

AVAILABLE

PRIME HWY 169 FRONTAGE - 88,000 VEHICLES PER DAY!

15,000 Sq Ft Office / Showroom Building
With Billboard Ground Lease Income!

**815 Highway 169 North
Plymouth, MN 55441**



SpaceNet Equities
"Commercial Real Estate Solutions"

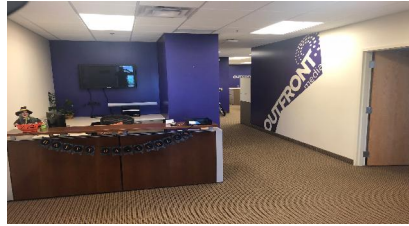
www.spaceneteq.com

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952-746-9600

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8100 Wayzata Blvd. · Golden Valley, MN 55426

Building Information and Site Map

LOT SIZE:	1.12 Acres (48,787 sf)	CEILING HEIGHT:	12" Clear in warehouse
TOTAL BLDG SF:	15,000 sf total ----- (7,000 sf Office/Showroom) (8,000 sf warehouse)	HEAT:	Gas Forced Air Heating, Central A/C
ZONING:	Industrial/Commercial	FIRE SPRINKLER:	Wet System
YEAR BUILT:	1976/Renovated in 2015	LOADING ACCESS:	1 Dock Door, 1 Drive-In (ramped)
CONSTRUCTION:	Decorative Block	POWER:	800 Amps, 220 Volts - 3 Phase
		PARKING:	17 stalls



COMMENTS:

Hard to find 15,000 sq ft office/showroom facility with unparalleled visibility to Highway 169 in Plymouth. Pylon & building signage with income is available with the property. The showroom has 12' ceilings and the warehouse has multiple loading areas for trucks and vans. Easy access to Highway 169, Hwy 55, and I-394. 80,000 + cars per day.

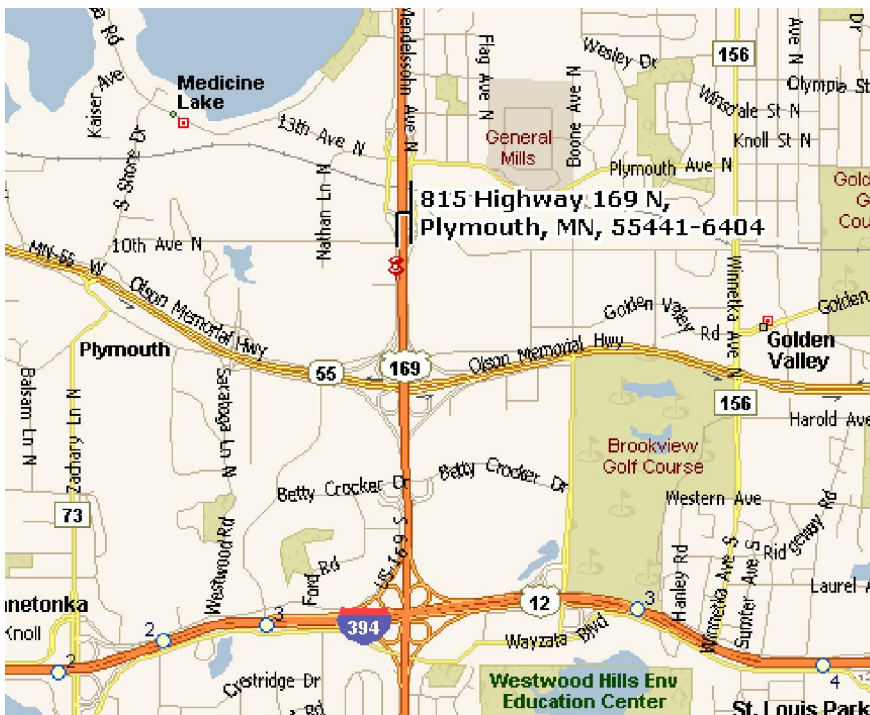
*Building recently renovated inside and out.
*Easy access to Hwy 169, Hwy 55 and I-394.

*Pylon and signage available with direct visibility to Hwy 169.
*\$10,000 Per year in annual billboard ground lease income.

SALE PRICE:
\$1,900,000

NET LEASE RATES:
\$10.50 / \$5.50 PSF

REAL ESTATE TAXES
\$34,444.42 (\$2.30 psf)



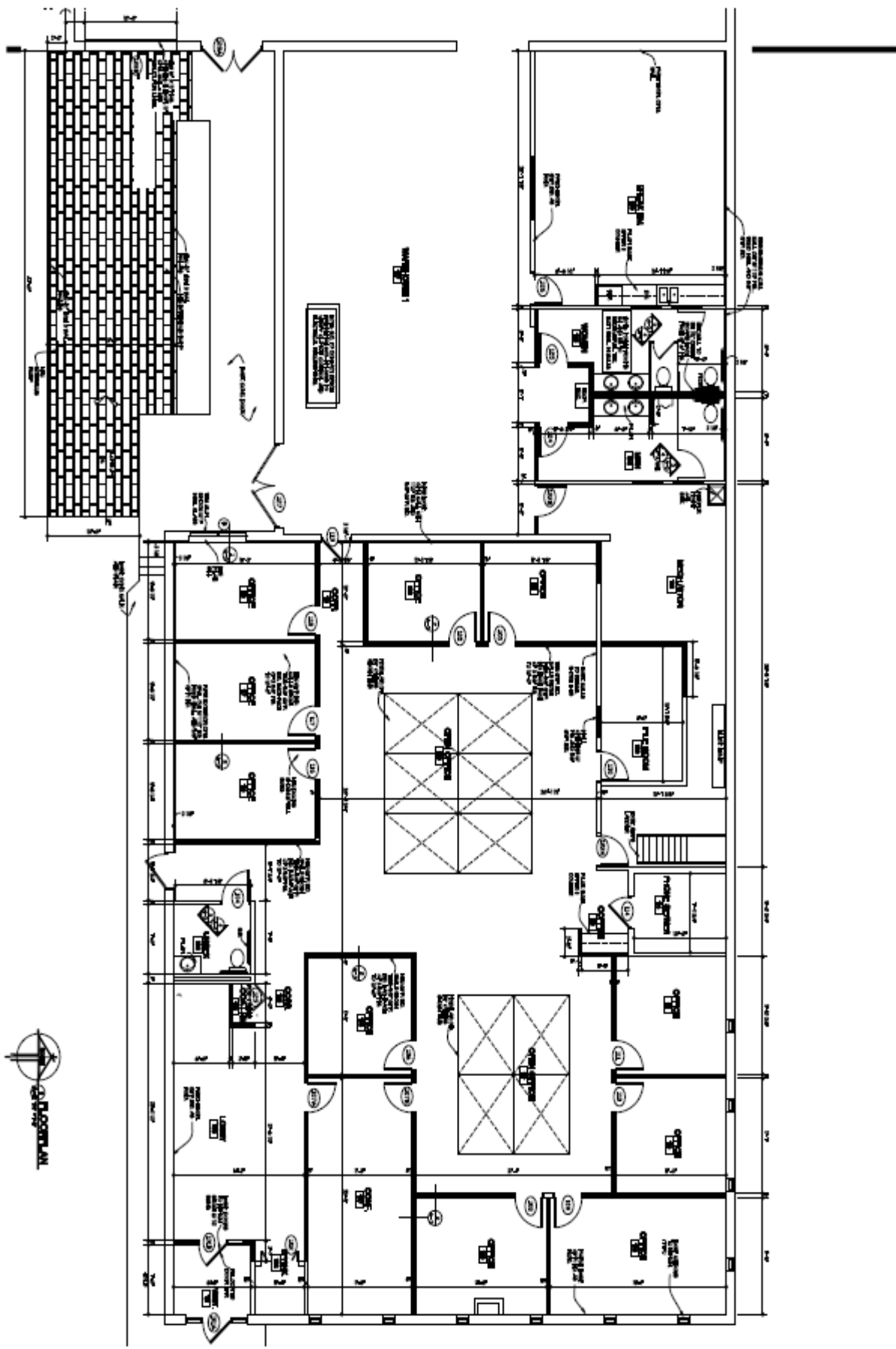
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For Sales & Leasing Information:

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FLOOR PLAN



This brochure has been compiled based on the best available information. We do not guarantee the reliability and accuracy of this information. All lessors and buyers should validate such information to ensure its accuracy.

AERIAL



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