

Plymouth Business Center

3850 Annapolis Lane, Plymouth, MN



FOR LEASE



12 Building Development

Property Highlights

- Established business park with over 700,000 square feet of space
- Current availability is Suite 180 - 8,973 SF
- 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	57,959 SF
Year Built	1981
Clear Height	16'
Sprinklers	Yes
Lease Rates	Negotiable
Power	800 Amp 480/277 Volt
2026 Tax & Cam	\$3.74 PSF Tax \$2.10 PSF CAM \$5.84 PSF Total

Property Information

- New roof, landscaping and interior finishes
- 12 building development totaling 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
180	8,973	0	8,973	2 dock doors 1 drive-in	2/1/2027

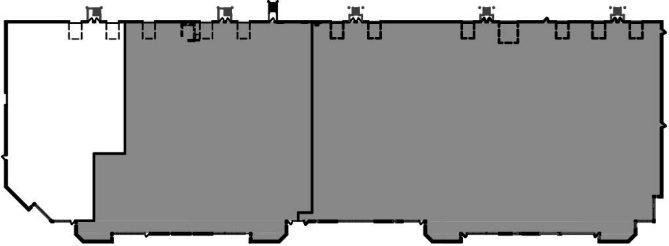
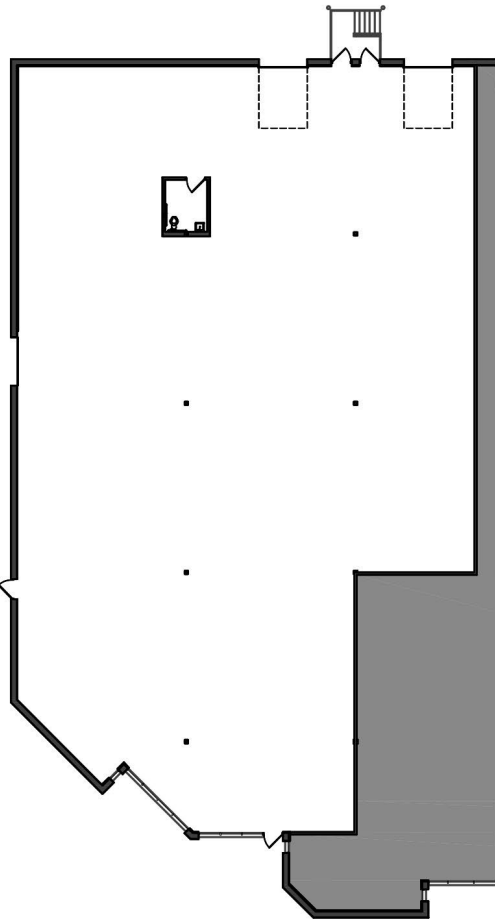
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Suite 180



AVAILABLE

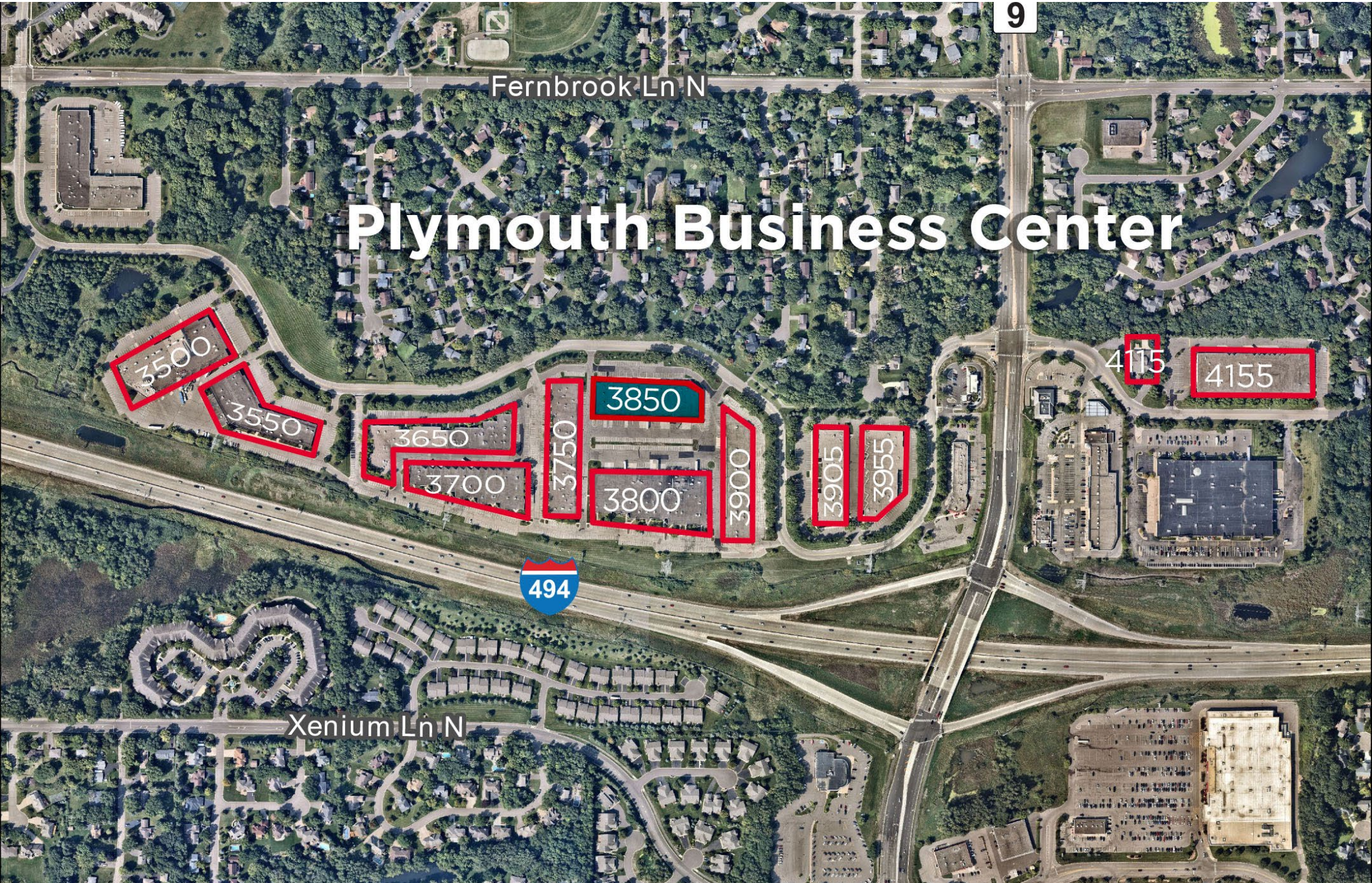
SUITE 180

WAREHOUSE	=	8,973 S.F.
TOTAL	=	8,973 S.F.

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9

Fernbrook Ln N

Xenium Ln N



3500
3550

3650
3700

3750

3850
3800

3900

3905
3955

4115
4155