

5480 Nathan Lane North, Plymouth, MN

BASS LAKE BUSINESS CENTRE I

SUBLEASE
7,771 SF



SUMMARY

Address: 5480 Nathan Lane N, Plymouth, MN 55442

Space Available: 1,778 sf OFFICE
5,993 sf WAREHOUSE
7,771 sf TOTAL

Available: Now

Clear Height: 18'

Loading: Two (2) Docks

Sublease Rate: Negotiable

2026 Estimated Tax & CAM: \$1.68/sf CAM
\$3.74/sf RE TAX
\$5.42/sf TOTAL

Sublease Term: Flexible

Parking Ratio: 2.74/1000

Zoning: I-1, Light Industrial

Notes:

- Class A brick & ribbon-glass facility
- Great access to Bass Lake Road & 169
- Near many area amenities

ROB DAVIDSON

President

651-481-6290

rob@davidsoncos.com

STEPHEN DAVIDSON

Partner

651-481-6291

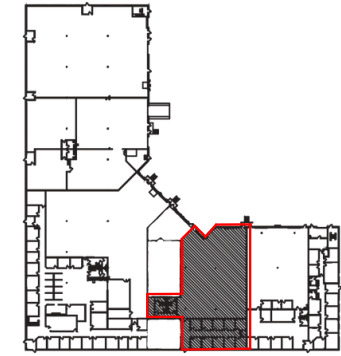
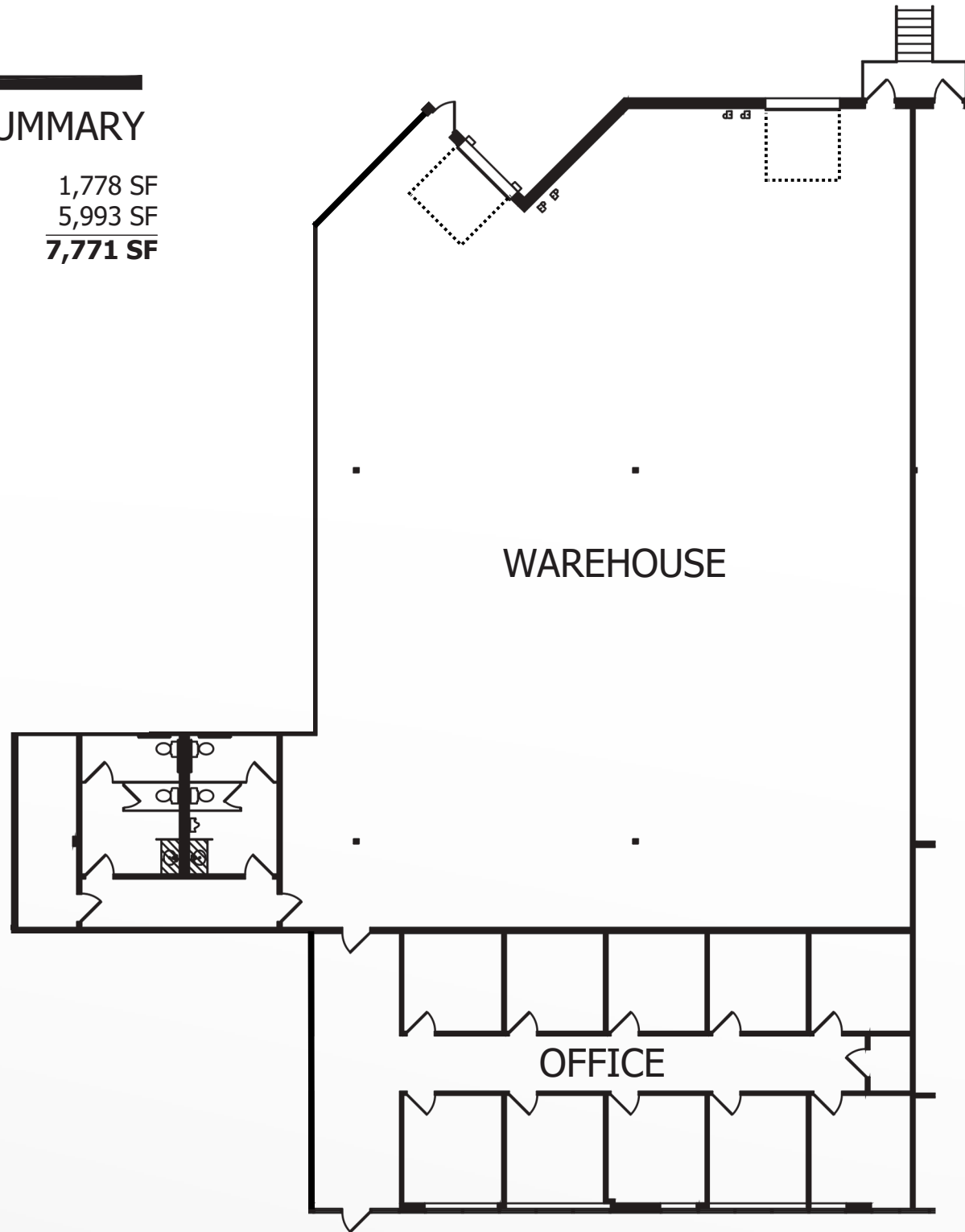
stephen@davidsoncos.com



FLOOR PLAN

SQUARE FOOTAGE SUMMARY

OFFICE	1,778 SF
WAREHOUSE	5,993 SF
TOTAL	7,771 SF



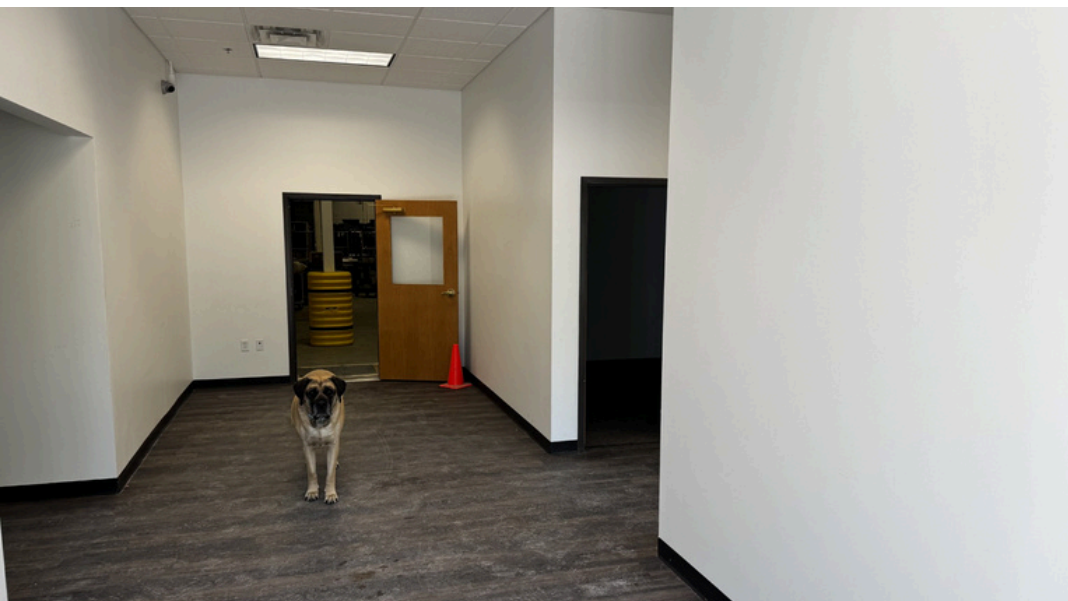
KEY PLAN

NOT TO SCALE



BASS LAKE BUSINESS CENTRE I
5480 NATHAN LANE NORTH PLYMOUTH, MINNESOTA

INTERIOR PHOTOS



AREA BUSINESS

Maple Grove

Osseo

Brooklyn Park



Northwest Blvd

494

94

169

169

94

Bottineau Blvd

Bass Lake Rd

Bass Lake Rd

Plymouth

SITE



Bottineau Blvd



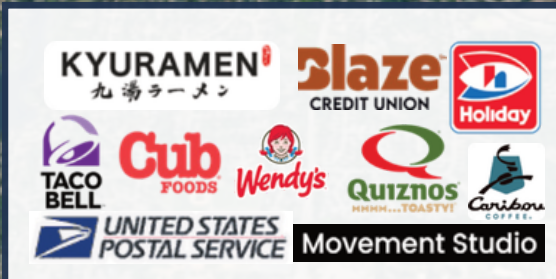
Rockford Rd

494

Rockford Rd

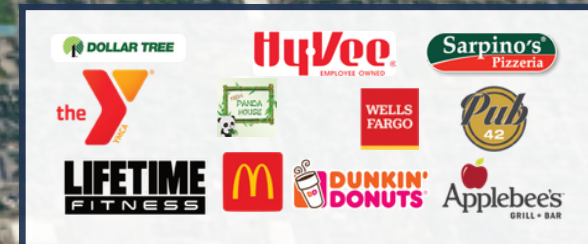
Schmidt Lake Rd

169



New Hope

N 42nd Ave



Crystal

Bass Lake Business Centre I

5480 Nathan Lane N, Plymouth, MN 55442



FOR MORE INFORMATION, CONTACT:

ROB DAVIDSON

President
651-481-6290
rob@daavidsoncos.com

STEPHEN DAVIDSON

Partner
651-481-6291
stephen@daavidsoncos.com

Although information has been obtained from sources deemed reliable, The Davidson Companies, Inc. ("TDC") makes no guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of lease and availability are subject to change or withdrawal without notice.

