

# Plymouth Warehouse & Office Space

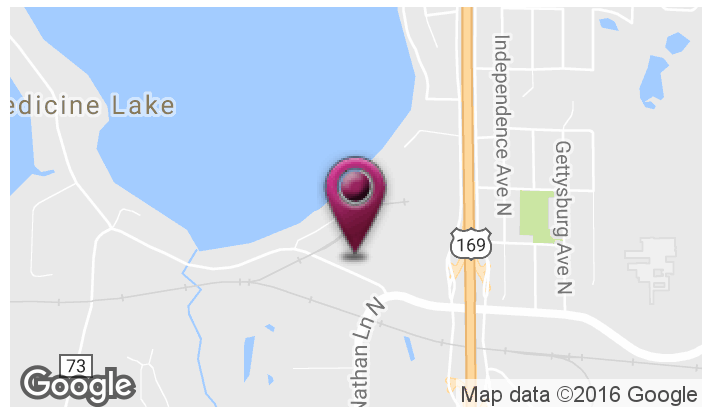
9900 13TH AVENUE NORTH, PLYMOUTH, MN 55441

**FOR LEASE**



## OFFERING SUMMARY

<b>Lease Rate:</b>	\$4.00 - 8.00 SF/yr (NNN)
<b>CAM &amp; Tax</b>	\$3.12/SF/yr
<b>Year Built:</b>	1969
<b>Building Size:</b>	136,267 SF
<b>Renovated:</b>	2012
<b>Zoning:</b>	I-2



- Easy access to Hwy 169, Hwy 55, I-394, and I-494
- Close proximity to Minneapolis, St Louis Park, Golden Valley, and New Hope
- 22 foot ceilings
- Access to heavy power
- Dock doors & drive-in doors

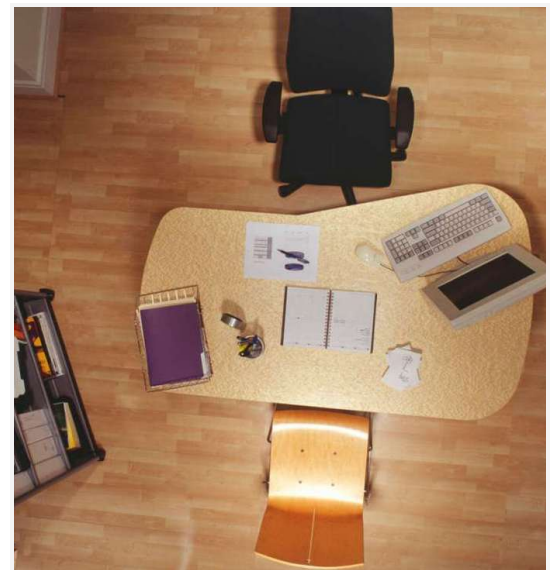
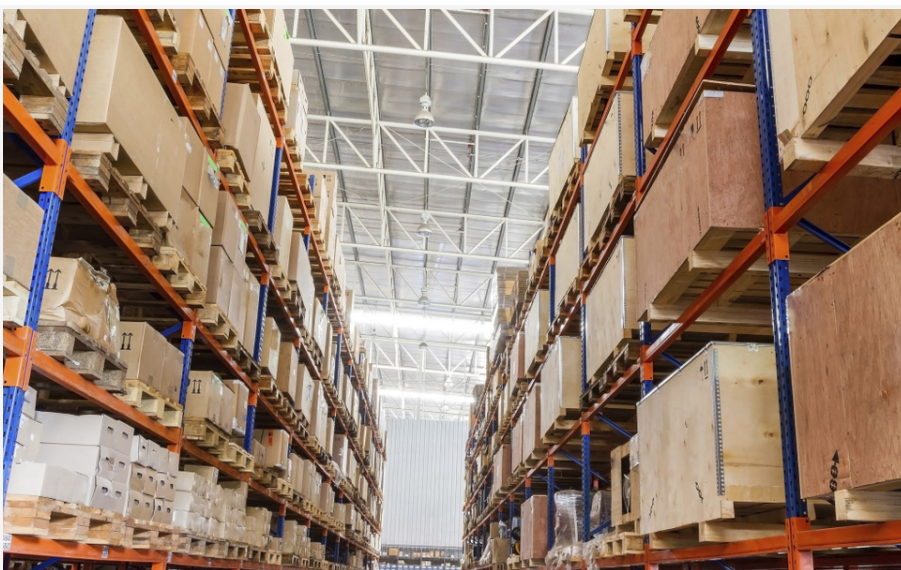
**JGM PROPERTIES**  
 1224 W. 96 St.  
 Bloomington, MN 55431  
 612.290.1037  
 www.JGMproperties.com

For More Information Contact:  
**ELI RUSSELL**  
 612.290.1037  
 elir@jgmproperties.com

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## PROPERTY OVERVIEW

This property offers warehouse, industrial, and flex space options ranging from 1,000-20,000 square feet. This property also includes warehouse & office combined space. The wide variety of size options and space types available make this a versatile property for small, medium, or large businesses.

## LOCATION OVERVIEW

The building is easily accessible from Highway 169 (on the city's eastern border), Highway 55, I-394, and I-494. It is also just three miles away from I-94. Plymouth is located within five miles of Golden Valley, New Hope, Maple Grove, and St Louis Park. It is also only fifteen miles west of downtown Minneapolis.

## PROPERTY HIGHLIGHTS

Easy access to Hwy 169, Hwy 55, I-394, and I-494

Close proximity to Minneapolis, Golden Valley, St Louis Park, and New Hope

22 foot ceilings

Dock & drive-in doors

Access to heavy power



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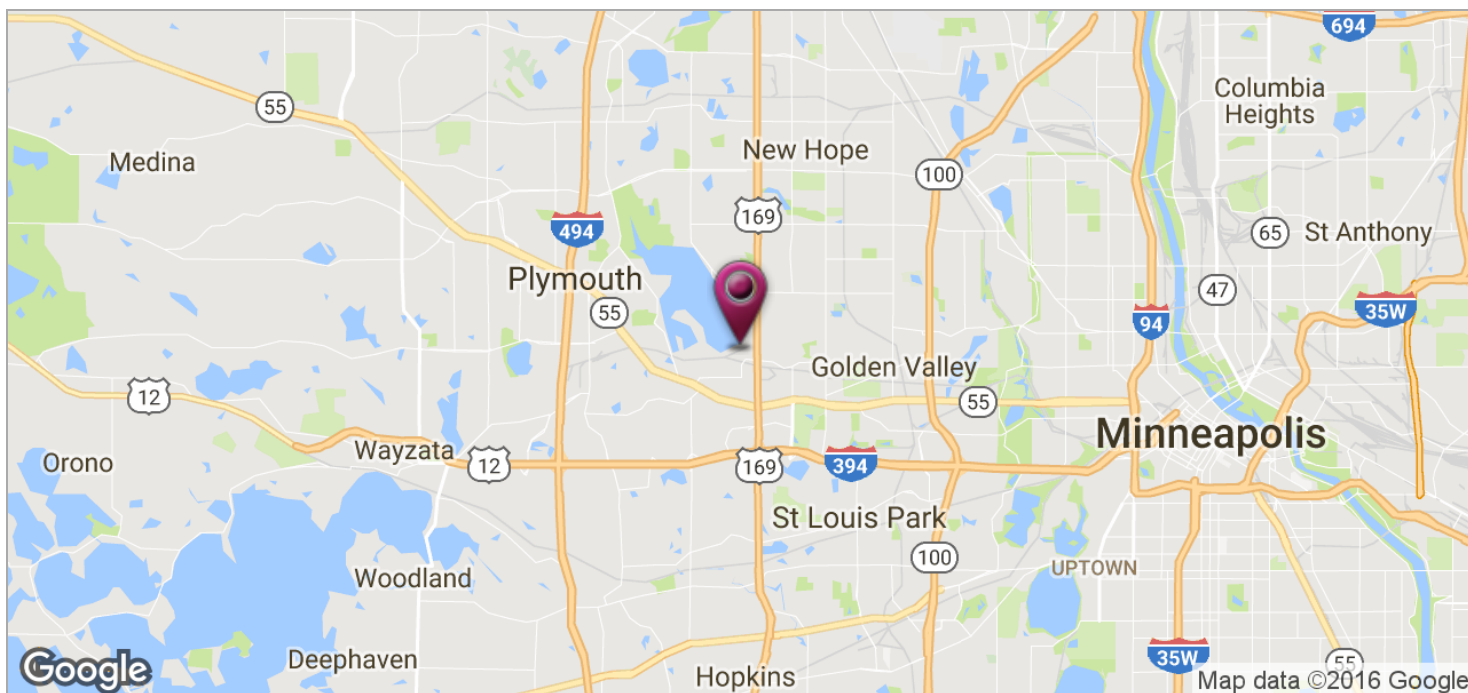
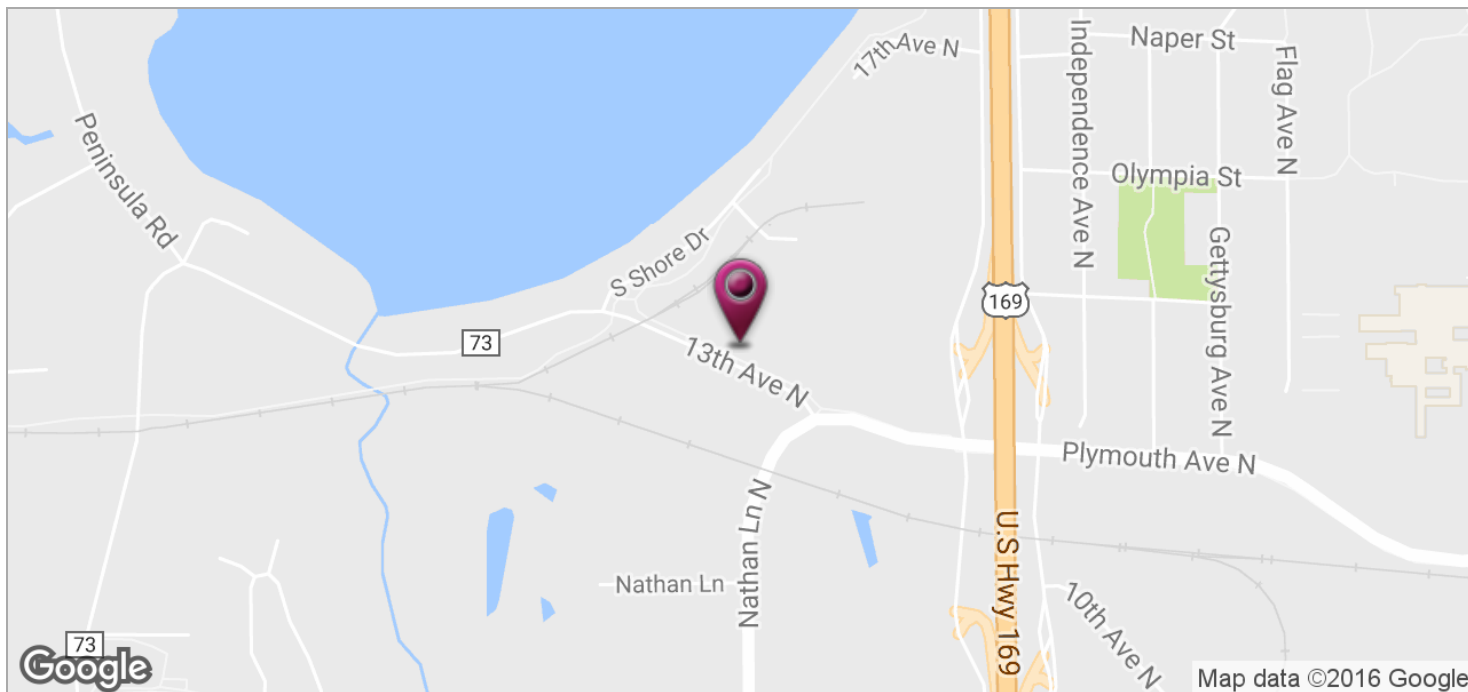
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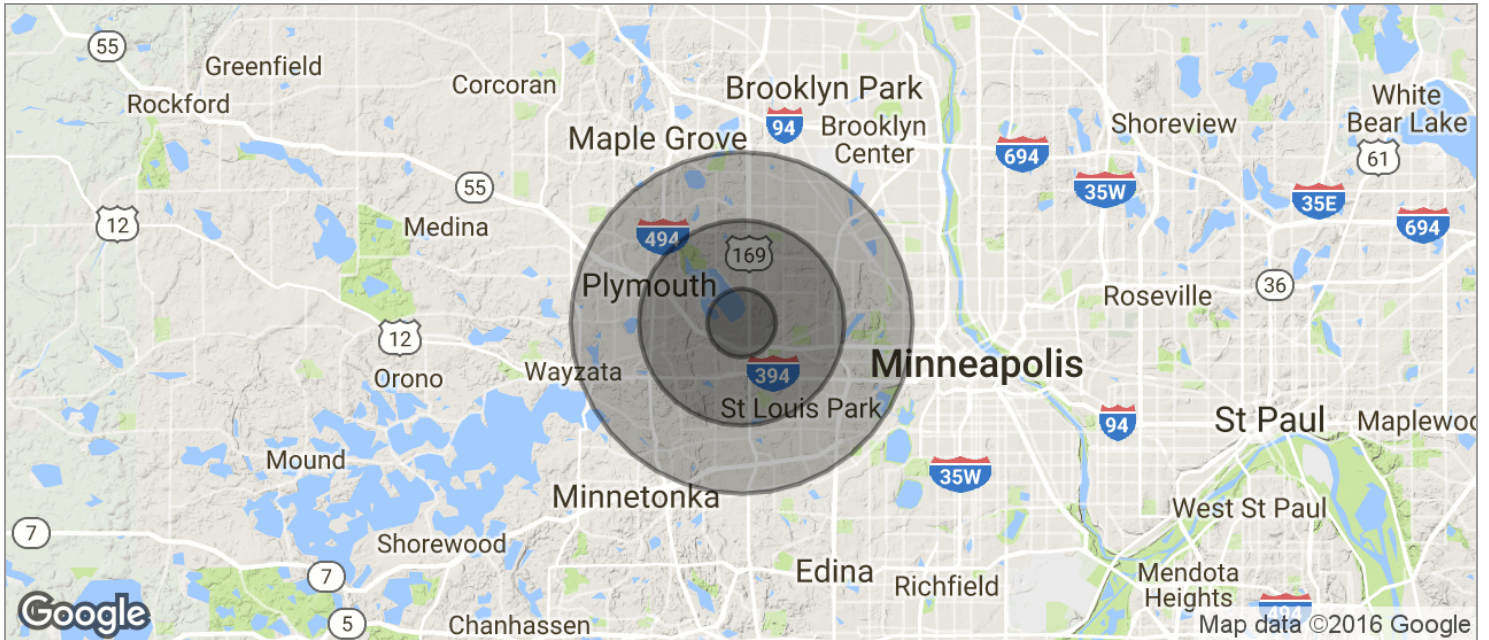
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	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>POPULATION</b>			
TOTAL POPULATION	5,730	68,291	211,265
MEDIAN AGE	39.1	40.0	38.8
MEDIAN AGE (MALE)	38.5	39.1	37.8
MEDIAN AGE (FEMALE)	39.3	40.5	39.7
<b>HOUSEHOLDS &amp; INCOME</b>			
TOTAL HOUSEHOLDS	2,397	30,225	93,152
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$92,837	\$85,662	\$82,352
AVERAGE HOUSE VALUE	\$358,290	\$291,109	\$296,651

\* Demographic data derived from 2010 US Census

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