



TRANSWESTERN

REAL ESTATE
SERVICES

NILFISK BUILDING

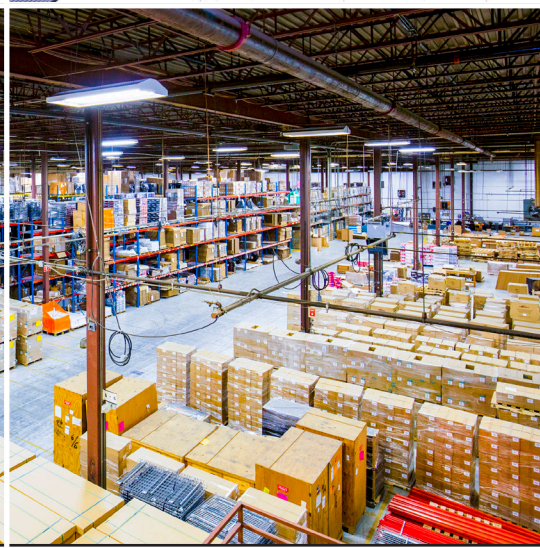
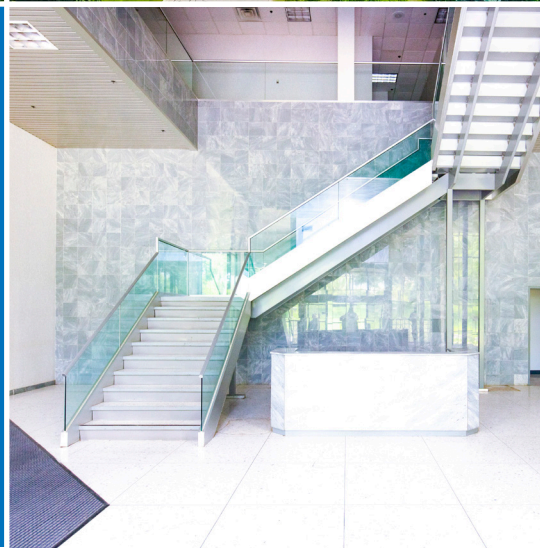
14600 21ST AVE N, PLYMOUTH, MN 55447



24.5
ACRES



EXCELLENT
LOCATION



434,441
TOTAL SF

PROPERTY SPECIFICATIONS

Building Information

The property enjoys easy access to major highways such as Interstate 494, Interstate 94 and Highway 55, that connect it to all points in the Minneapolis/St. Paul metropolitan area. Nearby amenities include hotels, restaurants and shopping, which add to the appeal of the location from a tenancy and investor perspective.

Property Summary

- **County:** Hennepin
- **Zoning:** I-2; General Industrial
- **Site Size:** 24.5 acres
- **Building Area:** 434,441 SF Total
- **Number of Stories:** One (1) plus mezzanine office
- **Year of Construction:** 1972 & 1986

Available Space

- **Building 1:** 219,512 SF available
- 32' clear height in warehouse
- Excellent access via I-494 and Highway 55
- Multiple docks and drive-ins
- Building and monument signage opportunities

Rental Rates

- **Lease Rate:** \$9.50/SF Office
\$4.50/SF Warehouse
- **Operating Expenses:** \$2.46
- **Real Estate Taxes:** \$1.32
- **2020 Estimate:** \$3.78





PLANNED UPDATES

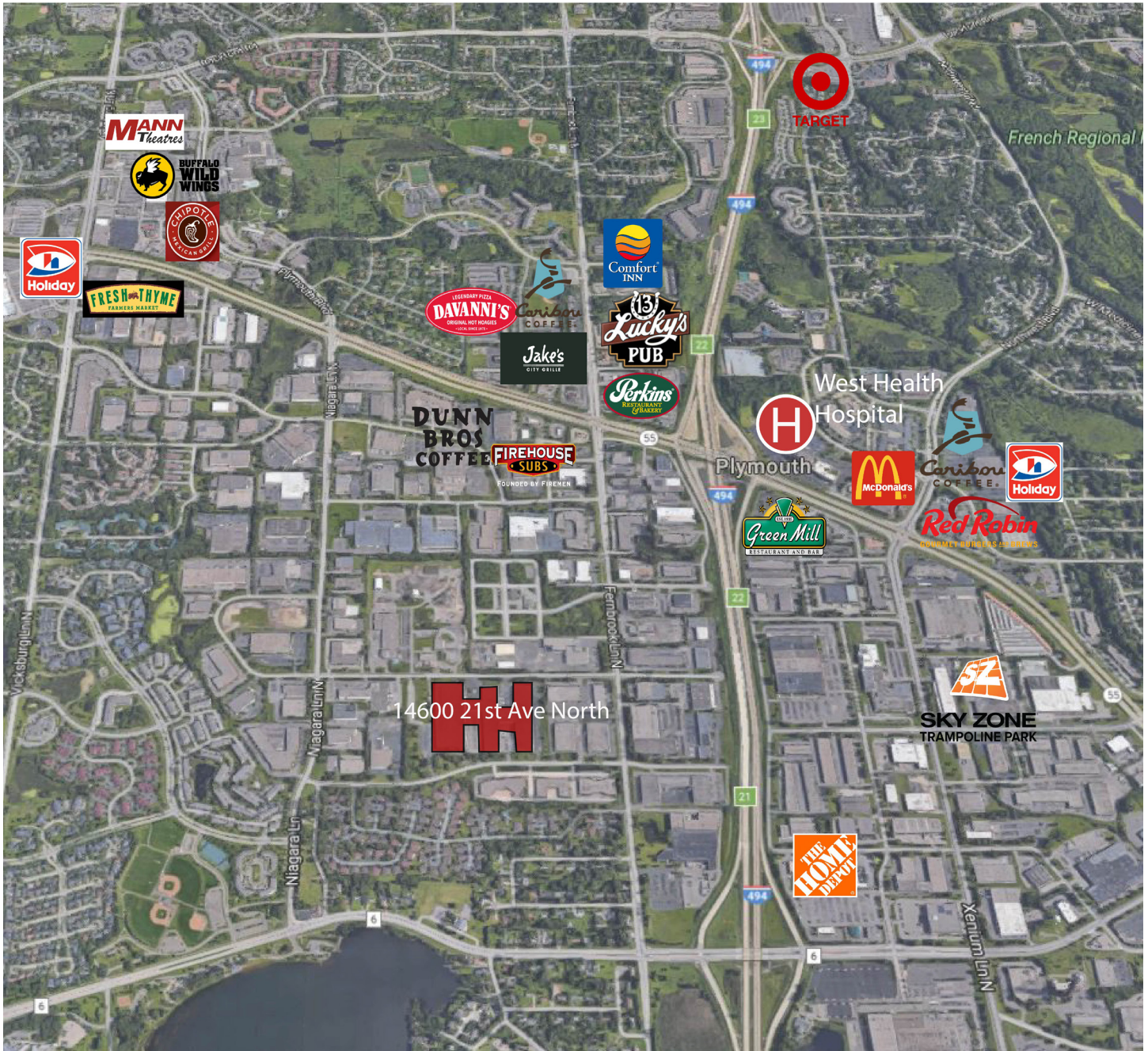
New truck court

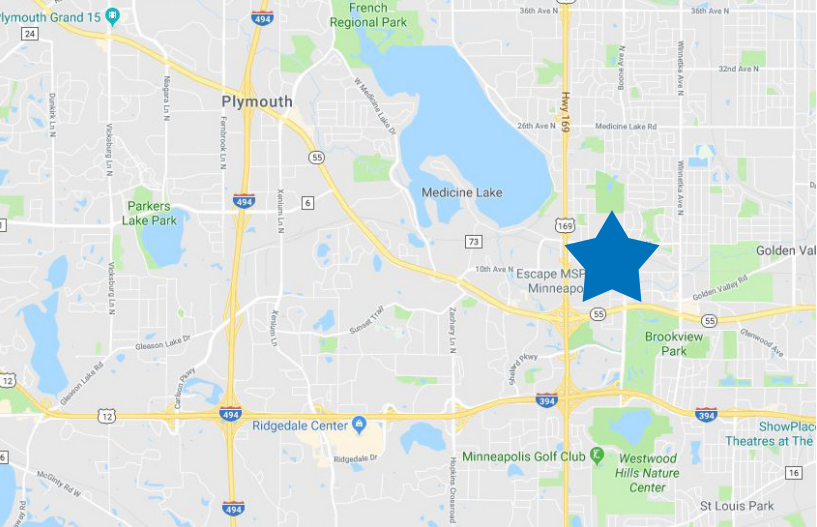
New drive-ins

Additional docks &
drive-ins available



NEARBY AMENITIES





LOCATION

City of Plymouth

Nationally recognized for its quality of life, Plymouth is located just 12 miles northwest of Minneapolis. It offers:

- Extensive trails and parks
- Picturesque open spaces
- Strong neighborhoods
- Diverse recreation programs
- Highly regarded school districts
- A variety of local businesses
- Nearby shopping and entertainment districts
- Easy access to downtown Minneapolis and its wide array of cultural and sports venues



78,351
AREA POPULATION



Location, Location, Location

Many major highways run through or are close to Plymouth, making it readily accessible to all within the metropolitan area. Interstate 494 runs through Plymouth as does Hwy. 55. Hwy. 169 is on the city's eastern border and I-394 is within four miles from the center of Plymouth.



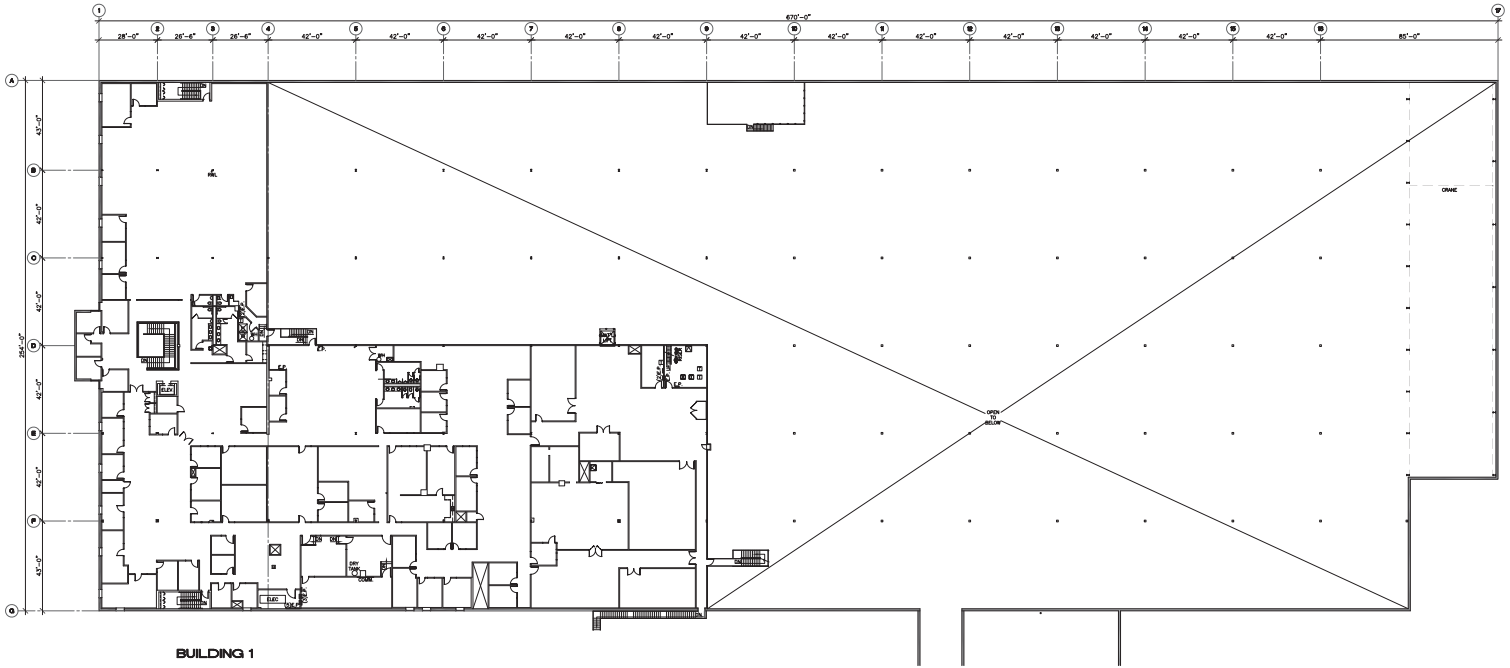
Population

While Plymouth's growth is slowing, the community continues to see population increases. The most recent estimate from the Metropolitan Council puts Plymouth's population at 78,351 as of 2018. The Metropolitan Council estimates that the number of households in Plymouth is 31,800.



72.5%
LABOR FORCE
PARTICIPATION

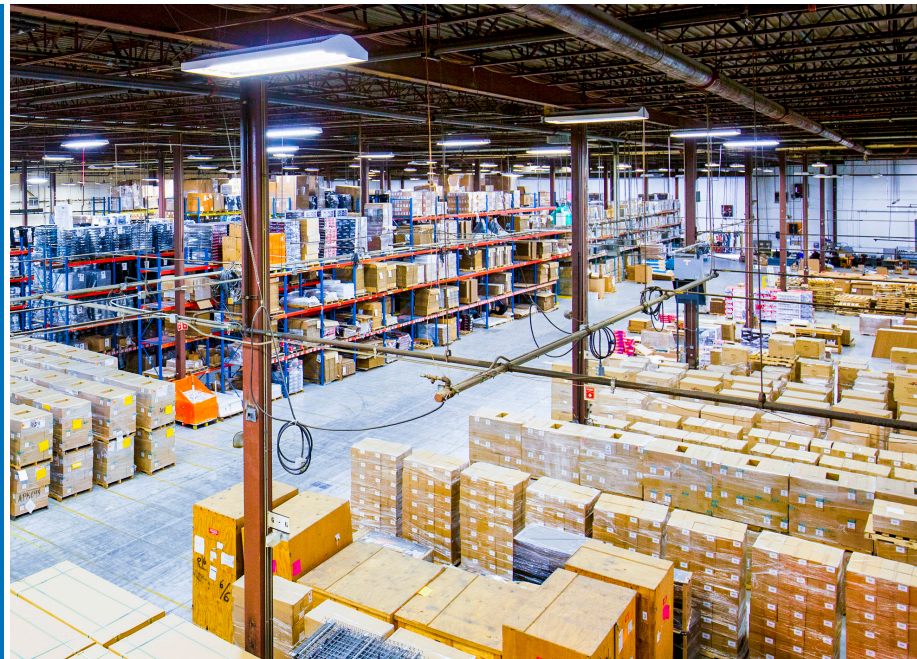
FLOORPLANS



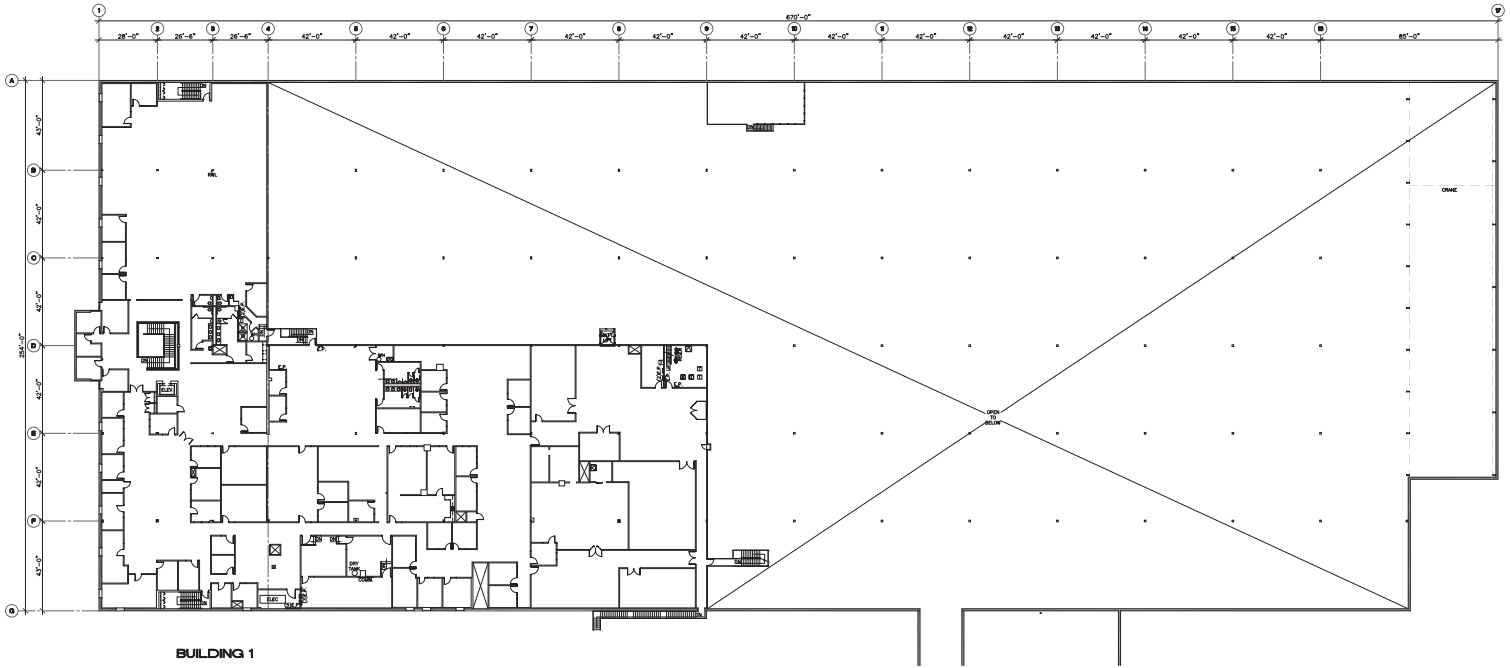
BUILDING 1

1st Floor

1st Floor Office:	12,000 SF
2nd Floor Office:	45,000 SF
Warehouse:	159,512 SF
Total	216,512 SF



FLOORPLANS



BUILDING 1

2nd Floor

1st Floor Office:	12,000 SF
2nd Floor Office:	45,000 SF
Warehouse:	159,512 SF
Total	216,512 SF





**AN UNMATCHED
OPPORTUNITY**



TRANSWESTERN

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SERVICES

THINKING BEYOND THE OBVIOUS

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