

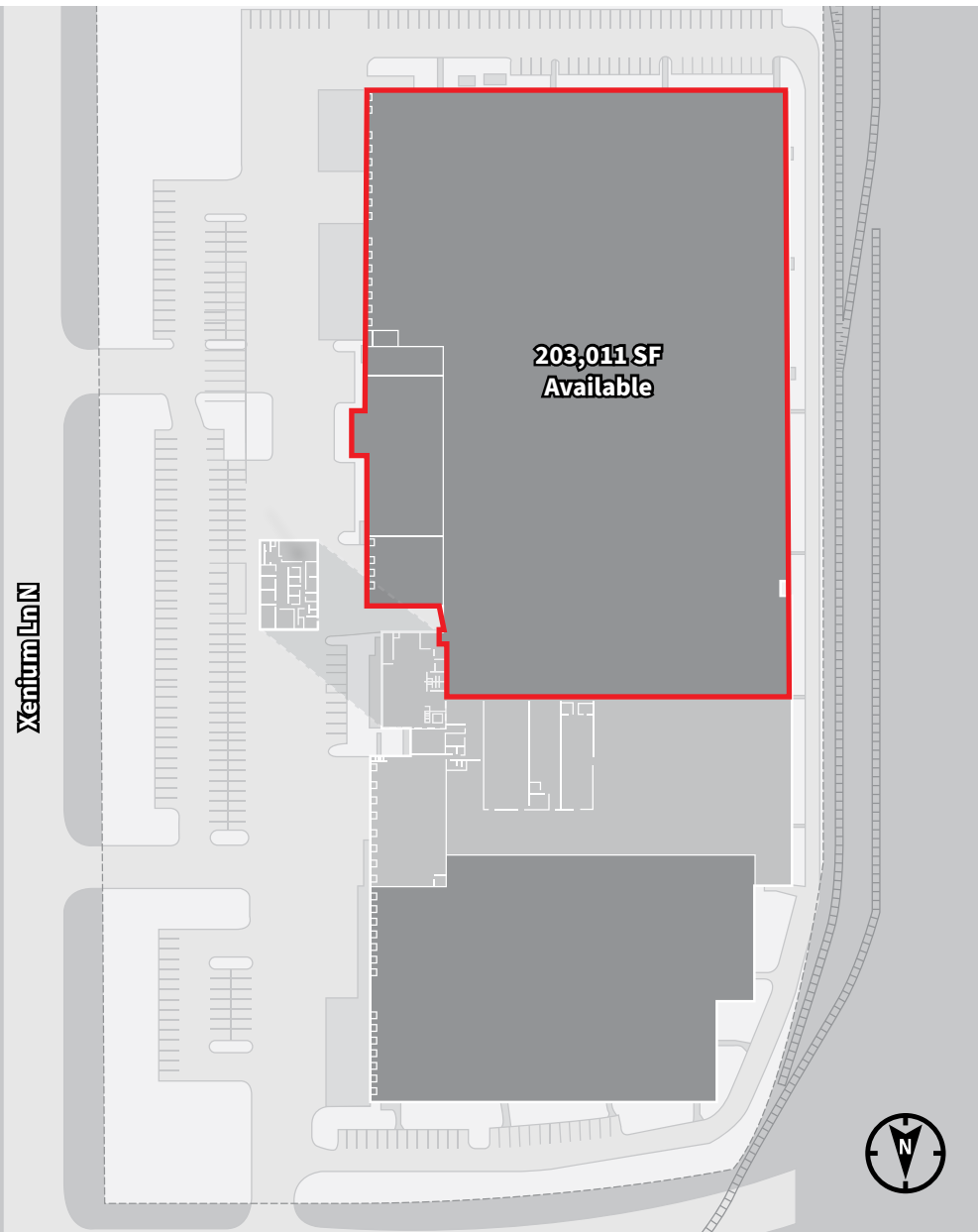


For sublease

Xenium Distribution Center
1105 Xenium Lane, Plymouth, MN
203,011 SF Available

Property highlights

- Bulk 32' clear availability in the heart of Plymouth
- Available immediately - racking can be made available



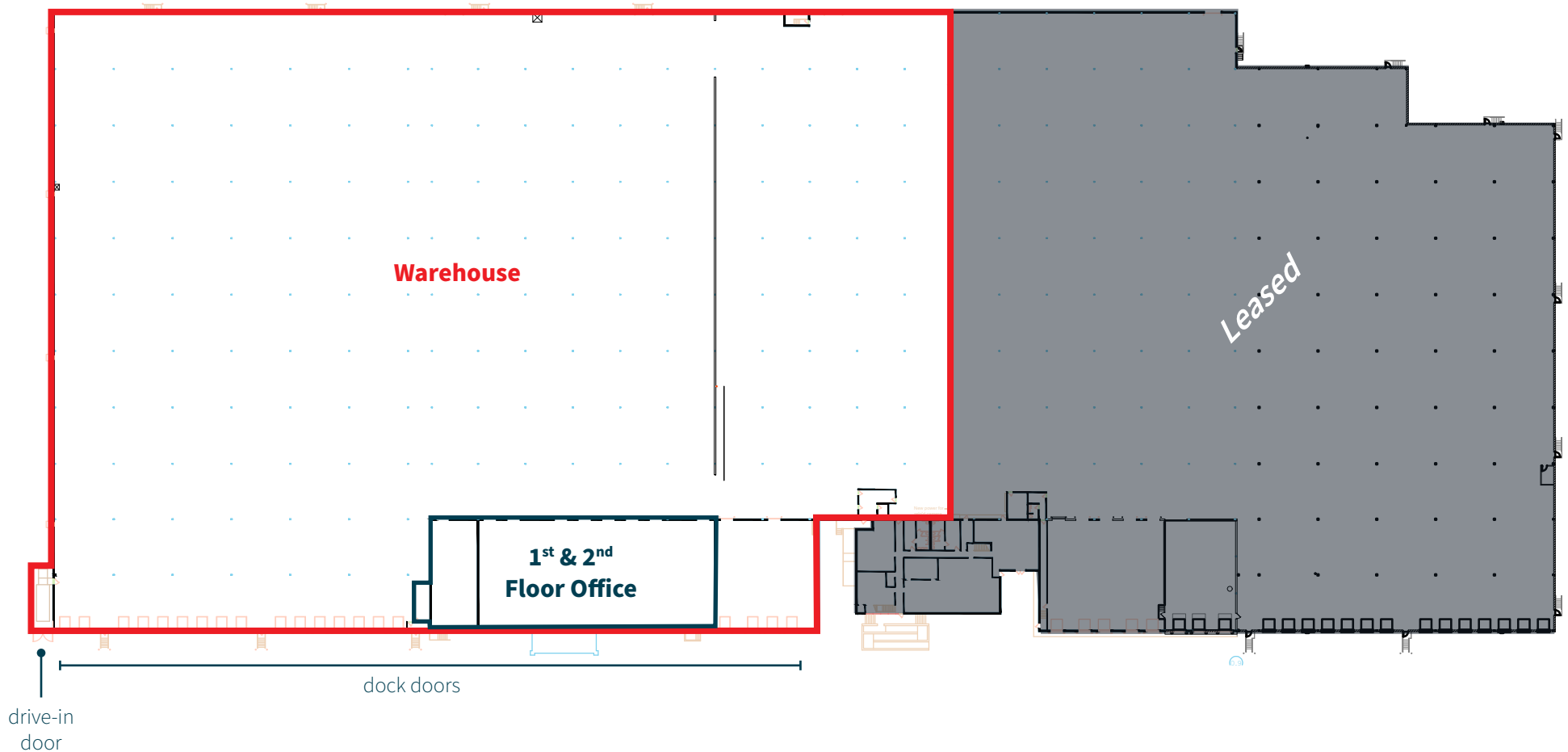
203,001 SF Available



Building specifications

Building SF	335,063 SF
Available SF	203,011 SF
Office SF	11,977 SF (10,253 SF 2 nd Story office not included in NRA)
Site Area	16.1 acres
Clear Height	32'
Dock Doors	Twenty (20) dock doors
Drive-in Doors	One (1) drive-in door
Power	480v, 3200 amp, 3-phase
Lighting	LED
Sprinkler	ESFR
Parking	286 (.85/1,000 SF)
Lease Rate	Negotiable
Est. 2025 Taxes	\$3.17
Available	5/1/2025
Lease Expiration	7/31/2028

Site plan



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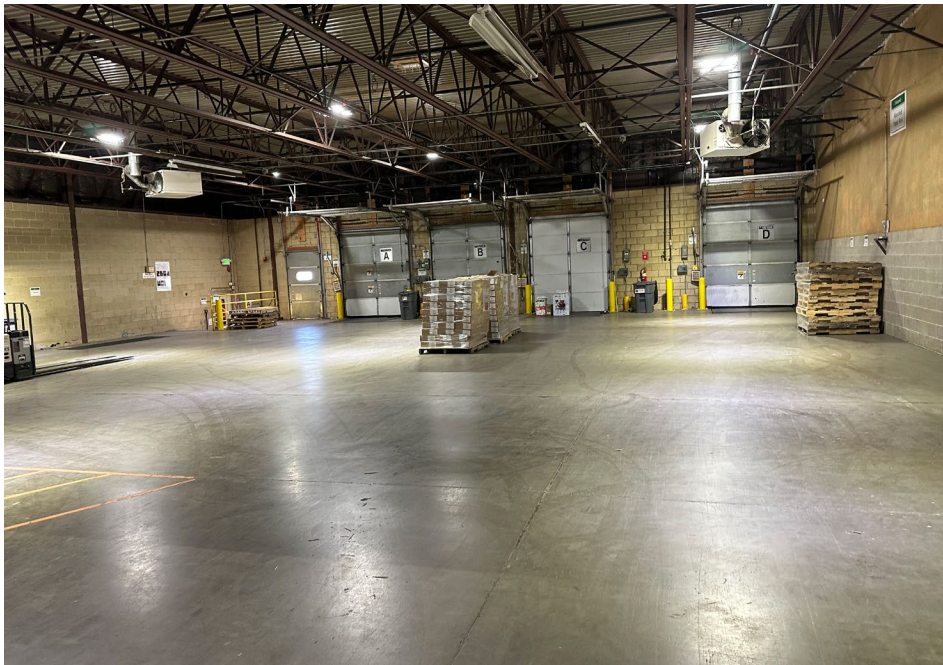
Negotiable

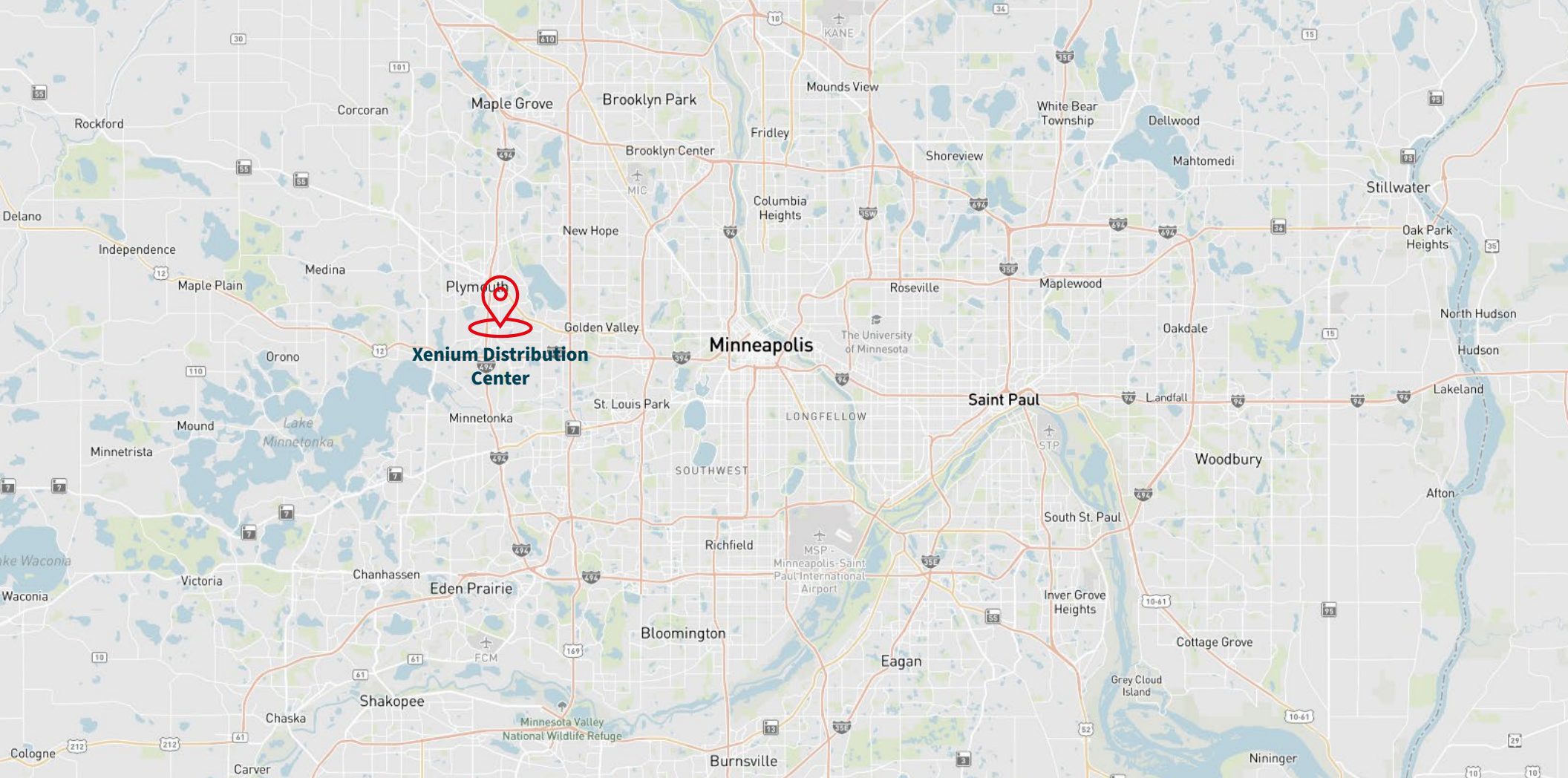
Sublease rate

7/31/2028

Lease expiration

Property photos





JLL SEE A BRIGHTER WAY

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