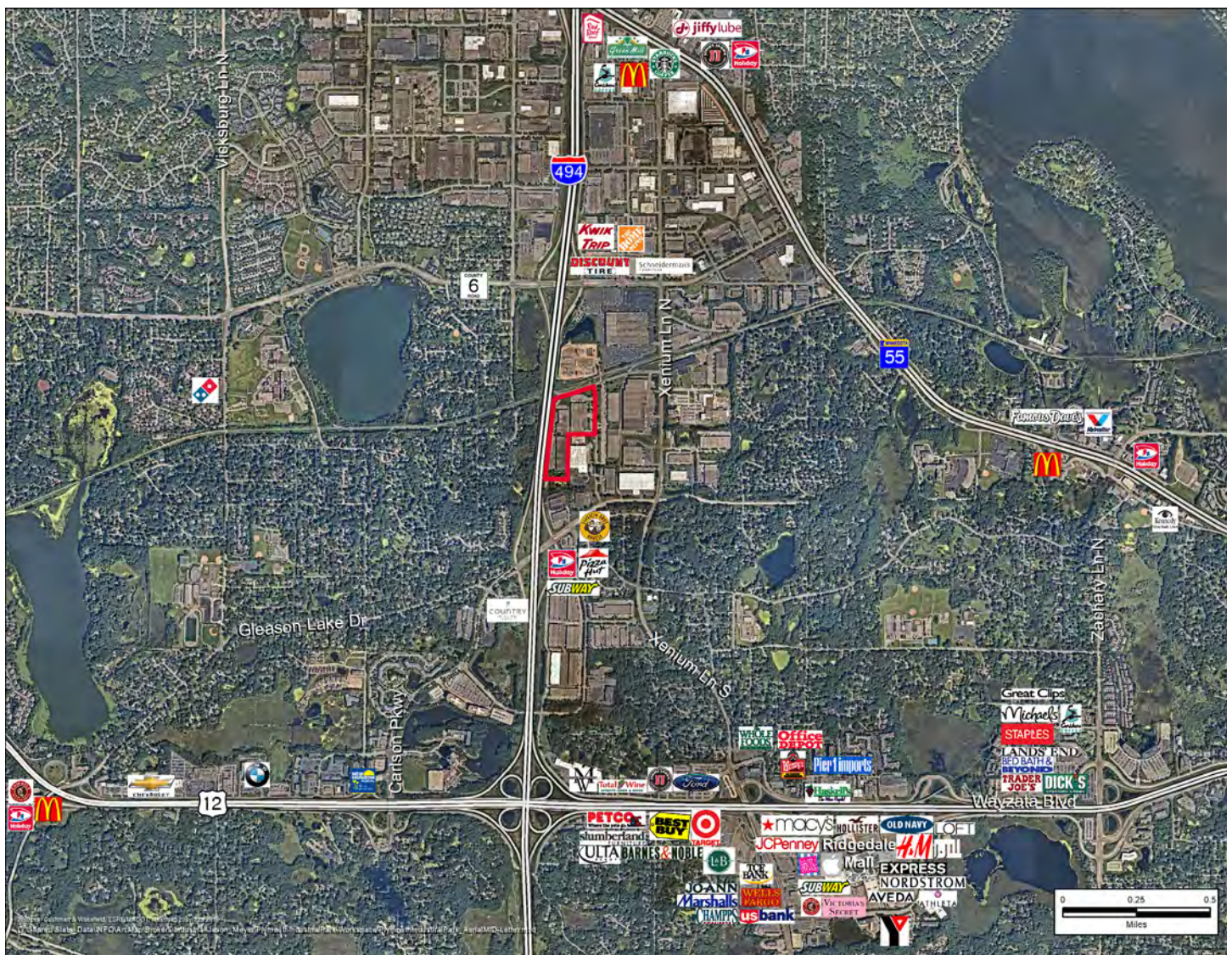
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