

**New LED's,
Fresh White
Walls and
Deck!**

**One Month
Net Free Per
Year of Term &
150% Broker
Bonus Fee!**



FOR SALE/LEASE

INDUSTRIAL PARK BUSINESS CENTER

13310 INDUSTRIAL PARK BLVD, PLYMOUTH, MN

MATT OELSCHLAGER
+1 612 532 4747
matt.oelschlager@cbre.com

JOHN RYDEN
+1 612 723 9313
john.ryden@cbre.com

MIKE BOWEN
+1 612 597 8488
mike.bowen@cbre.com

JP MALONEY
+1 612 791 1171
jp.maloney@cbre.com

CBRE

 **Capital
Partners**

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PROPERTY FEATURES

- Immediate access to I-494 via County Road 6 or Hwy-55
- Mostly air-conditioned
- Expandable loading (dock & drive-in)
- Existing make up air system

DATE AVAILABLE

- Available Immediately

NET RENTAL RATES

- \$6.50 NNN

ASKING PRICE

- \$13,560,000 or \$120 psf

2026 CAM & REAL ESTATE TAXES

\$1.71 PSF CAM

\$2.54 PSF Taxes

\$4.25 PSF Total

PROPERTY SPECIFICATIONS

AVAILABLE SPACES

Suite 100

40,000 - 62,350 SF Total

- BTS Office

LOADING

2 dock doors

1 drive-in door

(Room for 5 additional docks or drive-ins)

TOTAL BUILDING SF

113,054 SF

POWER

277/480V, 1200A

CLEAR HEIGHT

16'

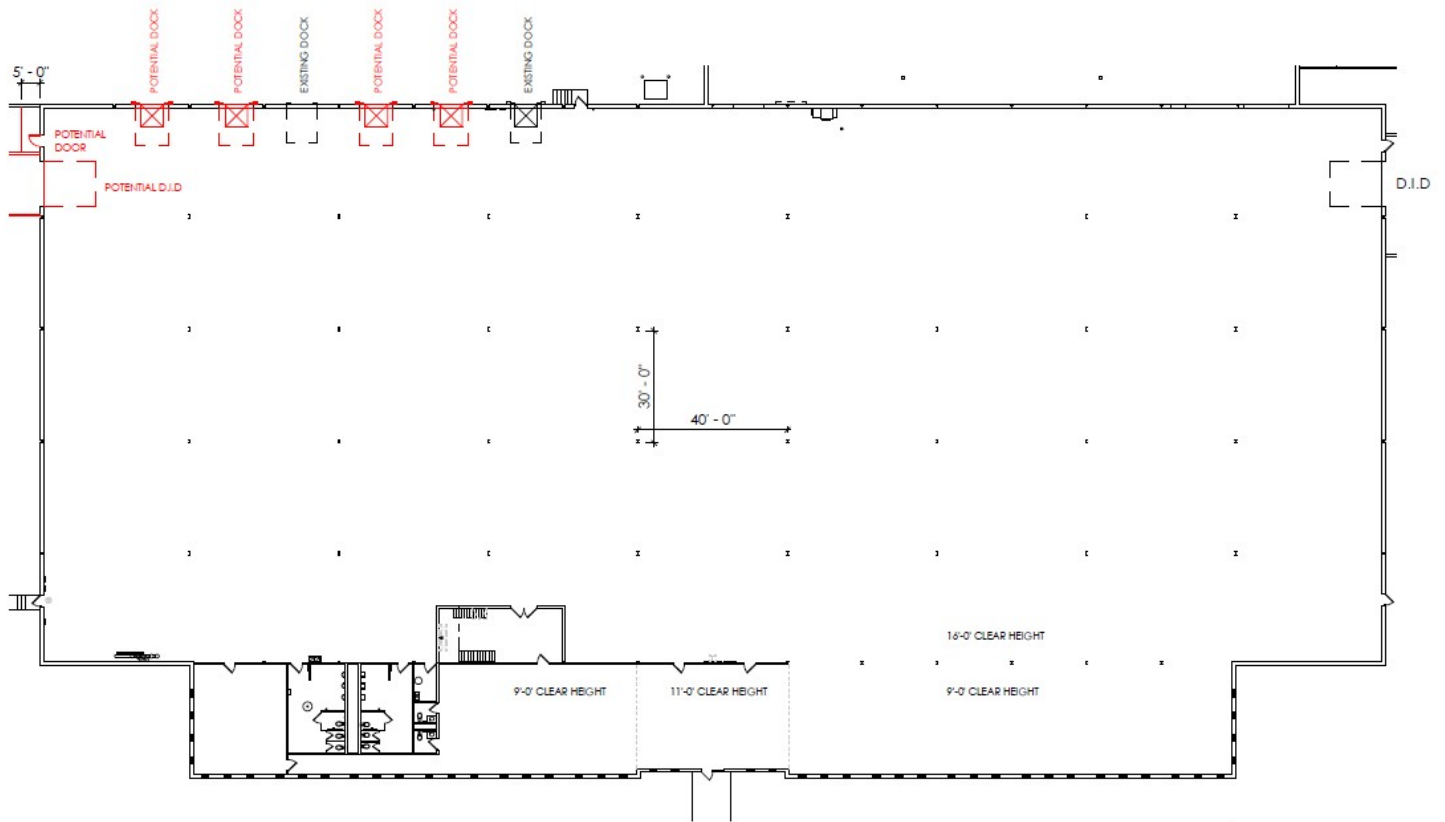
COLUMN SPACING

40' x 30'

PARKING RATIO

1.59/1000

AS-BUILT PLAN



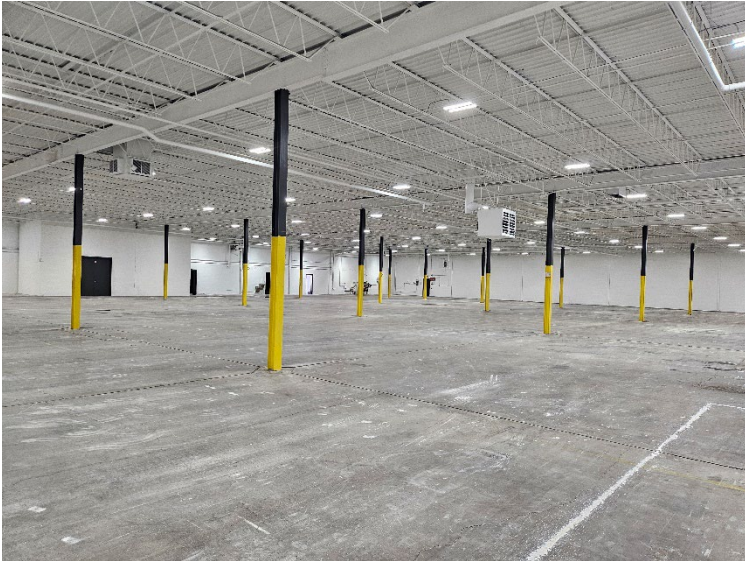
1 | Suite 100 - Existing Conditions

SCALE: 1" = 30'-0"

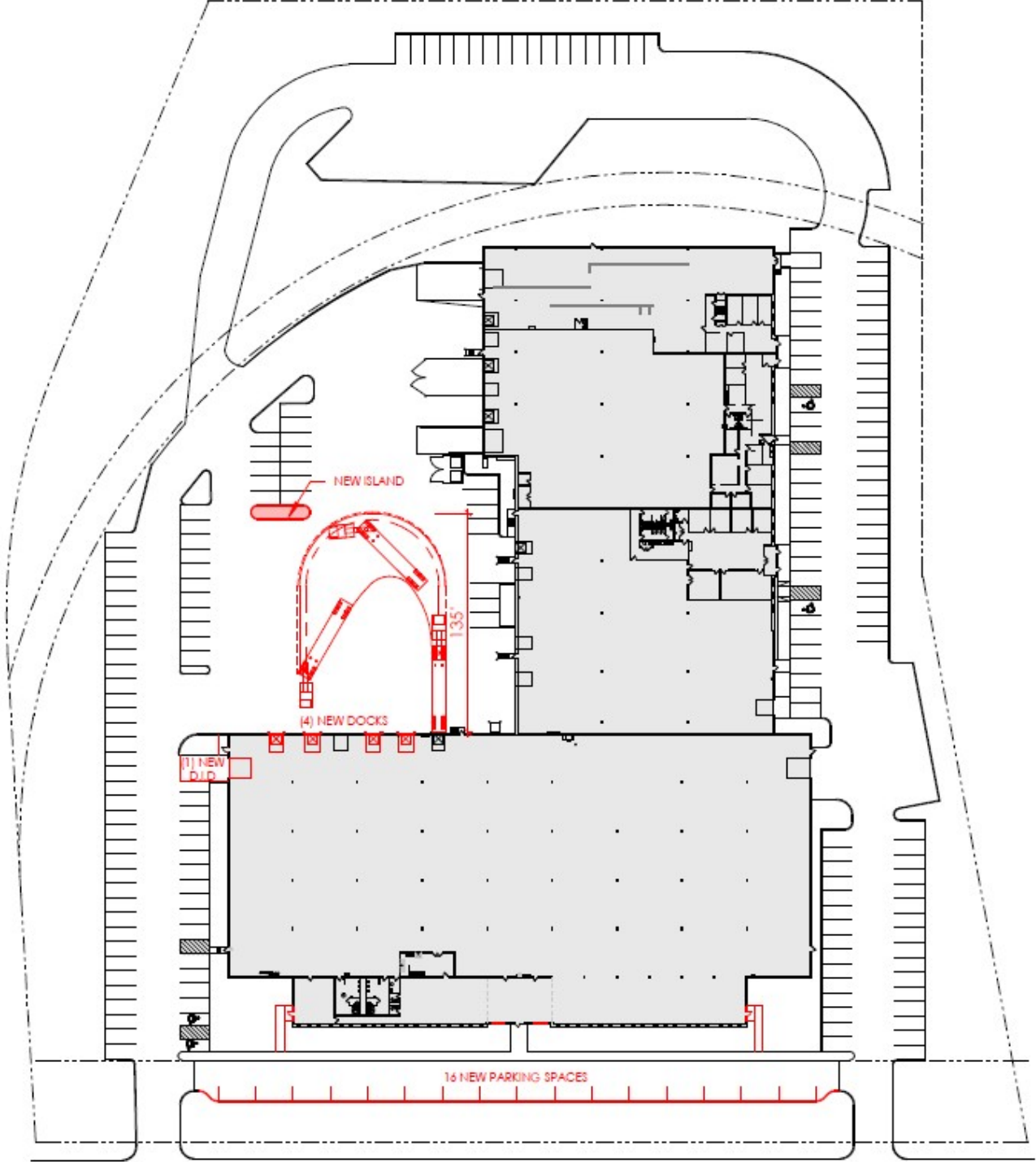




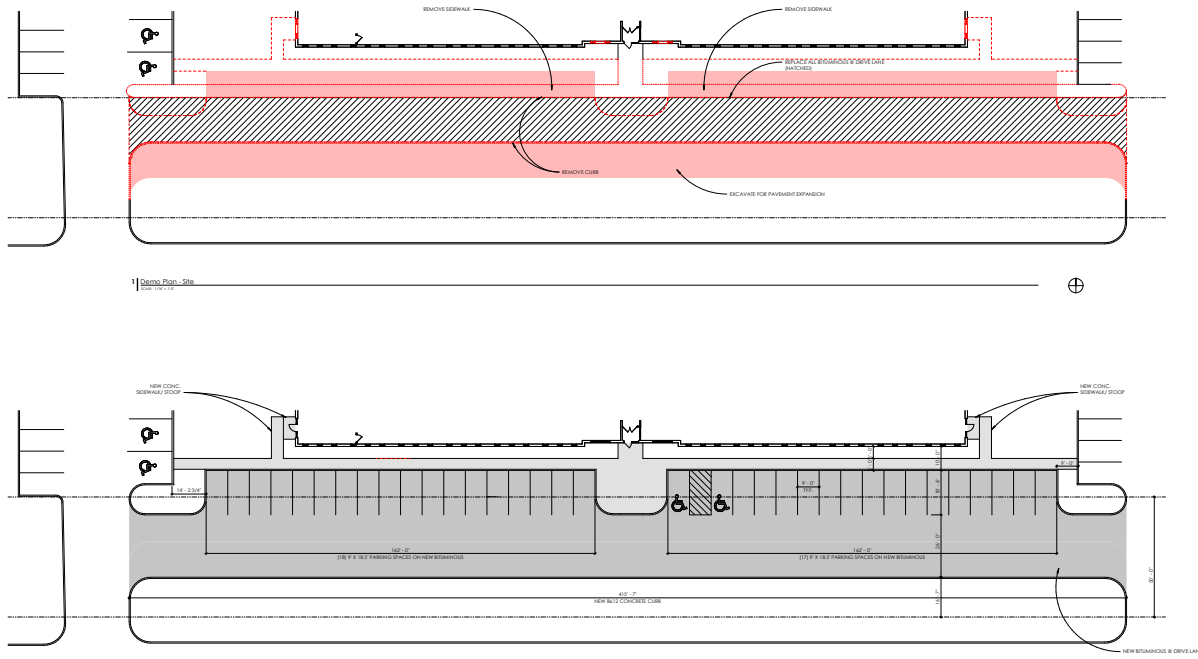
INTERIOR PHOTOS



ADDITIONAL LOADING CONCEPT



ADDITIONAL PARKING



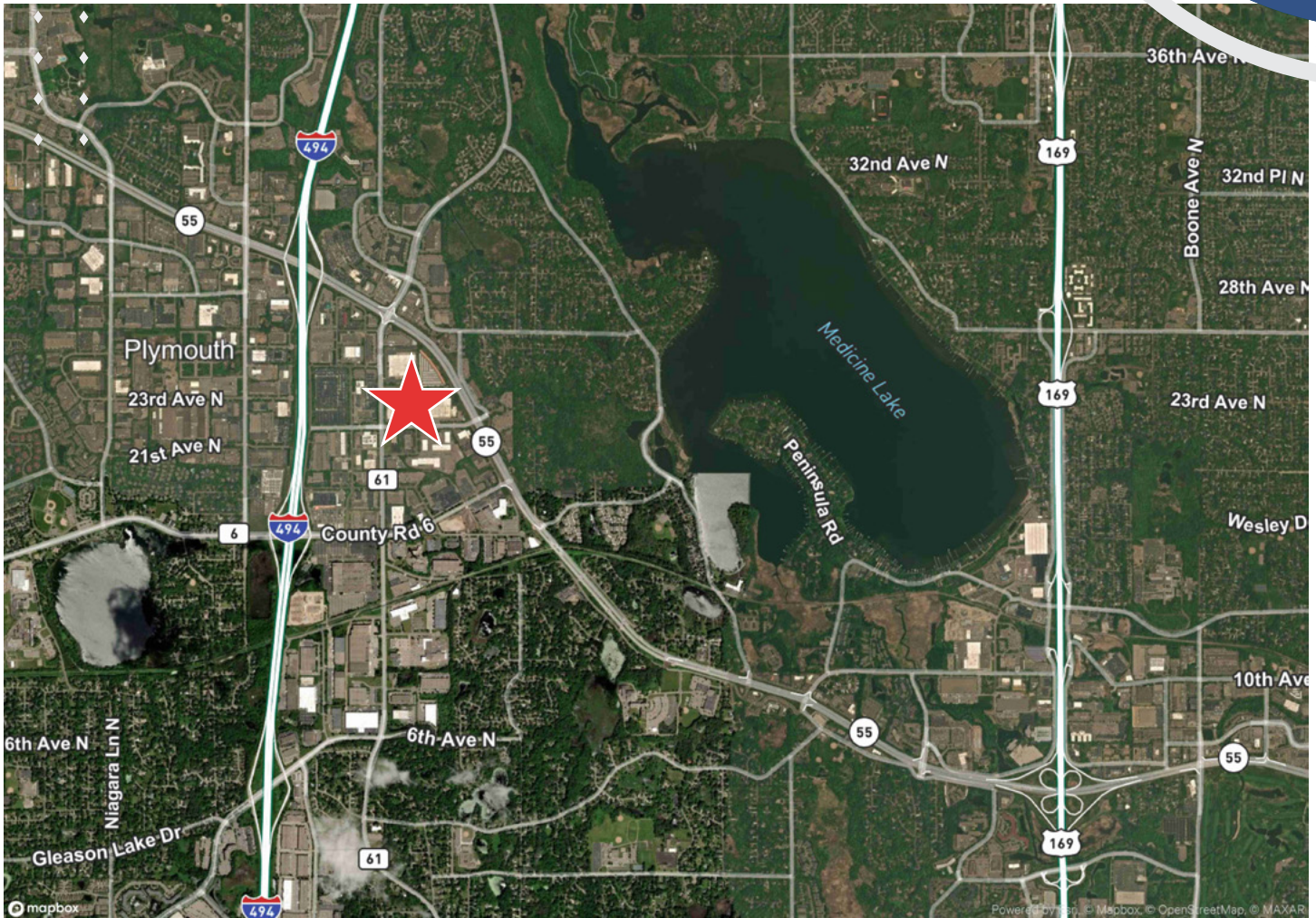
EXTERIOR RENOVATION CONCEPT



2 | Perspective - Option 3
SCALE:



1 | South Elevation - Proposed Option 3
SCALE: 1" = 20'-0"



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