

Plymouth Business Center

3700 Annapolis Lane North, Plymouth, MN



FOR LEASE



12 Building Development

Property Highlights

- Established business park with over 700,000 square feet of space
- Suite 105 - 7,246 SF - available 4/1/2027
- Suite 175 - 12,768 SF - available Now
- Multiple product types including office/showroom, office/warehouse, and bulk/warehouse buildings
- Dock 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	56,144 SF
Year Built	1987
Clear Height	16'
Bay Depth	88' x 112'
Sprinklers	Sprinklered
Parking	3.00/1,000
Lease Rates	Negotiable
2026 Tax & Cam	\$3.57 PSF Tax \$2.15 PSF CAM \$5.72 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	Warehouse	Loading	Availability
105	7,246	2,586	4,660	2 Docks 1 Drive-in	4/1/2027
175	12,768	4,303	8,465	3 Docks	Now

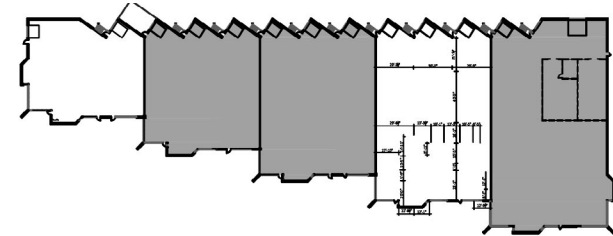
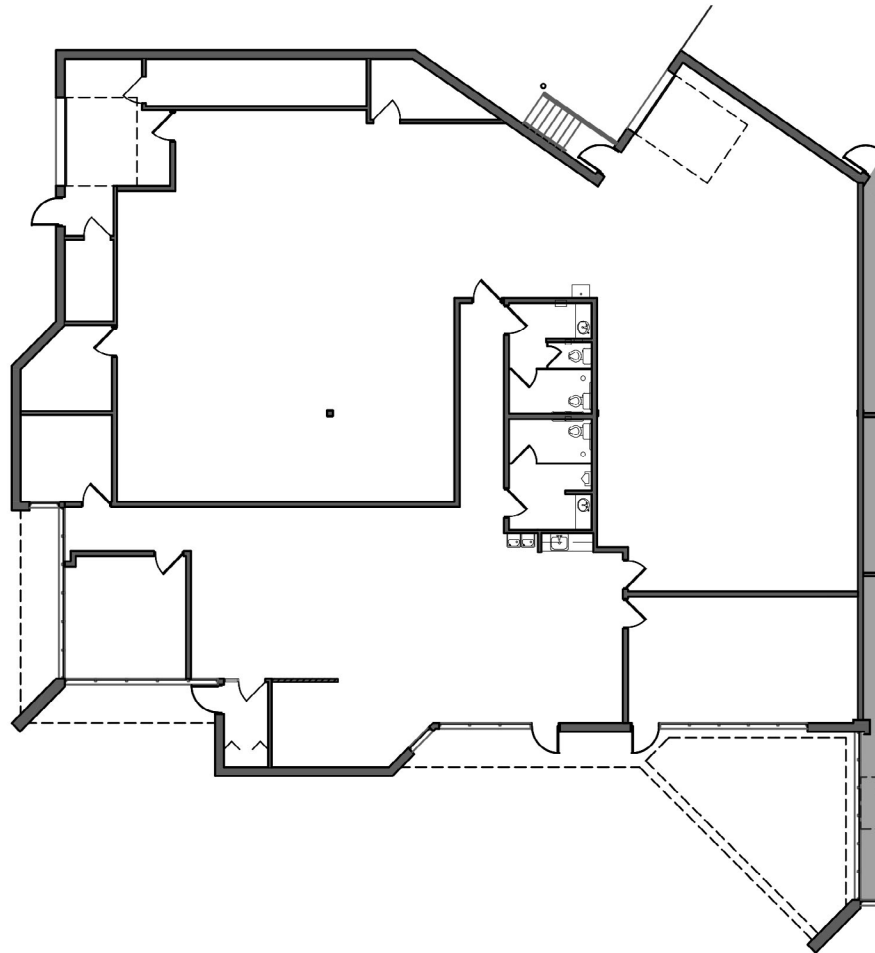
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Suite 105



SUITE 105

OFFICE	= 2,586 S.F.
WAREHOUSE	= 4,660 S.F.
<u>TOTAL</u>	<u>= 7,246 S.F.</u>



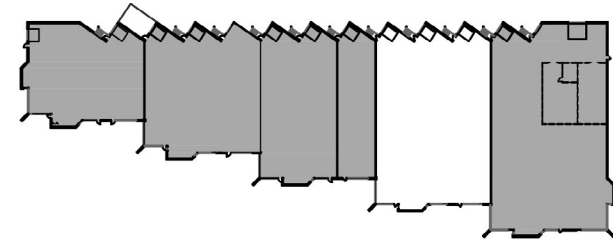
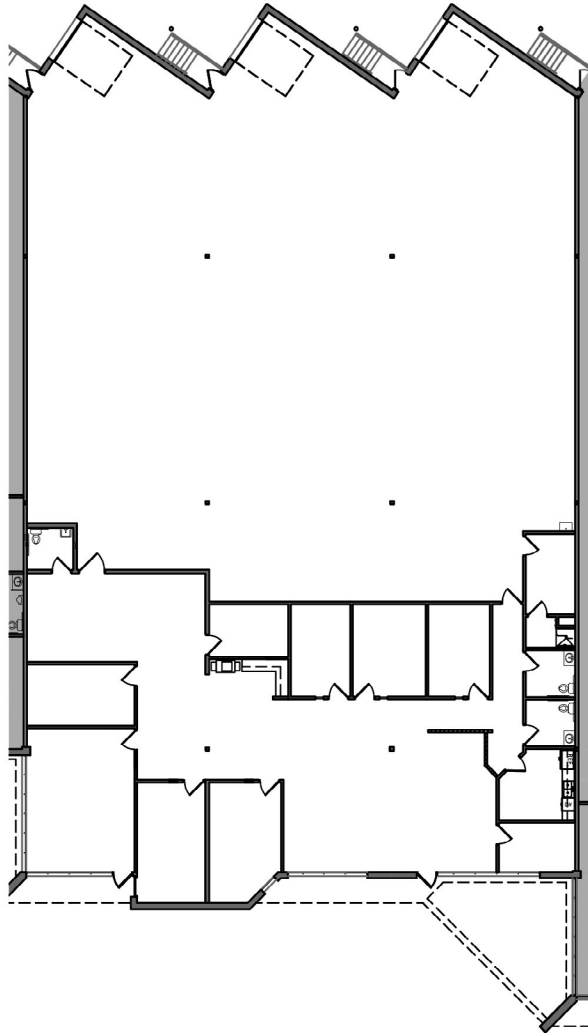
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Suite 175



SUITE 175

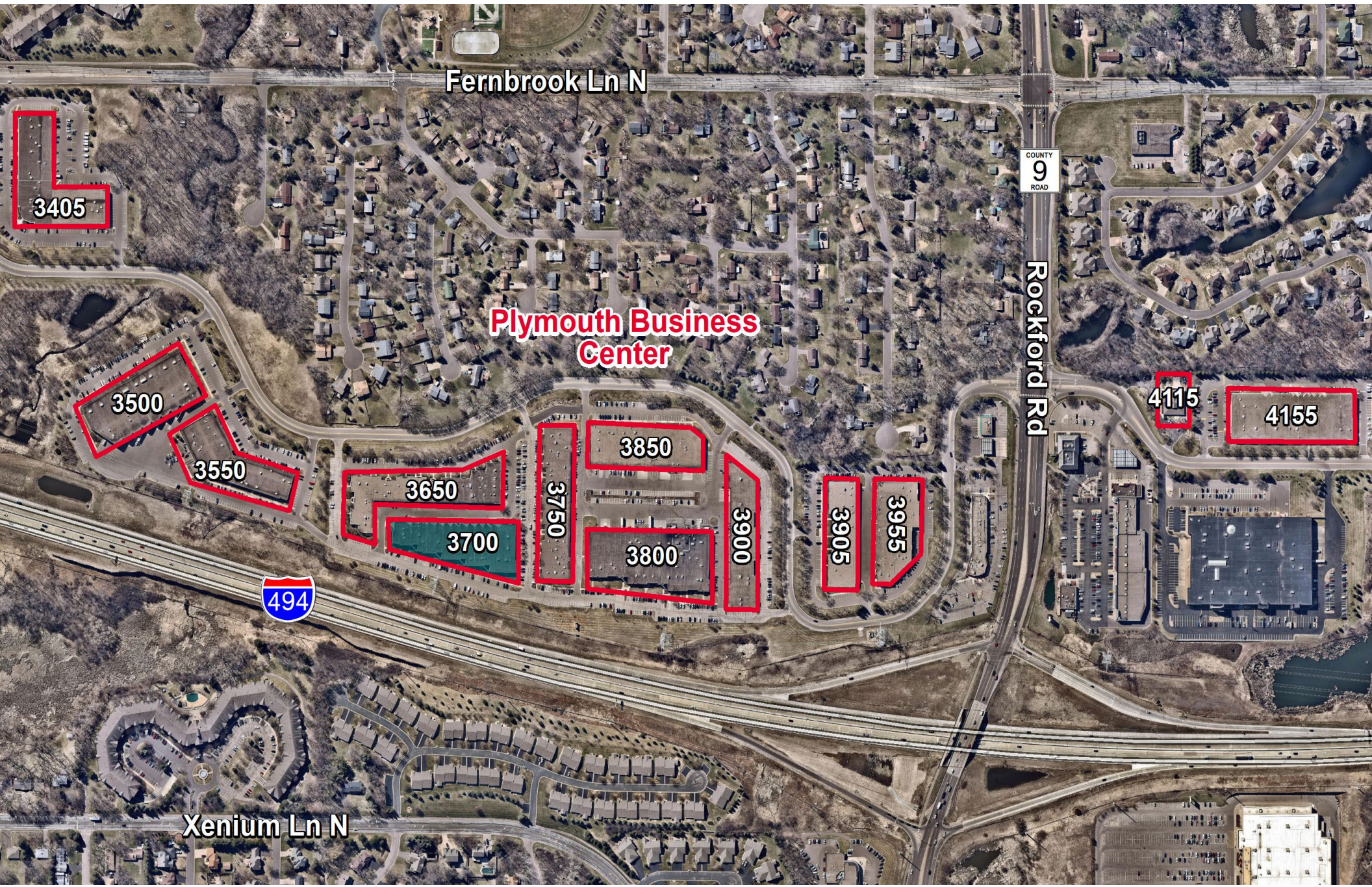
OFFICE	=	4,303 S.F.
WAREHOUSE	=	8,465 S.F.
TOTAL	=	12,768 S.F.



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Fernbrook Ln N

Plymouth Business Center

COUNTY 9 ROAD

Rockford Rd

494

Xenium Ln N

3405

3500

3550

3650

3700

3750

3850

3800

3900

3905

3955

4115

4155