



FOR LEASE | INDUSTRIAL

WESTPARK PLAZA

13810 24th Ave N, Plymouth, MN 55441

**FREE Advertising to over
96,000 Vehicles
Per Day**



LEASE OVERVIEW

AVAILABLE SF:	8,910 SF
LEASE RATE:	\$8.00 SF/Yr (NNN)
LOT SIZE:	0.0 Acres
BUILDING SIZE:	17,760 SF
DOCK HIGH DOORS:	8
CEILING HEIGHT:	18.0 FT
YEAR BUILT:	1974
ZONING:	I-2 Light Industrial
MARKET:	Twin Cities
SUB MARKET:	Northwest
CROSS STREETS:	494 And Hwy 55

PROPERTY DESCRIPTION

- * Fantastic signage for this suite with signage facing 494 on both the west and south sides of the building
- * Showroom opportunity
- * 8,910 SF of space facing 494
- * Over 96,000 vehicles pass this store front per day on 494
- * 4 dock doors
- * Blended Rate - \$8.00 PSF
- * 18' clear height
- * Prime location at the southeast corner of 494 and Highway 55
- * Locally owned and managed
- * Owner will add windows and update the suite (See new Pella Windows & Doors suite adjacent to this space as a great example)
- * Owner is repositioning the building and has plans to continue upgrading the property



BARRY BIRNBERG
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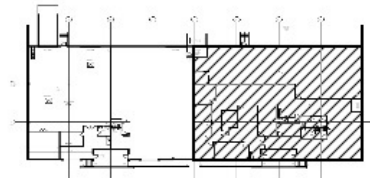
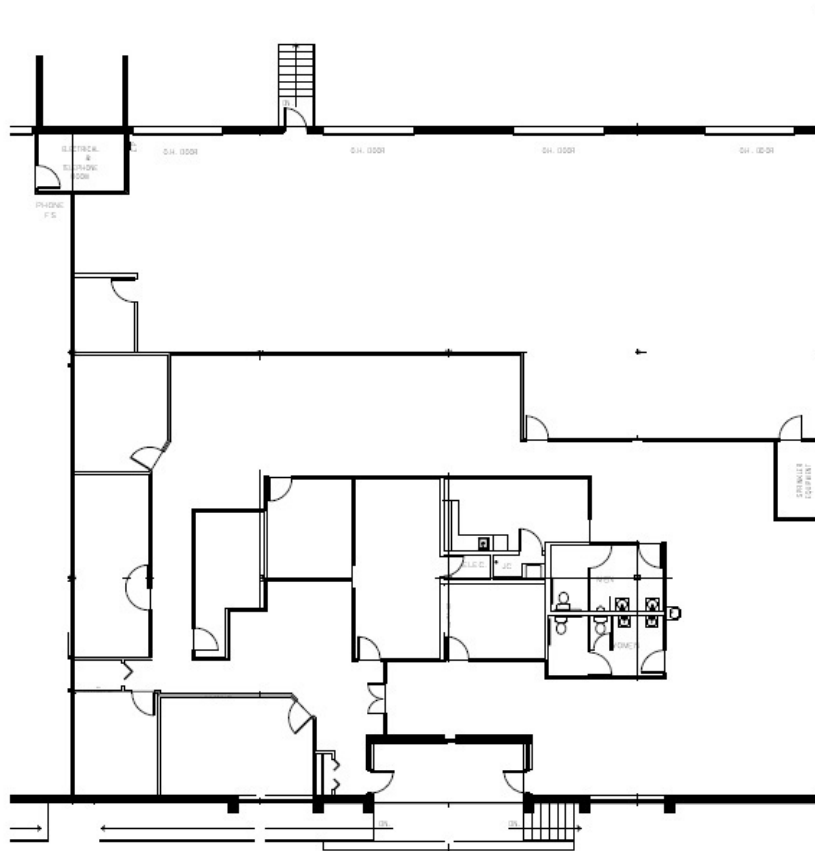
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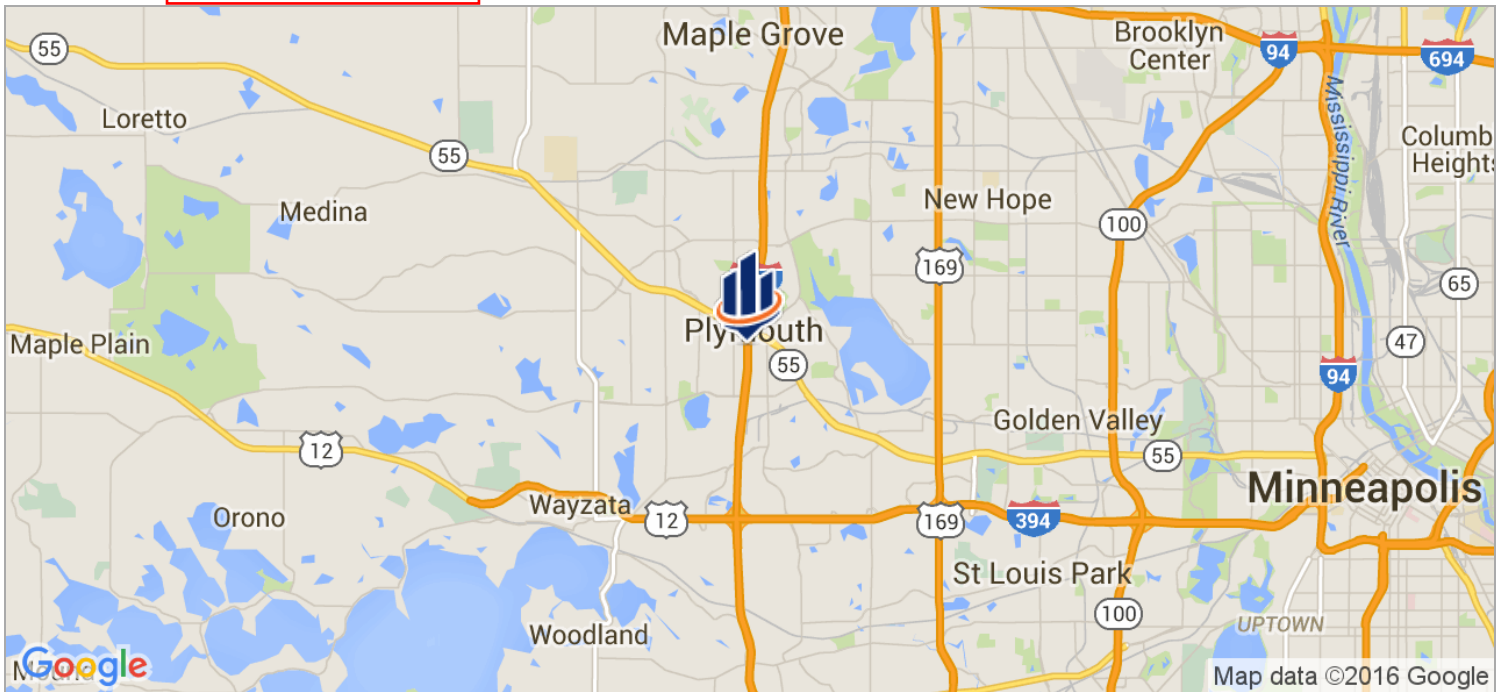
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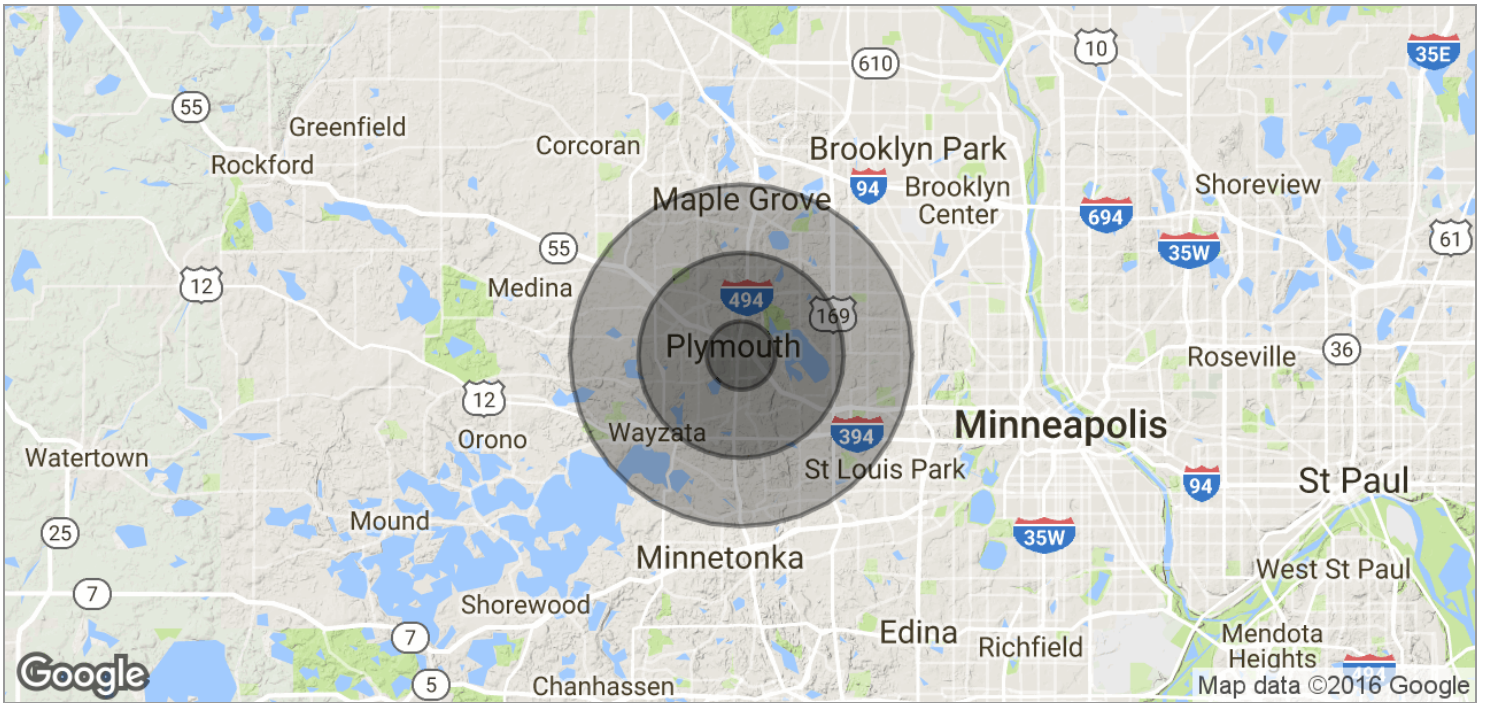
northco.com



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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,882	53,538	151,069
MEDIAN AGE	33.0	39.3	39.8
MEDIAN AGE (MALE)	32.7	37.7	38.9
MEDIAN AGE (FEMALE)	33.2	40.0	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,131	22,422	62,983
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$76,978	\$107,732	\$110,115
AVERAGE HOUSE VALUE	\$308,998	\$341,798	\$351,818



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