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# Office/Showroom/Industrial in Heart of Plymouth

15301 Highway 55 | Plymouth, MN 55447

Click on Name to Email:

caspianrealty.com | 952.797.9999  
7401 Bush Lake Rd., Edina MN 55439

**Nick Naboka**  
nick@caspianrealty.com | 612.229.8854

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[highlights](#)

[aerial](#)

[location](#)

[floor plans](#)

## Property Highlights

- Easy access off Highway 55
- Fully sprinklered and fully air conditioned building
- Built in 1980
- Spacious parking lot redone in Fall 2017
- TI allowance - negotiable
- High speed Internet



## Building Information

Lot Size	±5.86 Acres
Building Size	±46,000 SF
Roof	2007 (Single ply white membrane)
Ceiling Height	12' Clearance
Available	Suite A: ±9,843 SF (2 Docks/2 Drive-ins)
	Suite D: ±6,612 SF (2 Docks)
	Suite E: ±7,153 SF (2 Docks)
	Suite F: ±7,153 SF (2 Docks)
	Suites D/E/F: ±20,918 SF (6 Docks)
	Suites D/E: ±13,765 SF (4 Docks)
Suites E/F: ±14,306 SF (4 Docks)	
Parking	92 Parks, 2:1,000 Parking Ratio
Lease Price	Warehouse: \$4.75/SF
	Tech: \$6.50/SF
	Office: \$9.25/SF
Operating Expenses	Taxes: \$1.72
	CAM: \$1.80
	Total: \$3.56



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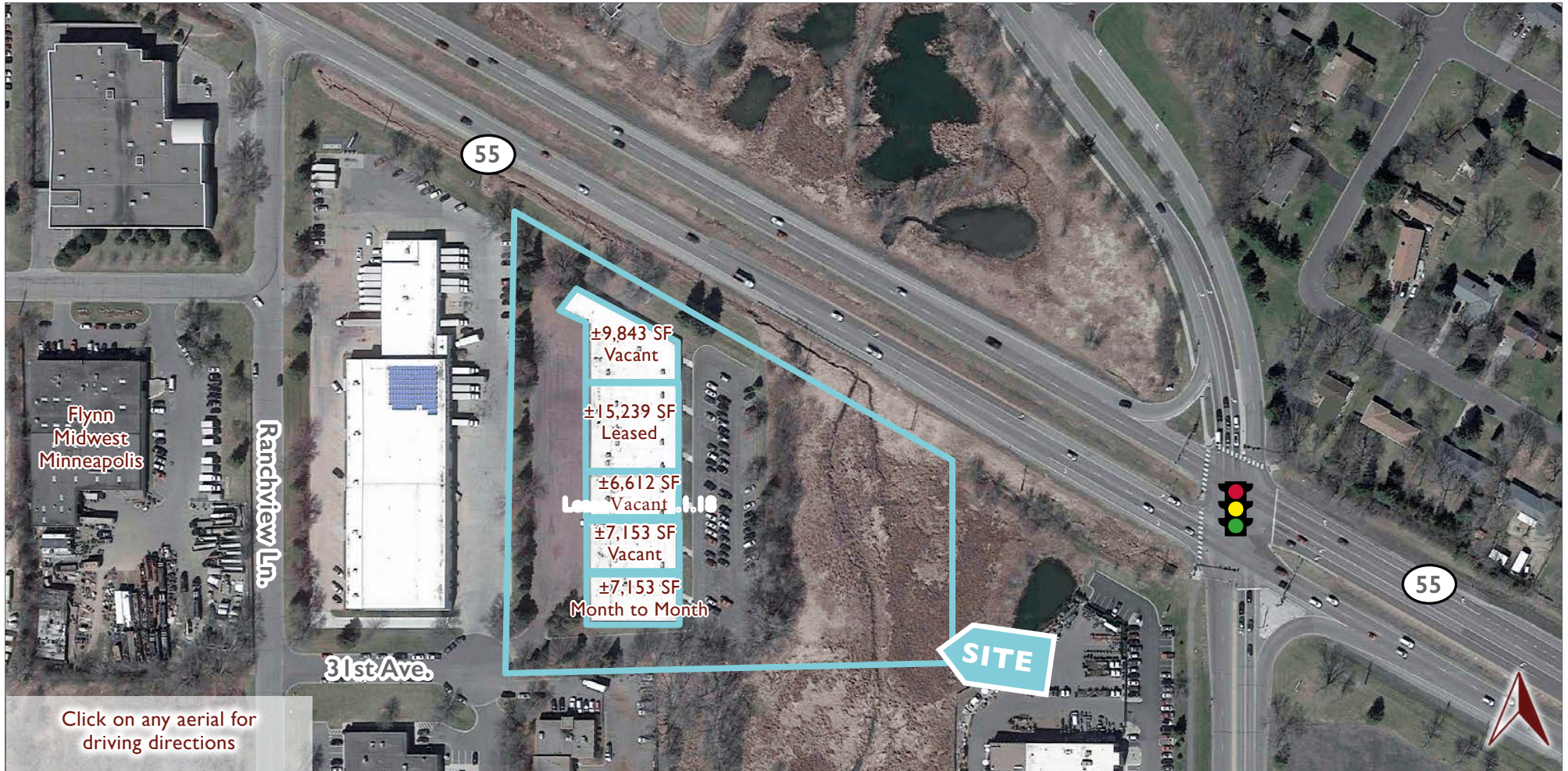
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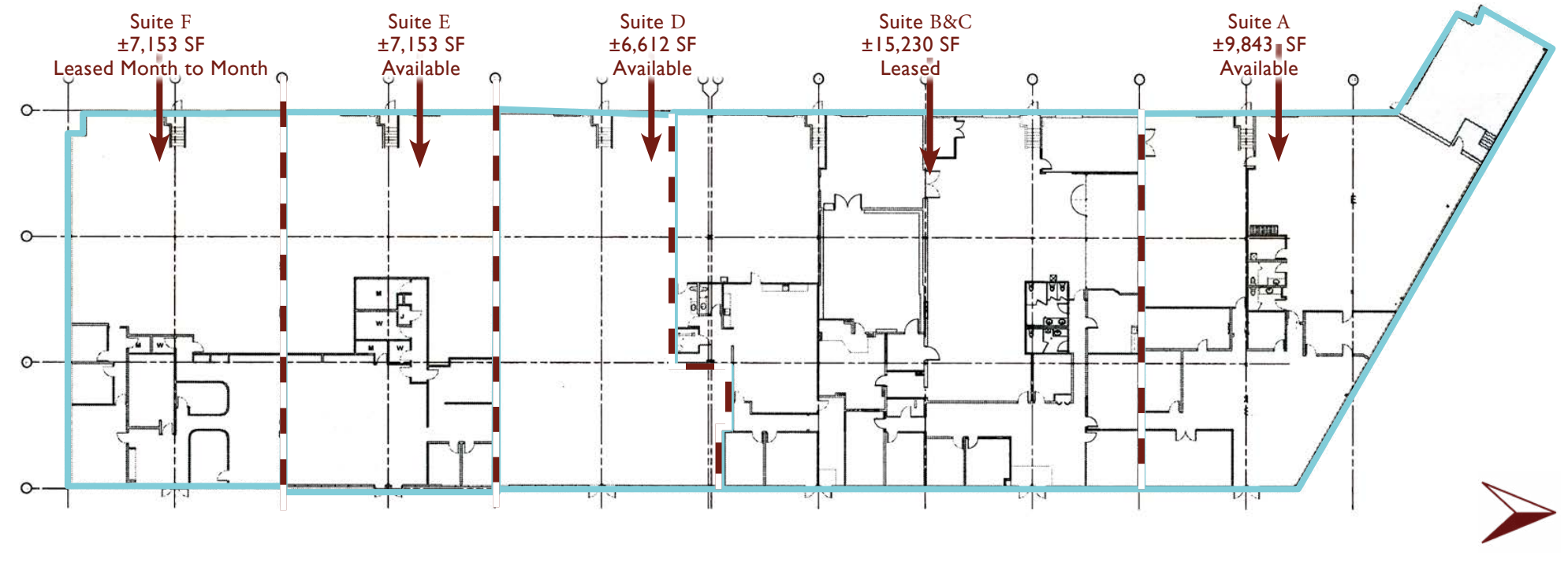
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**Building GLA: ±46,000 SF**

**Lot Size: ±5.86 Acres**

**Loading: 12 Docks, 3 Drive-In's**



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highlights

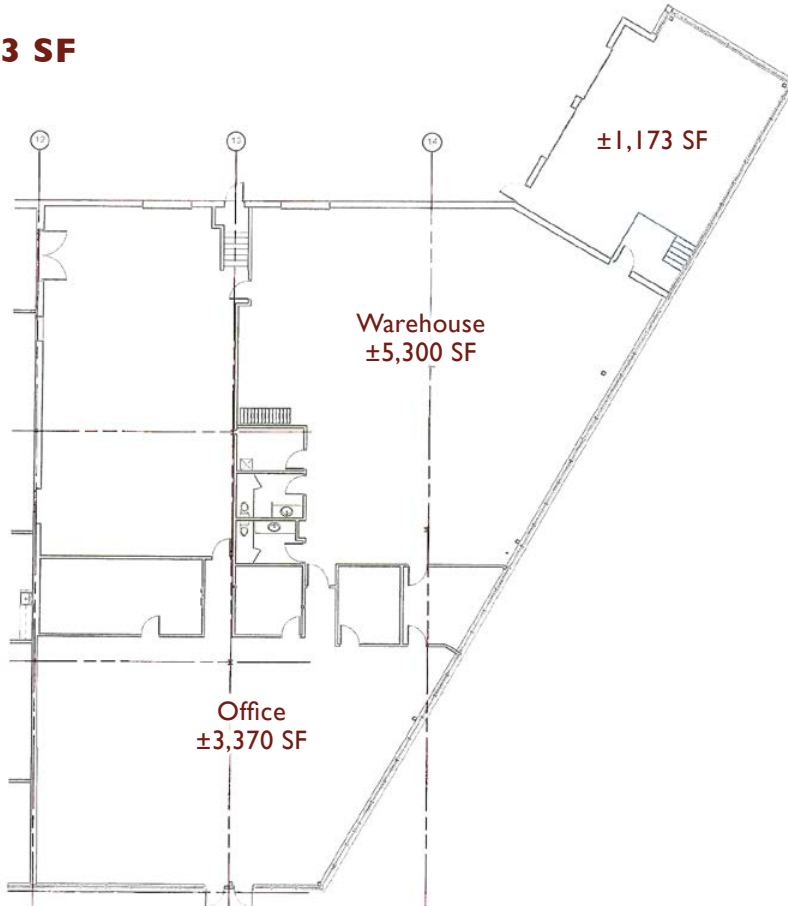
aerial

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floor plans

**Available**

**Suite A ±9,843 SF**



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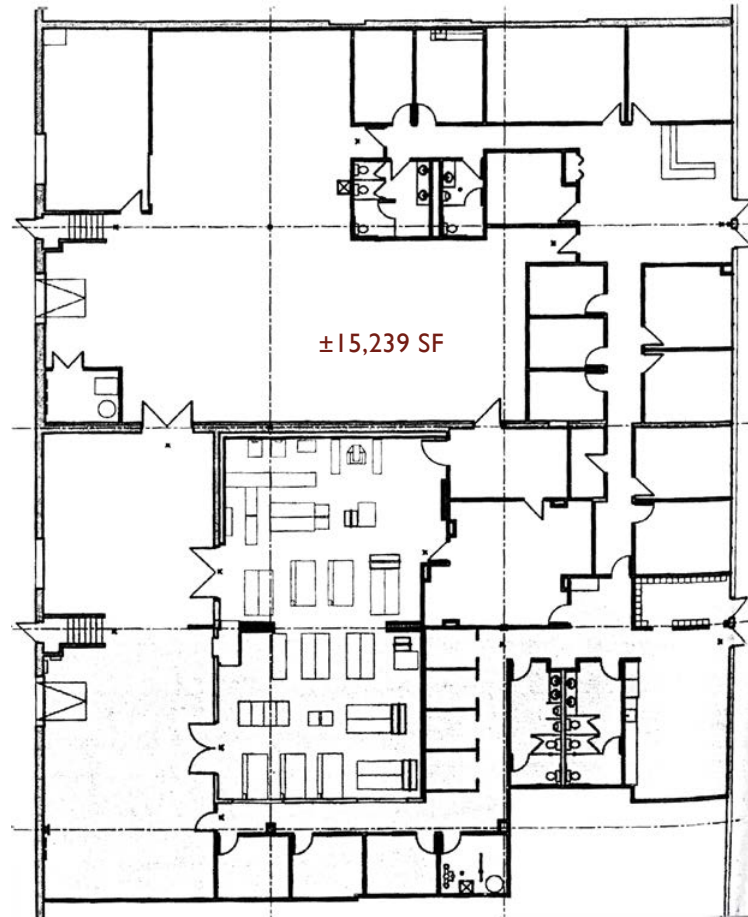
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**Leased**  
**Suite B&C 15,239 SF**



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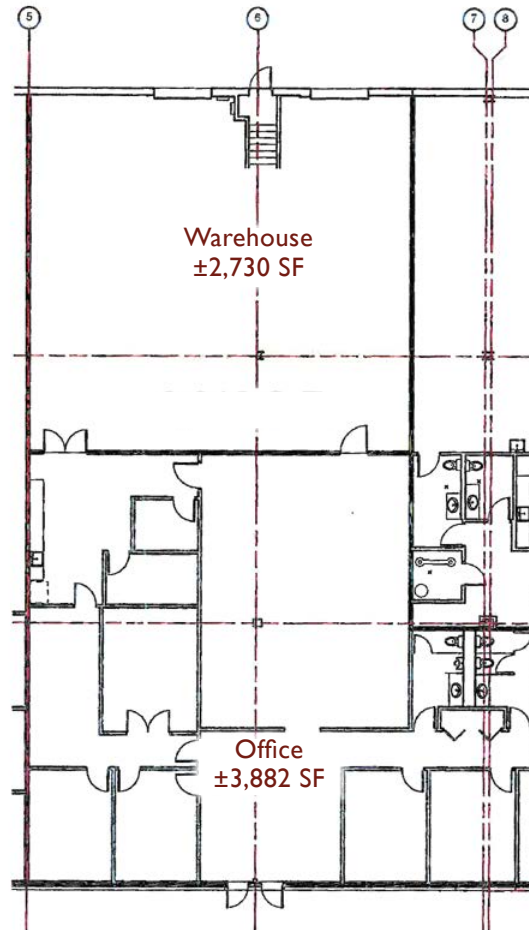
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**Available**

**Suite D ±6,612 SF**



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aerial

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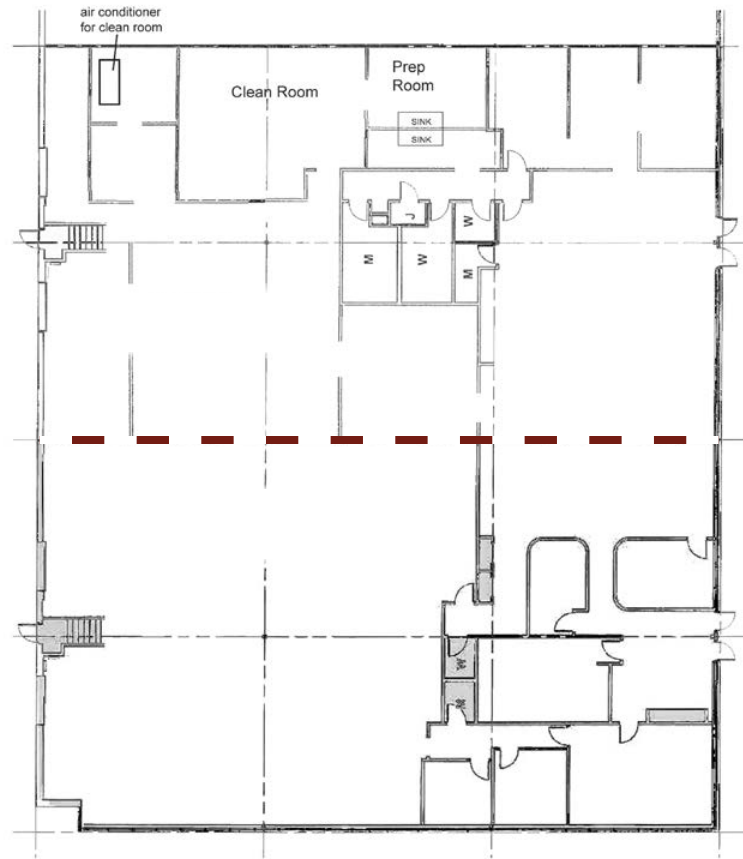
floor plans

**Available**

**Suite E ±7,153 SF**

Vacant

±7,153 SF



**Available**

**Suite F ±7,153 SF**

Month to Month  
±7,153 SF



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