



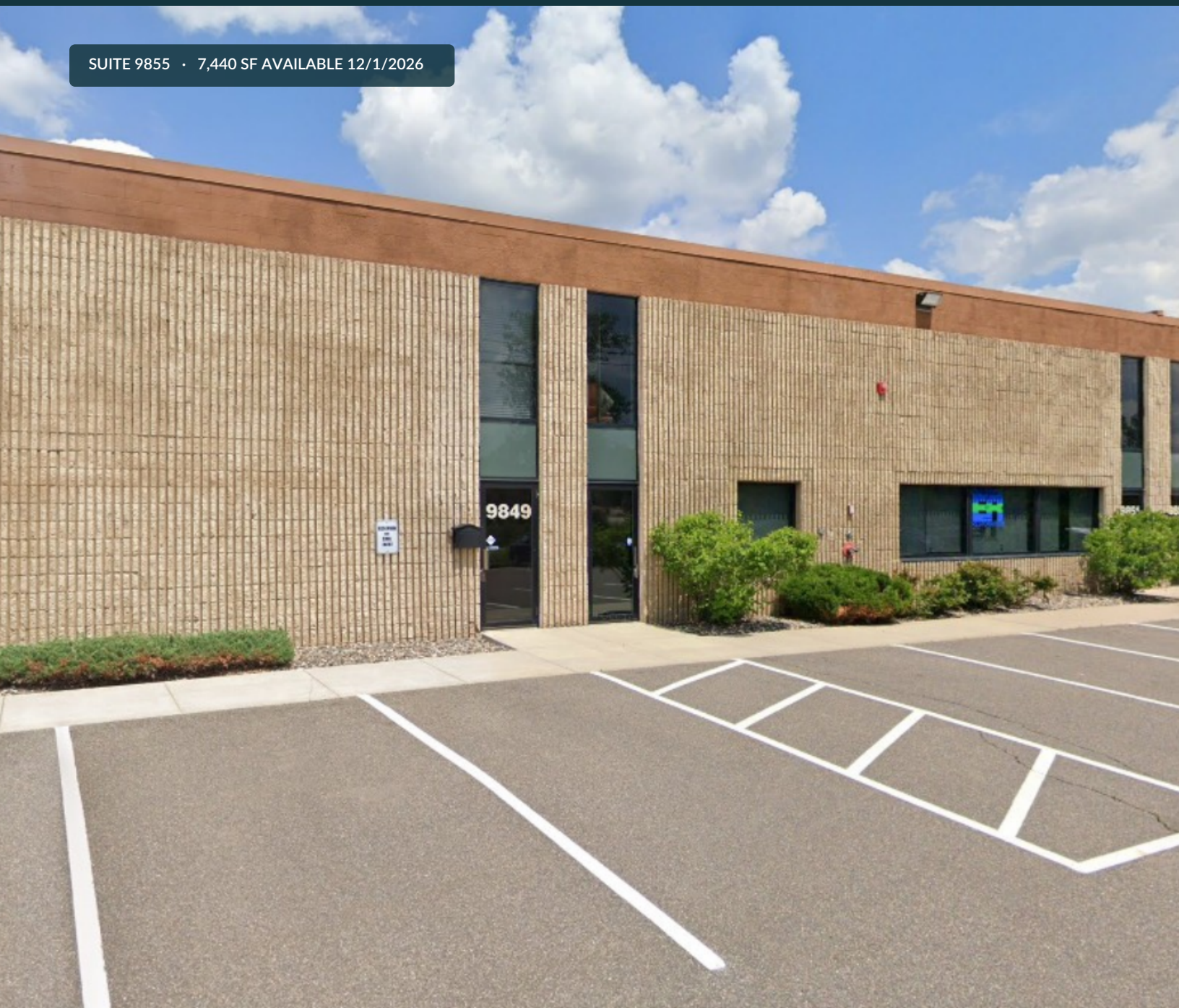
LAKE STATES
MANAGEMENT

For lease

South Shore Industrial

9855 13th Ave N | Plymouth, MN 55441

SUITE 9855 • 7,440 SF AVAILABLE 12/1/2026





Property specifications

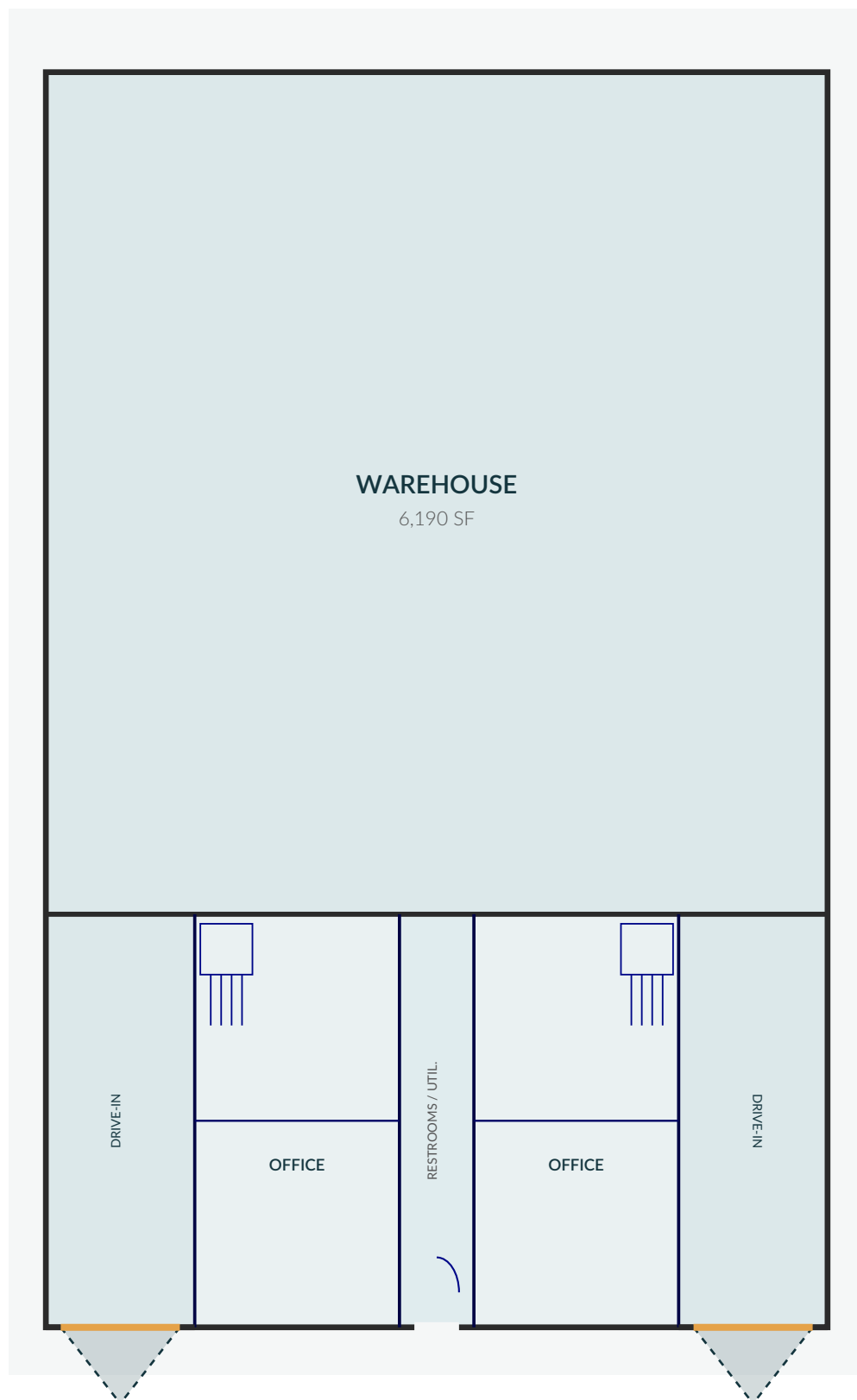
South Shore Industrial at 9855 13th Ave N offers 7,440 SF of office/warehouse space available December 1, 2026. The space includes 1,250 SF of lower-level office, 1,197 SF of upper-level office, and 6,190 SF of warehouse. Strategically located in Plymouth, MN with convenient access to Highway 169, I-494, and Highway 55. Features two drive-in doors, 17' clear height, and ample on-site parking – ideal for a wide range of industrial, distribution, or flex users.

- 7,440 SF available December 1, 2026
- 1,250 SF lower-level office / 1,197 SF upper-level office
- 6,190 SF warehouse
- 17' clear height throughout warehouse
- Two (2) drive-in doors
- Ample surface parking on-site
- Easy access to Highway 169, I-494, and Highway 55

AVAILABLE SF 7,440 SF	LL OFFICE 1,250 SF	UL OFFICE 1,197 SF	WAREHOUSE 6,190 SF
CLEAR HEIGHT 17'	LOADING Two (2) Drive-In Doors	PARKING Ample Surface Parking	LEASE RATE Call for Pricing
2026 CAM & TAX \$5.14/SF			



Floor plan



SUITE 9855

LL Office	1,250 SF
UL Office	1,197 SF
Warehouse	6,190 SF

Total 7,440 SF

Available: Dec. 1, 2026

Two (2) drive-in doors
17' clear height
1,197 SF upper-level
office (mezzanine)

Floor plan is approximate
and for illustrative
purposes only. Tenant to
verify all dimensions.

-  Warehouse / Bay
-  Office
-  Drive-in Doors

Medicine Lake



LAKE STATES
MANAGEMENT

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