

AVAILABLE

37,506 SF Industrial Bldg
High Demand Plymouth Location!

15400 28th Avenue North, Plymouth, MN 55447



Jordan Greenberg
Andrew Ward
952-746-9600

SpaceNet Equities

"Commercial Real Estate Solutions"

www.spaceneteq.com

8100 Wayzata Blvd. · Golden Valley, MN 55426

Building Information and Site Map

TOTAL BLDG SF: 37,506 sq. ft. total — 2 Floors

AVAILABLE SF: 18,446 sq. ft. - 37,506 sq. ft.

DIVISIBILITY: East Suite - 3,788 sf - Office
14,658 sf - Whse

(LEASED) West Suite - 3,880 sf - Office
15,180 sf - Whse

CLEAR HEIGHT / PARKING: 22' Clear / 52 Stalls

SPRINKLER: Yes (High Pile Wet System)

YEAR BUILT: 1988 & 1999

PROPERTY AREA: 2.94 Acres (370 x 346)

CONSTRUCTION: Decorative Block and Pre-Cast



Excellent Loading - 7 Docks



Two 12 x 14 Drive-In Doors



22' Clear Warehouse Area



Light & Bright Office Area

COMMENTS:

Hard to find free-standing industrial building in prime Plymouth location just off Vicksburg Lane and Highway 55. 22' clear ceilings in the warehouse with 7 loading docks and 2 drive-in doors. Divisible to 15,000 sf. Office areas are immaculate with lots of glass and natural light. Good mix of private offices and open area. Bldg also has the potential for small outside storage area to the north.

- * Building can easily be divided into two 18,000 sf suites
- * Impressive office finishes, 9' ceilings
- * Excellent Loading with 7 docks and 2 Drive-ins (Outside storage allowed)
- * Easy access to Hwy 55, I-494, & I 394

- * Locally owned & managed
- * Low Tax & Cam Costs
- * Close to Vicksburg Ln & Hwy 55 Retail and restaurants.

NET RENT ASKING RATES:

\$8.50 psf for Office and \$4.50 psf for Warehouse

R.E. TAXES:

\$1.98 PSF

OP. EXPENSES:

\$.41 PSF

SALE PRICE: (See Listing Agent For Financing Details)



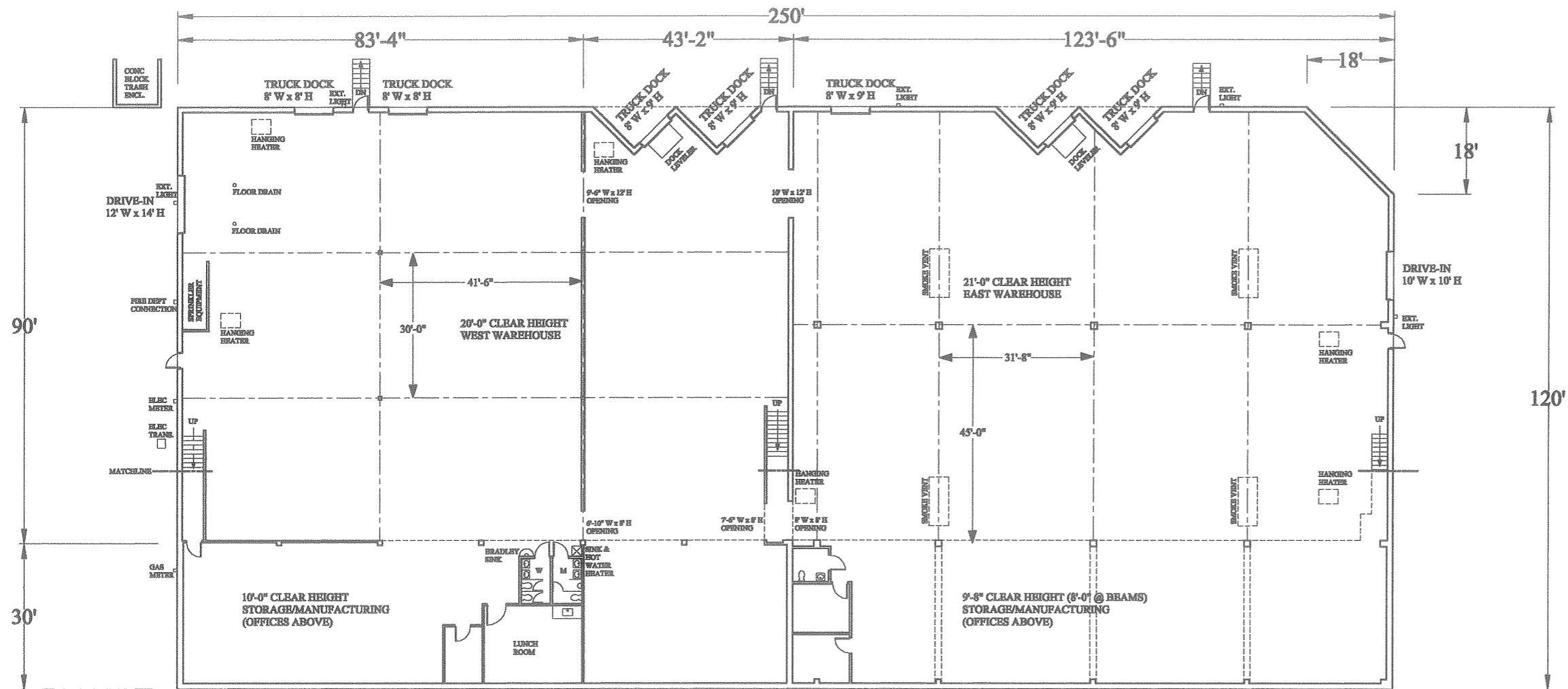
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For Sales & Leasing Information:

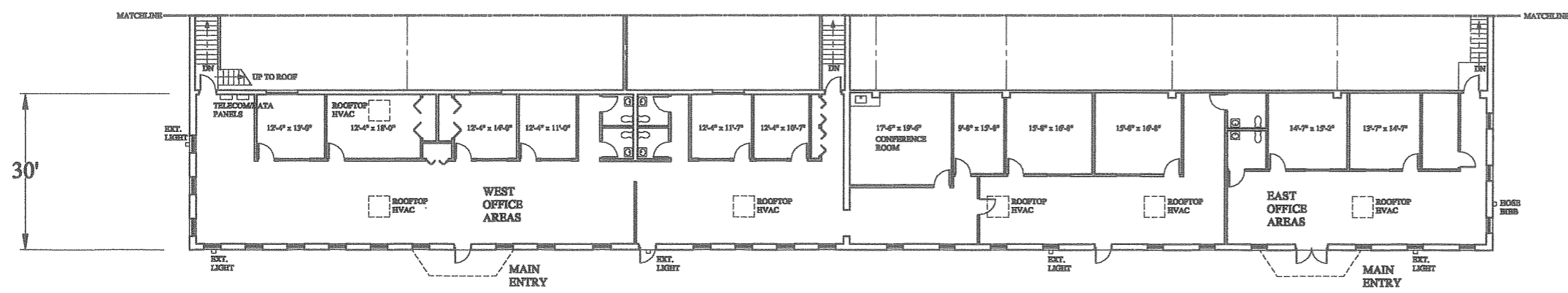
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WAREHOUSE PLAN



OFFICE MEZZANINE PLAN

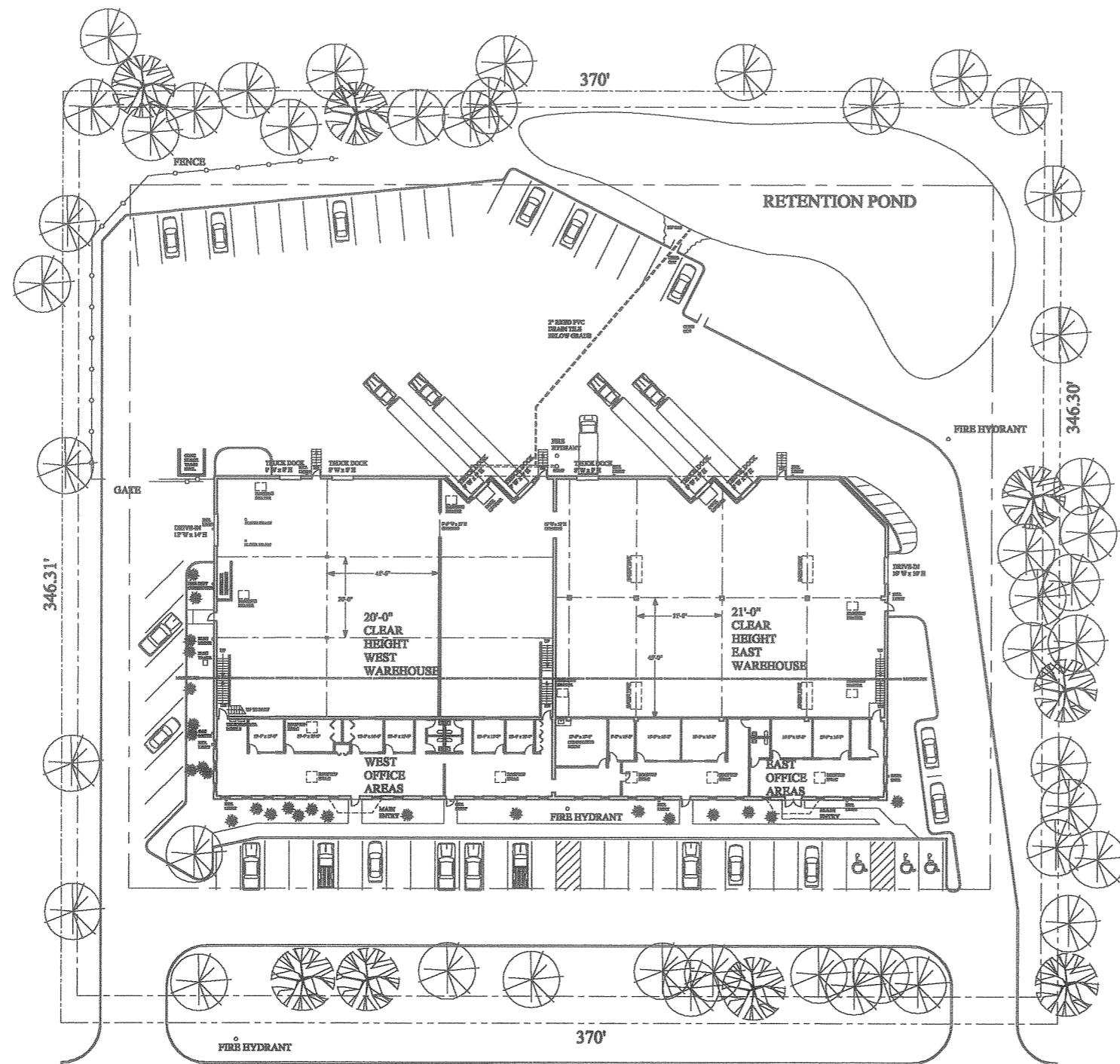
BUILDING TOTAL	37,506 SF
OFFICE TOTAL	7,668 SF
WEST OFFICE	3,880 SF
EAST OFFICE	3,788 SF
WAREHOUSE TOTAL	29,838 SF
WEST WAREHOUSE	15,180 SF
EAST WAREHOUSE	14,658 SF

Owner:
15400 Associates LLP
14859 Richards Drive West
Minnetonka, MN 55345

15400 28th Avenue North Plymouth, MN 55447

Floor Plans

 Date: May 2001



SITE DATA:

ZONING	L-1 LIGHT INDUSTRIAL
LOT SIZE	128,131 SF
BUILDING SIZE	37,506 SF
PARKING SPACES	52

LEGEND:

PROPERTY LINE	-----
PARKING SETBACK LINE	-----
BUILDING SETBACK LINE	-----
B6/12 CONCRETE CURB	-----

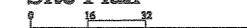
28TH AVENUE NORTH

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Site Plan



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