

PARKERS LAKE BUSINESS CENTER

15000 23RD AVENUE NORTH,
PLYMOUTH, MN

TWIN CITIES INDUSTRIAL TEAM

HIGH IMAGE OFFICE / SHOWROOM



PROPERTY FEATURES

- Built in 1987
- Custom space planning available
- Individually metered electric and natural gas utilities
- 14' clear height
- Extensive glass line
- Dock and drive-in access available
- Great exposure to Niagara Lake
- Easy access to County Road 6, Highway 55, and I-494
- Locally owned and managed
- Area amenities include retail shops, hotels and restaurants

For more information, please contact:

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**CUSHMAN &
WAKEFIELD.**

NORTHMARQ

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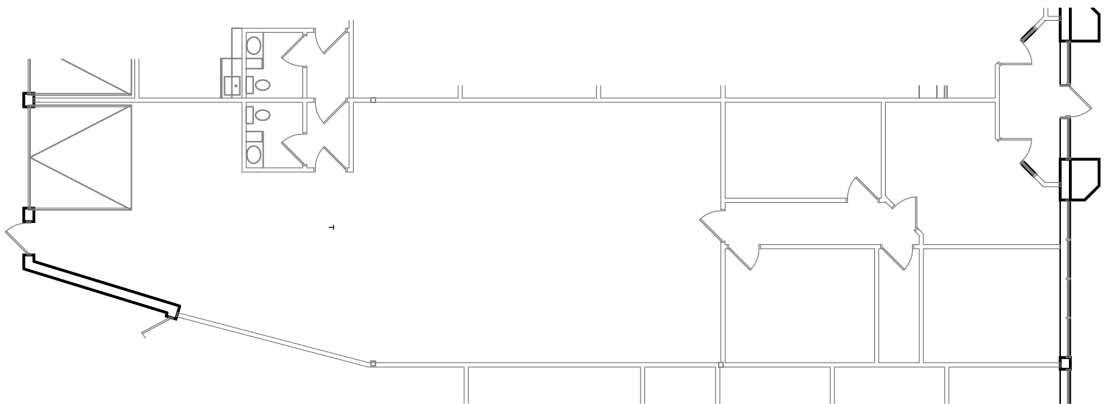
For Lease

BUILDING INFORMATION	
BUILDING SIZE	40,000 sf
YEAR BUILT	1987
CLEAR HEIGHT	14'
PARKING	Ample
ELECTRICAL	2 Phase/208 Volt
ZONING	I-A
LEASE TERM	3 - 5 year leases available
TENANT IMPROVEMENTS	Tenant finishing is negotiable

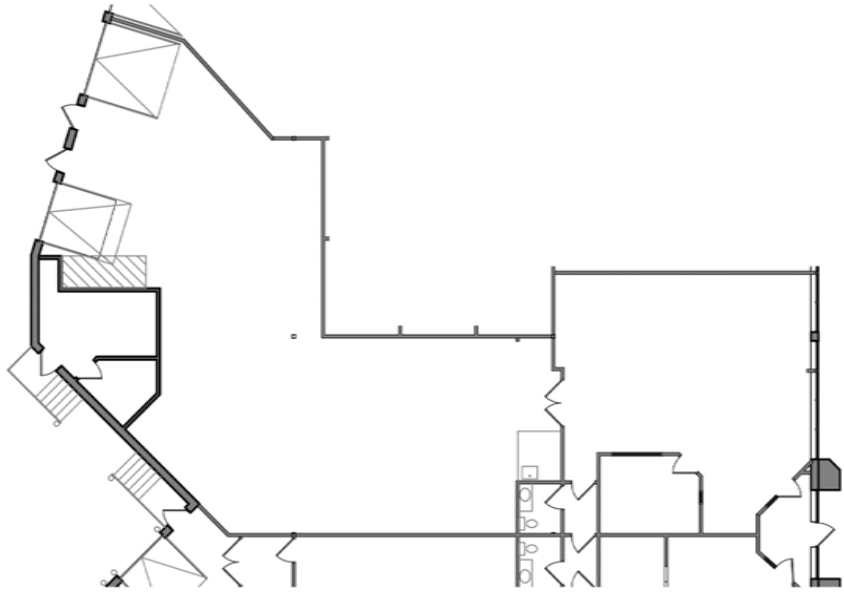
TERMS AND EXPENSES	
NET RENT PSF	\$9.25 psf Office \$4.25 psf Warehouse
2013 TAX & CAM	\$2.63 psf Taxes \$1.92 psf CAM \$4.55 Total

VACANCIES	TOTAL SF	OFFICE SF	WAREHOUSE SF	LOADING
SUITE 15004	2,546	887	1,659	1 drive-in
SUITE 15020	3,647	1,214	2,433	1 dock / 1 drive-in





SUITE 15004



SUITE 15020