

# Plymouth Business Center

3955 Annapolis Avenue North, Plymouth, MN



FOR LEASE



**12 Building Development**

## Property Highlights

- Established business park with over 700,000 square feet of space
- Available suite is 25,609 square feet
- Multiple product types including office/showroom, office/warehouse, and bulk/warehouse buildings
- Dock and drive-in loading
- Landmark visibility provides outstanding corporate identity and easy recognition for visiting clientele
- Exceptional access to I-494 via Highway 55 on the south and Rockford Road on the north
- Area amenities include childcare, retail shops, hotels and restaurants

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## BUILDING INFORMATION

Building Size	44,788 SF
Year Built	1989
Clear Height	16'
Bay Depth	120'
Column Spacing	32' x 32'
Power	1,200a/277-480v 3p
Sprinklers	Yes
Parking	74 parking stalls
Lease Rates	Negotiable
2026 Tax & Cam	\$3.36 PSF Tax <u>\$2.26 PSF CAM</u> \$5.62 PSF Total

## Property Information

- New roof, landscaping and interior finishes
- 12 building development totalling over 700,000 sf
- Expansion capabilities within the complex
- Locally owned, professionally maintained and operated
- Excellent access to I-494 via Highway 55 & Rockford Road
- Area Amenities include childcare, retail shops, hotels and restaurants

## Space Available

Suite	Total SF	Office SF	Warehouse SF	Loading	Availability
100	25,609	9,266	16,343	4 docks	8-1-2026

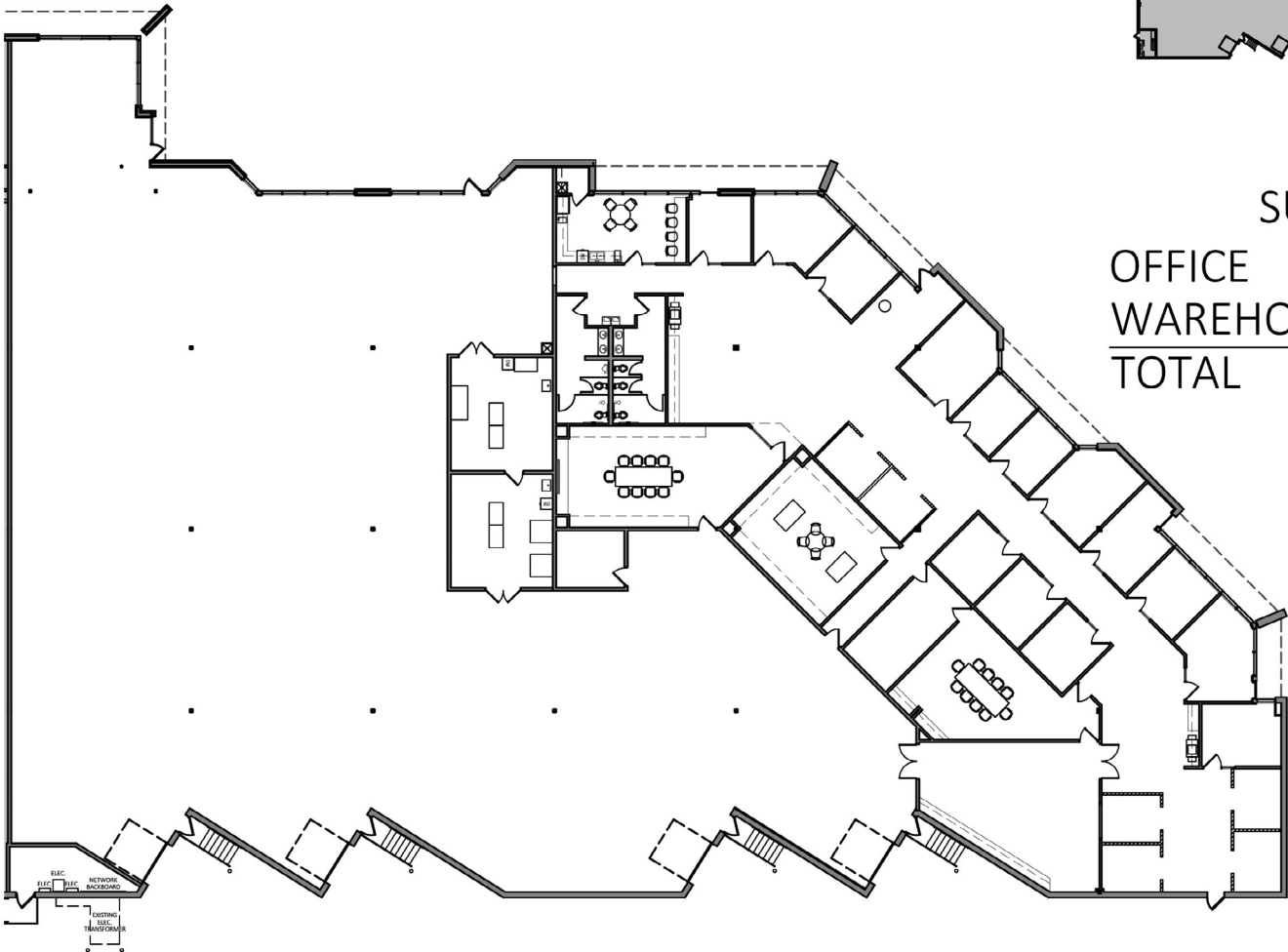
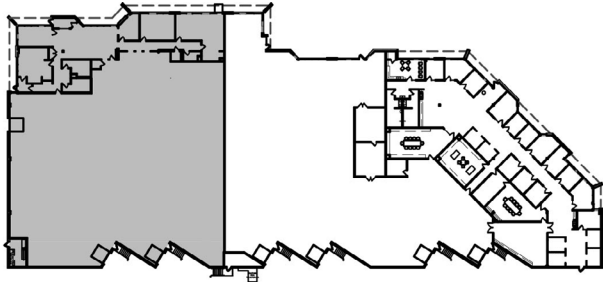
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Suite 100



SUITE 100	
OFFICE	= 9,266 S.F.
WAREHOUSE	= 16,343 S.F.
<u>TOTAL</u>	<u>= 25,609 S.F.</u>



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## Plymouth Business Center

3500

3550

3650

3700

3750

3800

3850

3900

3905

3955

Fernbrook Ln N

Annapolis Ln N

Rockford Rd

COUNTY 9 ROAD

494