



PLYMOUTH WEST BUSINESS CENTER

FOR LEASE



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➤ **LIFE SCIENCE FACILITY
WITHIN MINNESOTA'S
MEDICAL ALLEY**

➤ **81,901 SF Available**

OFFICE FINISH: 57% (46,505 SF)

WAREHOUSE: 21% (16,963 SF)

LAB/CLEAN ROOM: 23% (18,433 SF)

➤ **FDA QUALIFIED CLEAN
ROOM WITH GROWTH
CAPACITY**



PROPERTY DESCRIPTION

GENERAL OVERVIEW

Building Name Plymouth West Business Center

Address 14755 27th Ave N, Plymouth, MN

Net Rentable Area 81,901 SF
Office Finish 57% (46,505 SF)
Warehouse 21% (16,963 SF)
Lab / Cleanroom 23% (18,433 SF)

Rent Negotiable + \$5.97/sf CAM/Taxes (2026)

Clear Height 18'

Loading 2 Drive -Ins + 4 Docks

Parking Ratio 217 Spaces (3.3 / 1,000 SF)

Year Built 1989 (Major Renovation 2022)

FOR MORE INFORMATION

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This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.



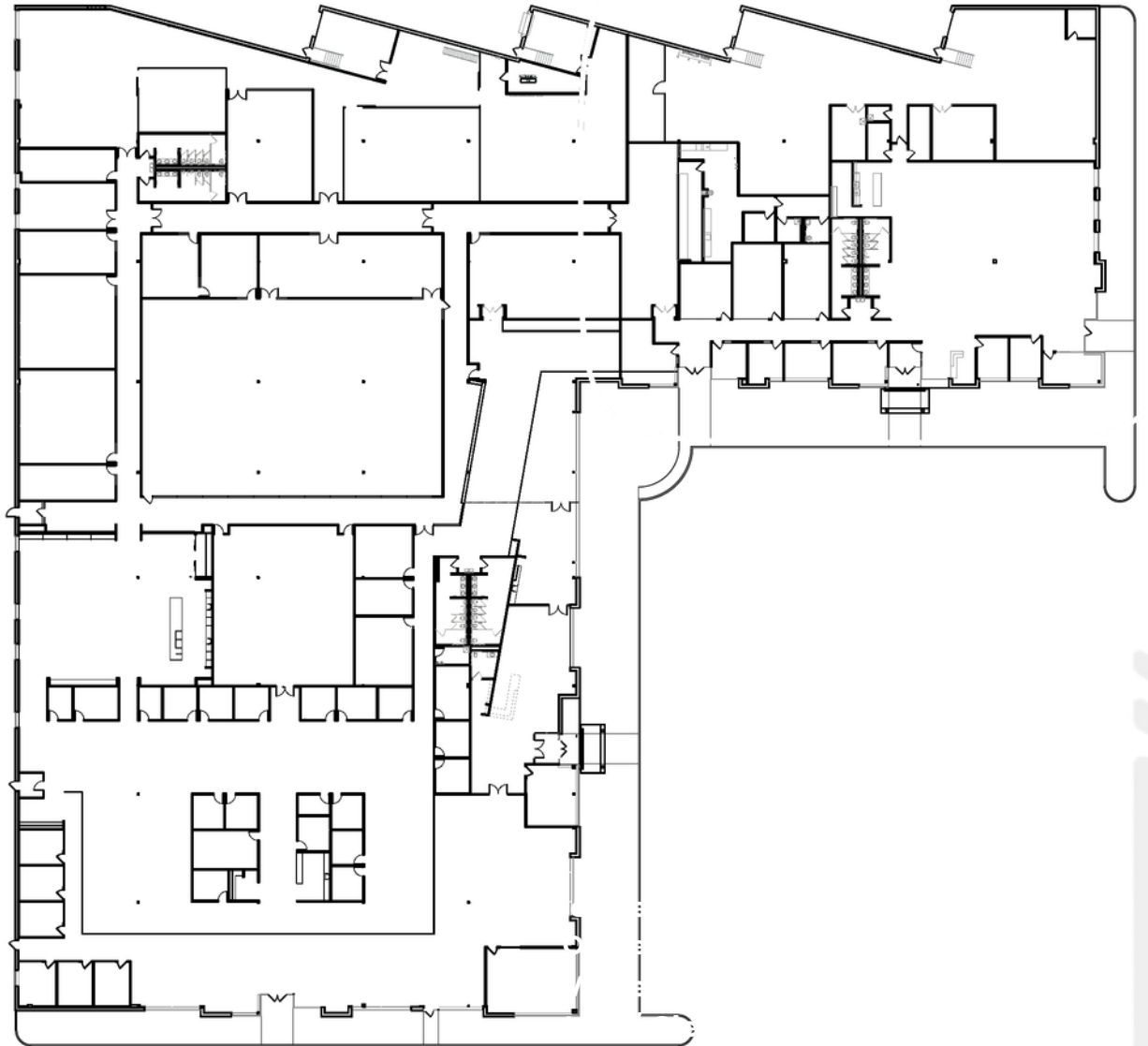
SPACE AVAILABLE

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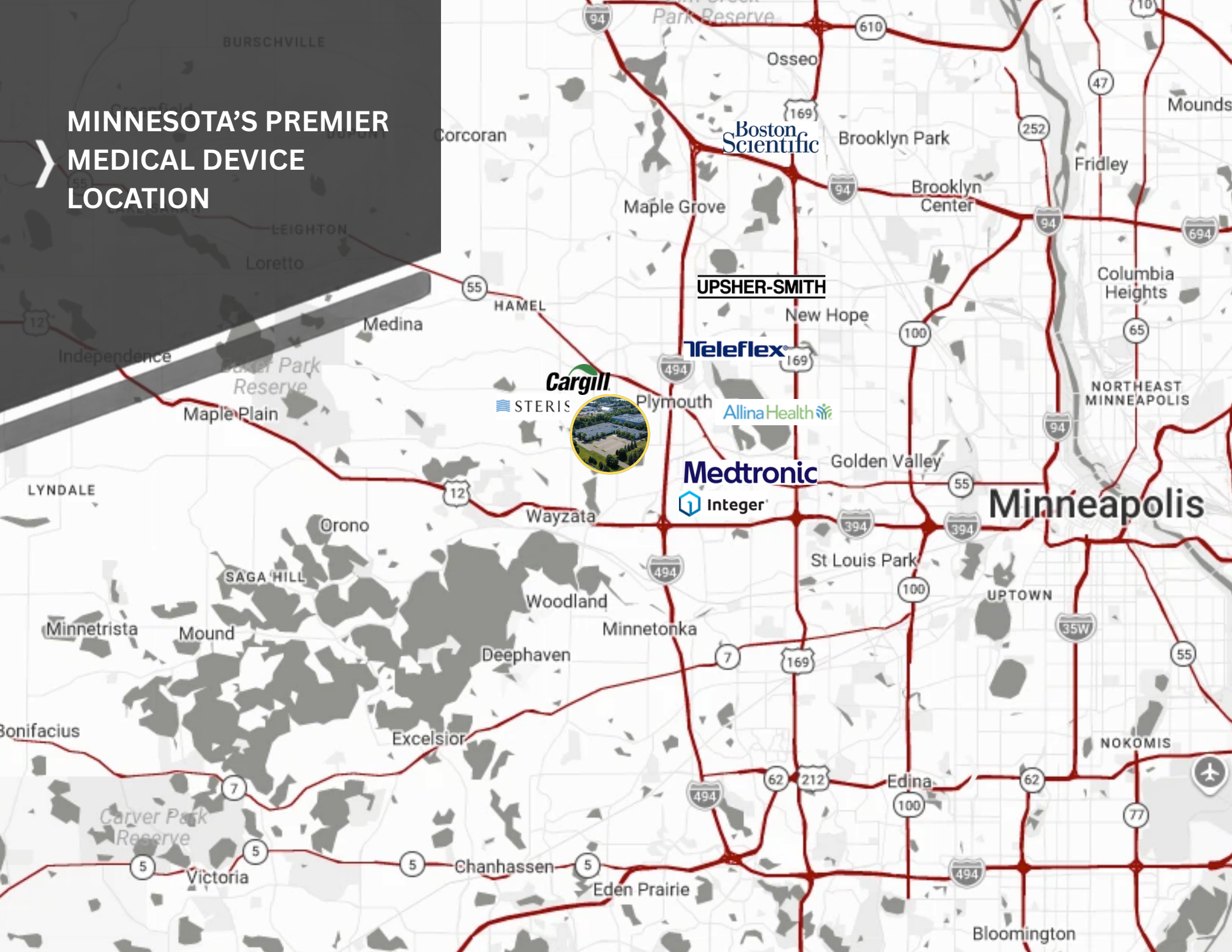
4 DOCKS + 2 DRIVE INS

18' CLEAR HEIGHT





MINNESOTA'S PREMIER MEDICAL DEVICE LOCATION





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