

# Plymouth Business Center

3905 Annapolis Lane North, Plymouth, MN



FOR LEASE



**12 Building Development**

## Property Highlights

- Established business park with over 700,000 square feet of space
- Up to 18,173 square feet available
- Multiple product types including office/showroom, office/warehouse, and bulk/warehouse buildings
- Dock and drive-in loading
- Landmark visibility provides outstanding corporate identity and easy recognition for visiting clientele
- Exceptional access to I-494 via Highway 55 on the south and Rockford Road on the north
- Area amenities include childcare, retail shops, hotels and restaurants

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## BUILDING INFORMATION

Building Size	39,410 SF
Year Built	1989
Clear Height	12'
Bay Depth	120'
Column Spacing	32' x 32'
Power	1,200 AMPS 480/227V Phase 3
Sprinklers	Yes
Parking	96 stalls
Lease Rates	Negotiable
2026 Tax & Cam	\$3.36 SF Tax \$2.26 PSF CAM \$5.62 PSF Total

## Property Information

- 12 building development totalling over 700,000 sf
- Expansion capabilities within the complex
- Locally owned, professionally maintained and operated
- Excellent access to I-494 via Highway 55 & Rockford Road
- Area Amenities include childcare, retail shops, hotels and restaurants

## Space Available

Suite	Total SF	Office SF	Tech	Warehouse SF	Loading	Availability
105	6,715	6,715	-	-	1 drive-in	Now
195	15,640	14,205	1,435	-	4 drive-ins	Now
Option - 175	4,213	1,405	-	2,808	2 drive-ins	Now
Option - 195	11,427	11,427	-	-	2 drive-ins	Now

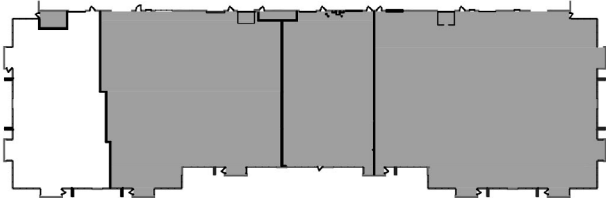
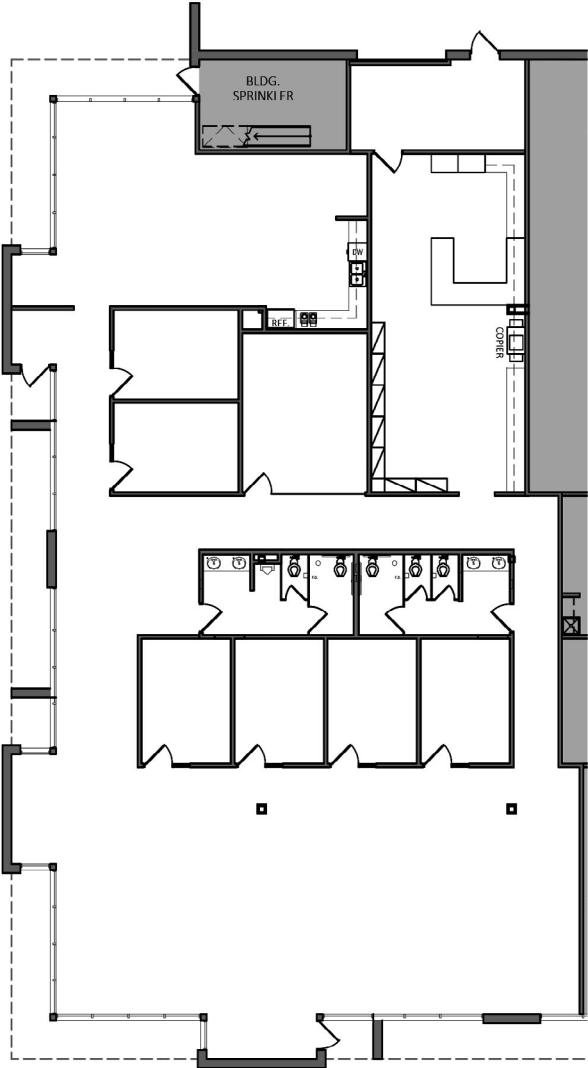
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## Suite 105



### AVAILABLE

#### SUITE 105

OFFICE	=	6,715 S.F.
<u>TOTAL</u>	=	<u>6,715 S.F.</u>



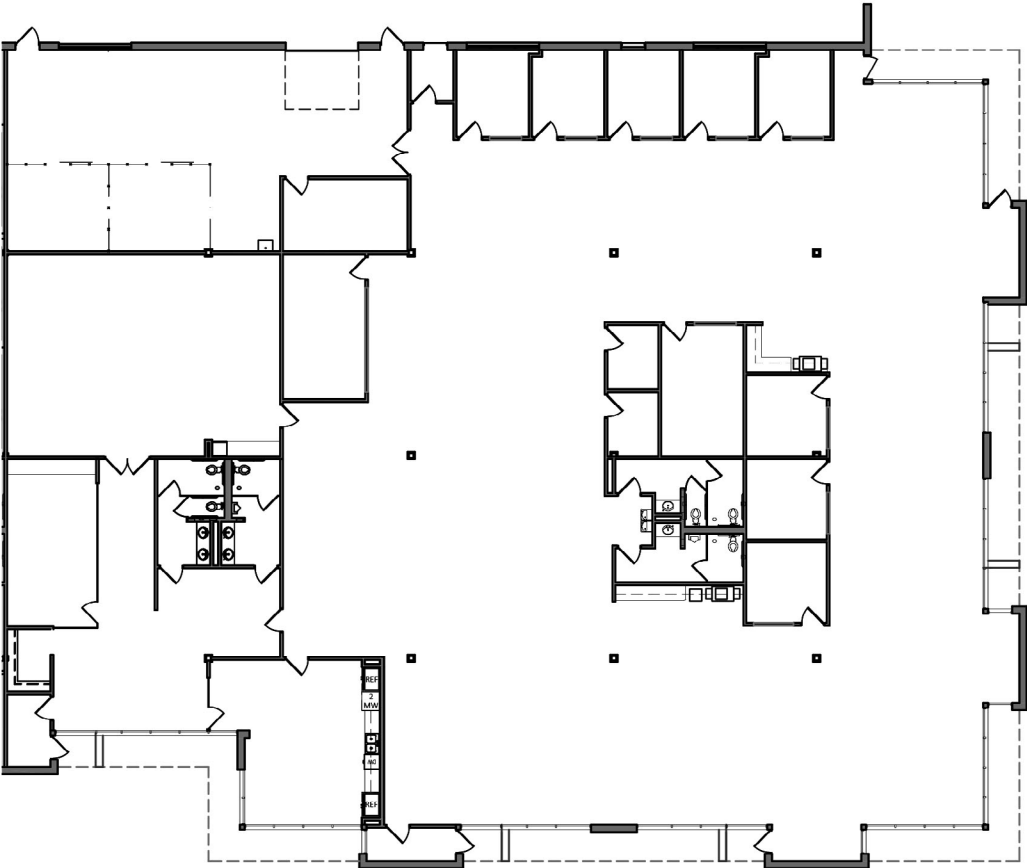
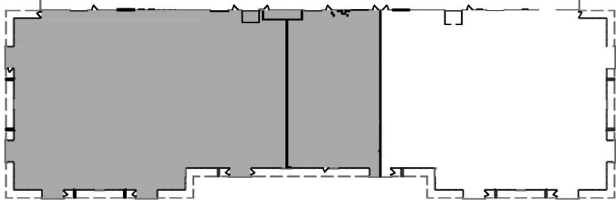
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Suite 195



## AVAILABLE

SUITE 195

OFFICE	=	14,205 S.F.
WAREHOUSE	=	1,435 S.F.
<b>TOTAL</b>	<b>=</b>	<b>15,640 S.F.</b>



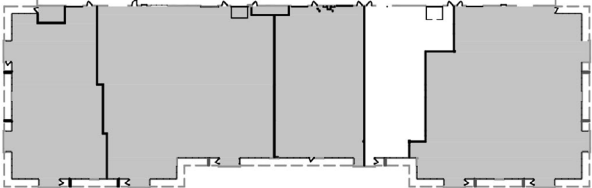
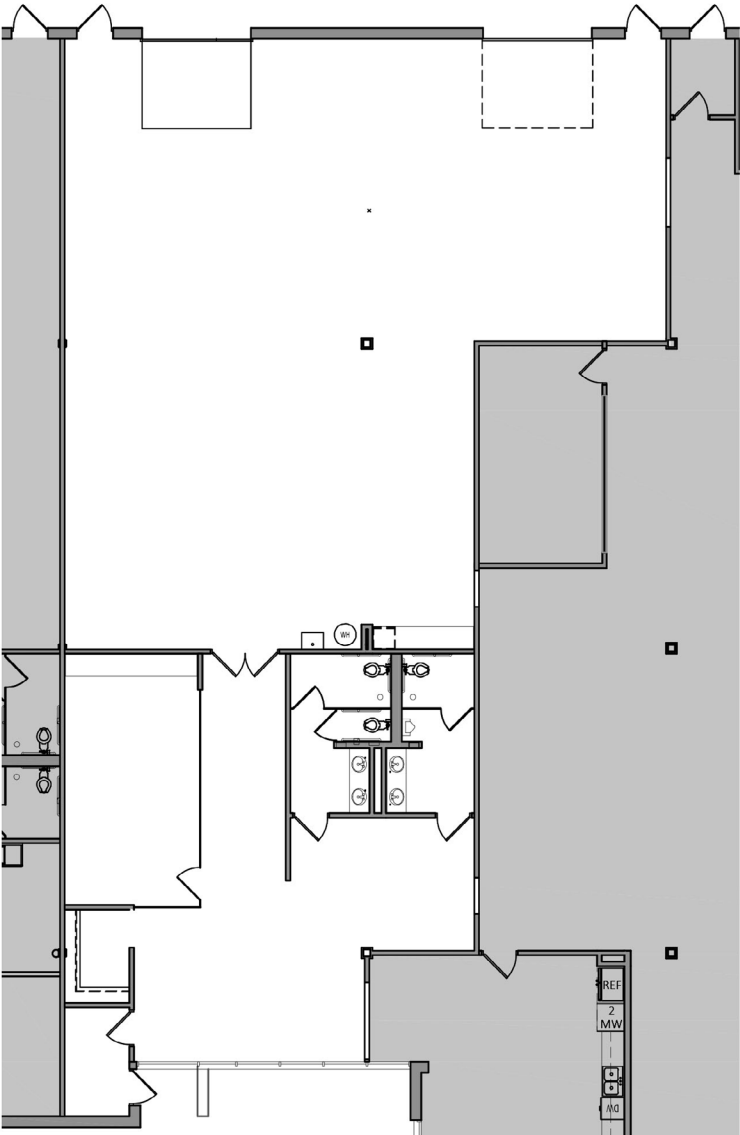
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## Option - Suite 175



### AVAILABLE

#### SUITE 175

OFFICE	=	1,405 S.F.
WAREHOUSE	=	2,808 S.F.
<b>TOTAL</b>	<b>=</b>	<b>4,213 S.F.</b>



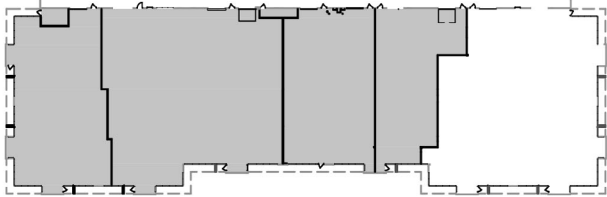
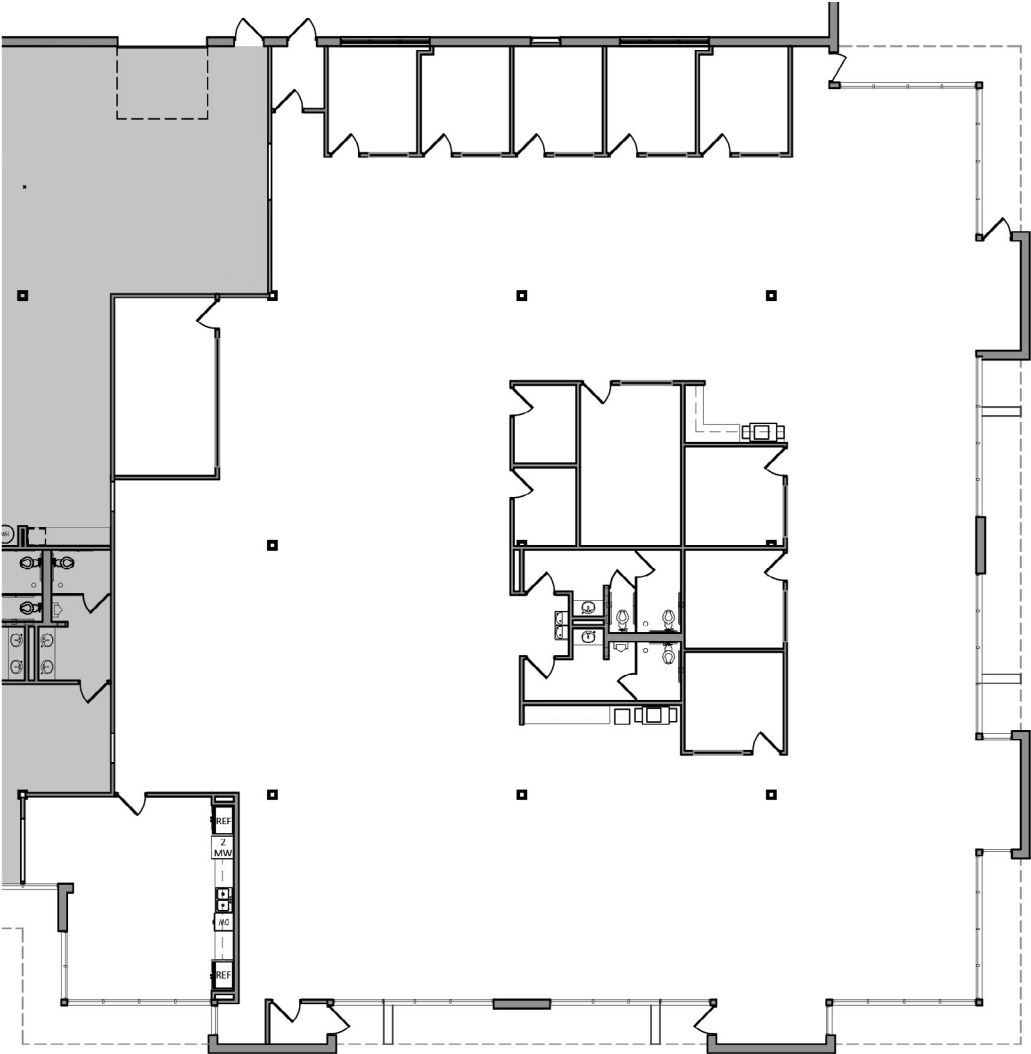
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## Option - Suite 195



### **AVAILABLE** SUITE 195

OFFICE	=	11,427 S.F.
<b>TOTAL</b>	<b>=</b>	<b>11,427 S.F.</b>

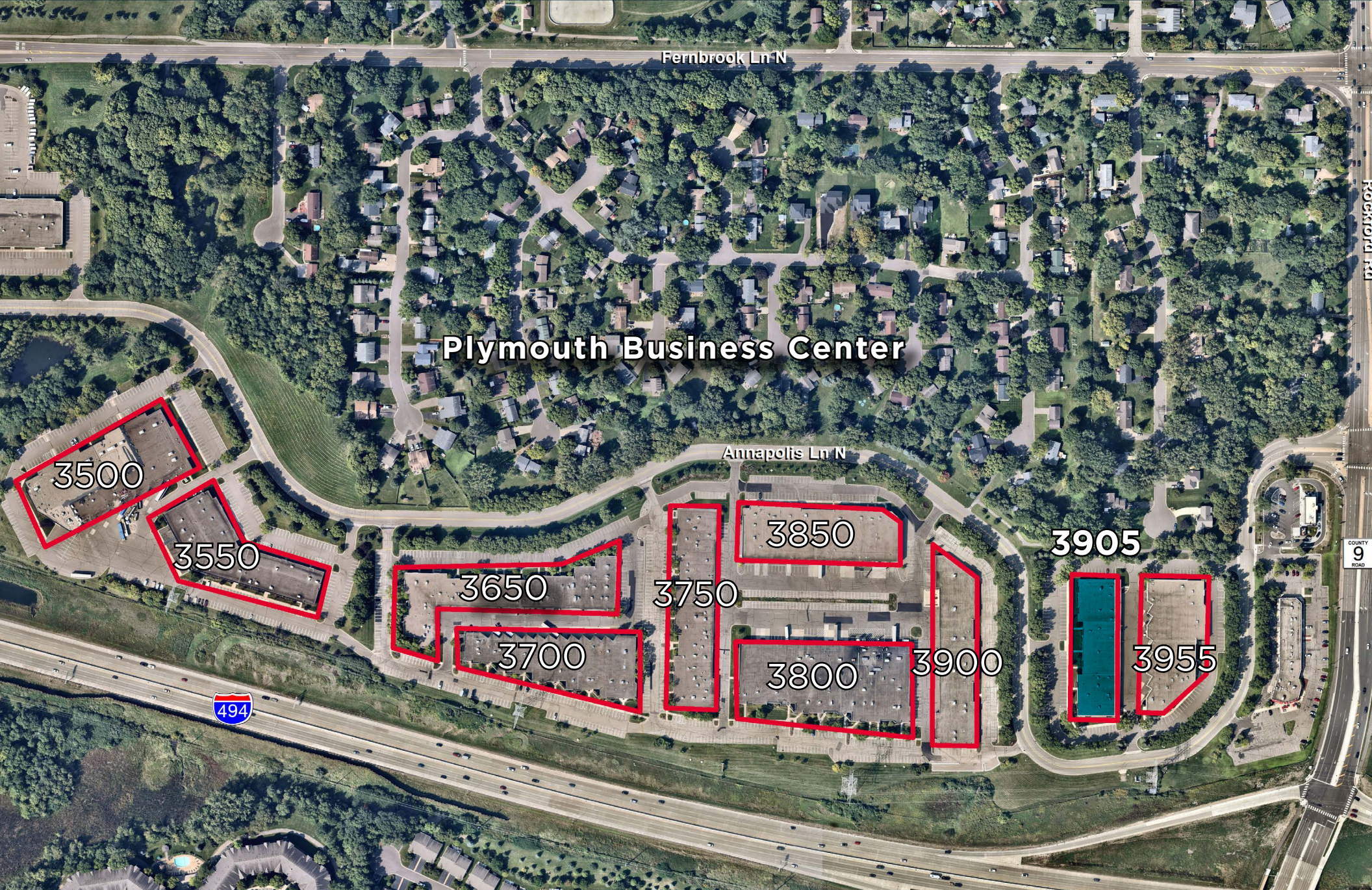


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## Plymouth Business Center

3500

3550

3650

3700

3750

3800

3850

3900

3905

3955

Fernbrook Ln N

Annapolis Ln N

494

Rockford Rd

COUNTY 9 ROAD