



FOR LEASE

12TH AVENUE DISTRIBUTION CENTER

13100 12TH AVENUE NORTH, PLYMOUTH, MN

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CBRE

 **Capital
Partners**

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12TH AVENUE DISTRIBUTION CENTER

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PROPERTY FEATURES

- Front loaded bulk distribution warehouse
- 35,000 SF of Industrial Outside Storage
- 3 ton bridge crane
- Close access to I-494 & Hwy 55
- Close proximity to an abundance of restaurant, retail and lodging amenities
- I-2 Industrial Zoning

NET RENTAL RATES

- Negotiable

2024 CAM & REAL ESTATE TAXES

- \$1.69 PSF CAM
- \$2.30 PSF Taxes
- \$3.99 PSF Total

PROPERTY SPECIFICATIONS

TOTAL BUILDING SF

112,504 SF

AVAILABLE SPACE

Suite 9-11 - Available Now!

23,929 SF Warehouse

3 dock doors

Suite 12-14 - Available 6/1/2024

24,287 SF Total

100 SF Office

24,187 SF Warehouse

2 dock doors

2 drive-in doors

Suite 9-14

48,216 SF Total

100 SF Office

48,116 SF Warehouse

5 dock doors

2 drive-in doors

POWER

Suite 9-11

(1) 200A 120/208V

Suite 12-14

(1) 480V 400 AMP 3-phase

(2) 120/208V 200 AMP 3-phase

CLEAR HEIGHT

21' 8" - 22'

COLUMN SPACING

40' x 40'

SPRINKLER

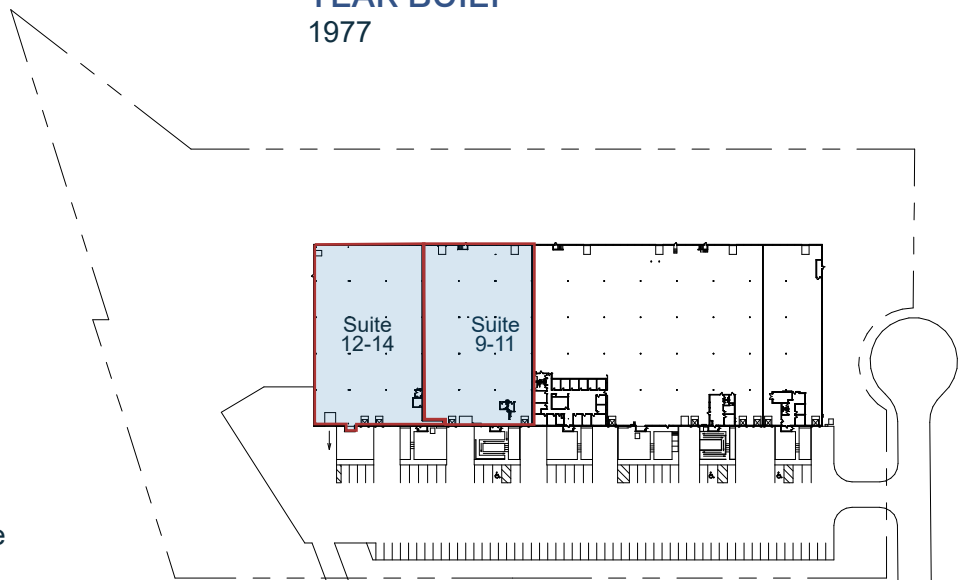
ESFR

PARKING

.77/1000

YEAR BUILT

1977



SUITE 9-11

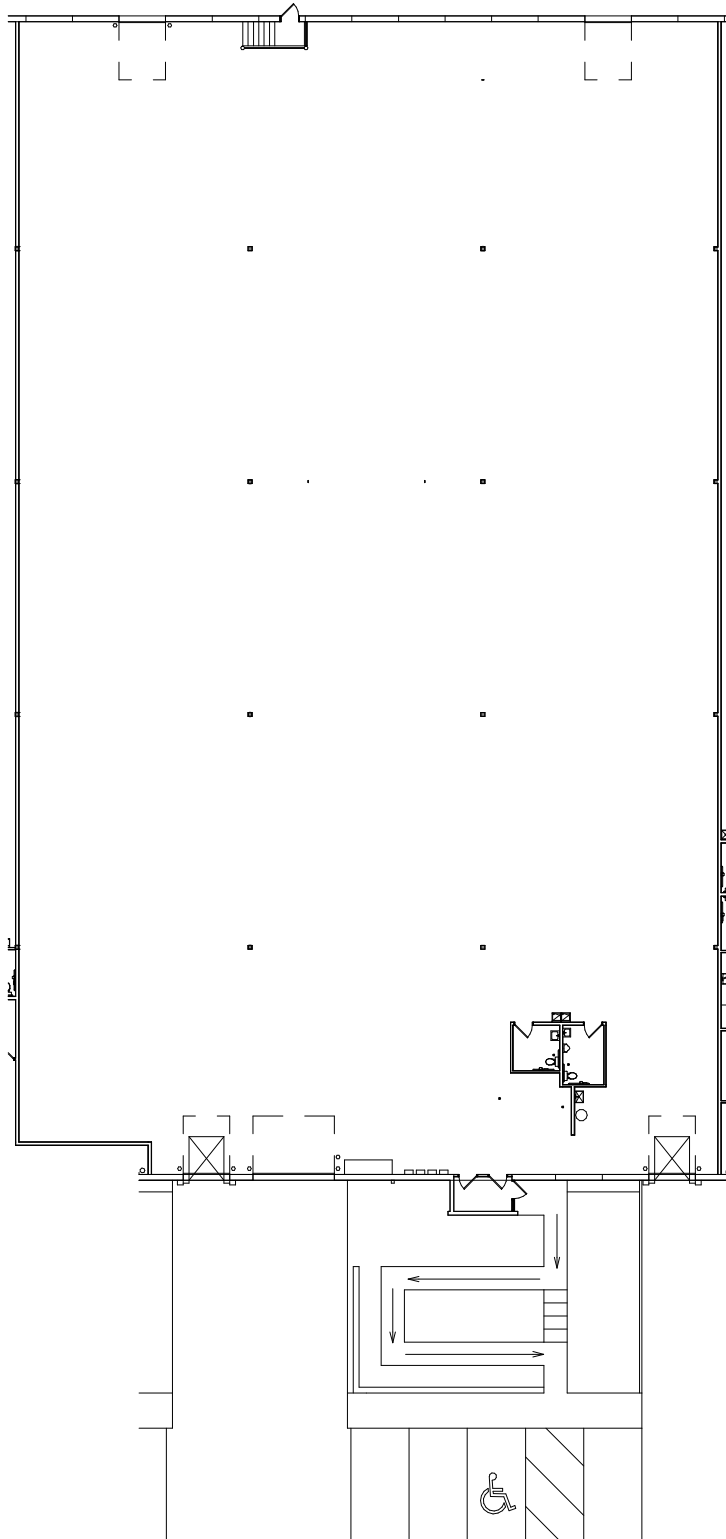
Available Now!

23,929 SF Warehouse

3 dock doors (2 - 8'x10', 1 - 12'x14')

LED Lighting

Walls painted white



SUITE 12-14

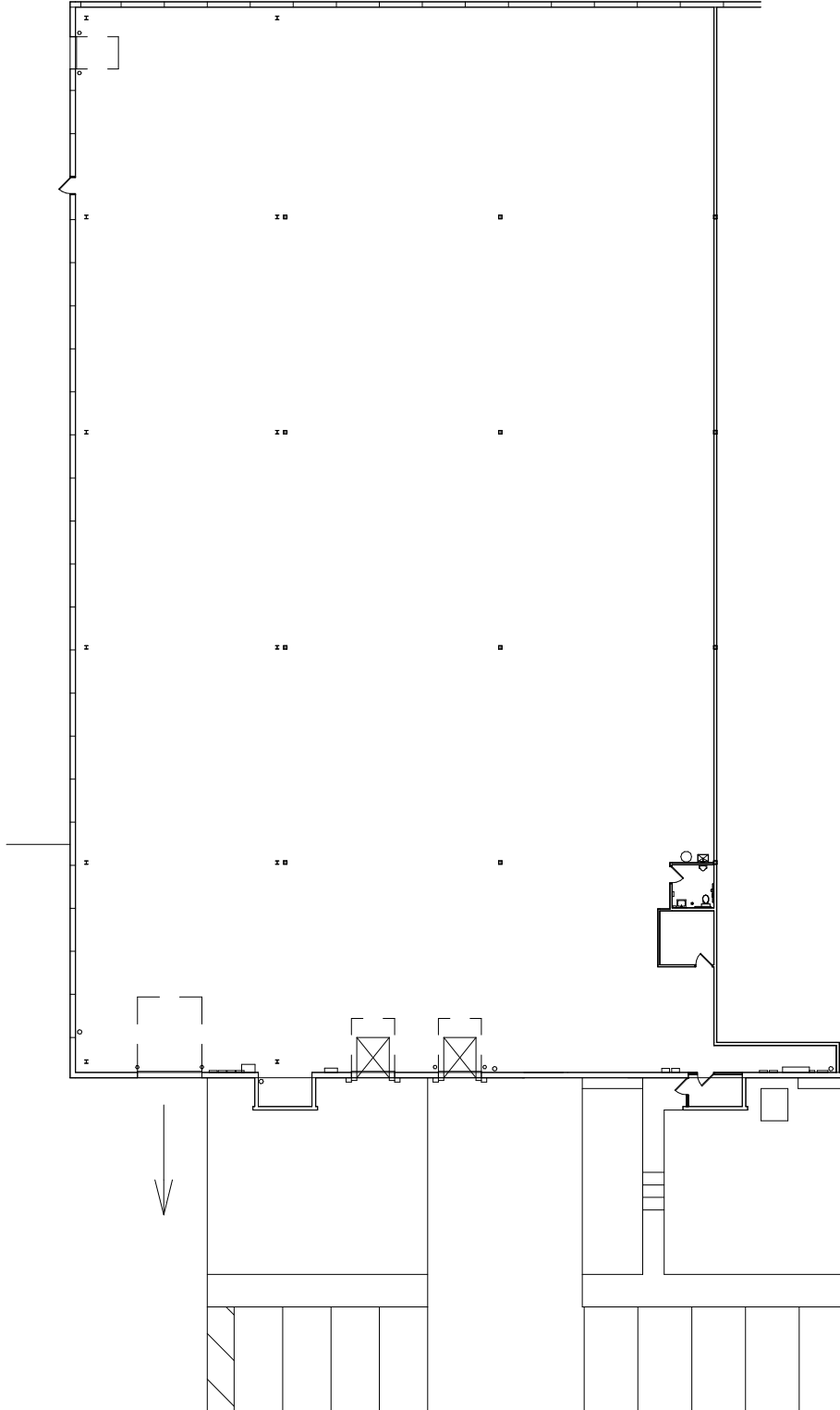
Available 6/1/2024

24,187 SF Warehouse

100 SF Office

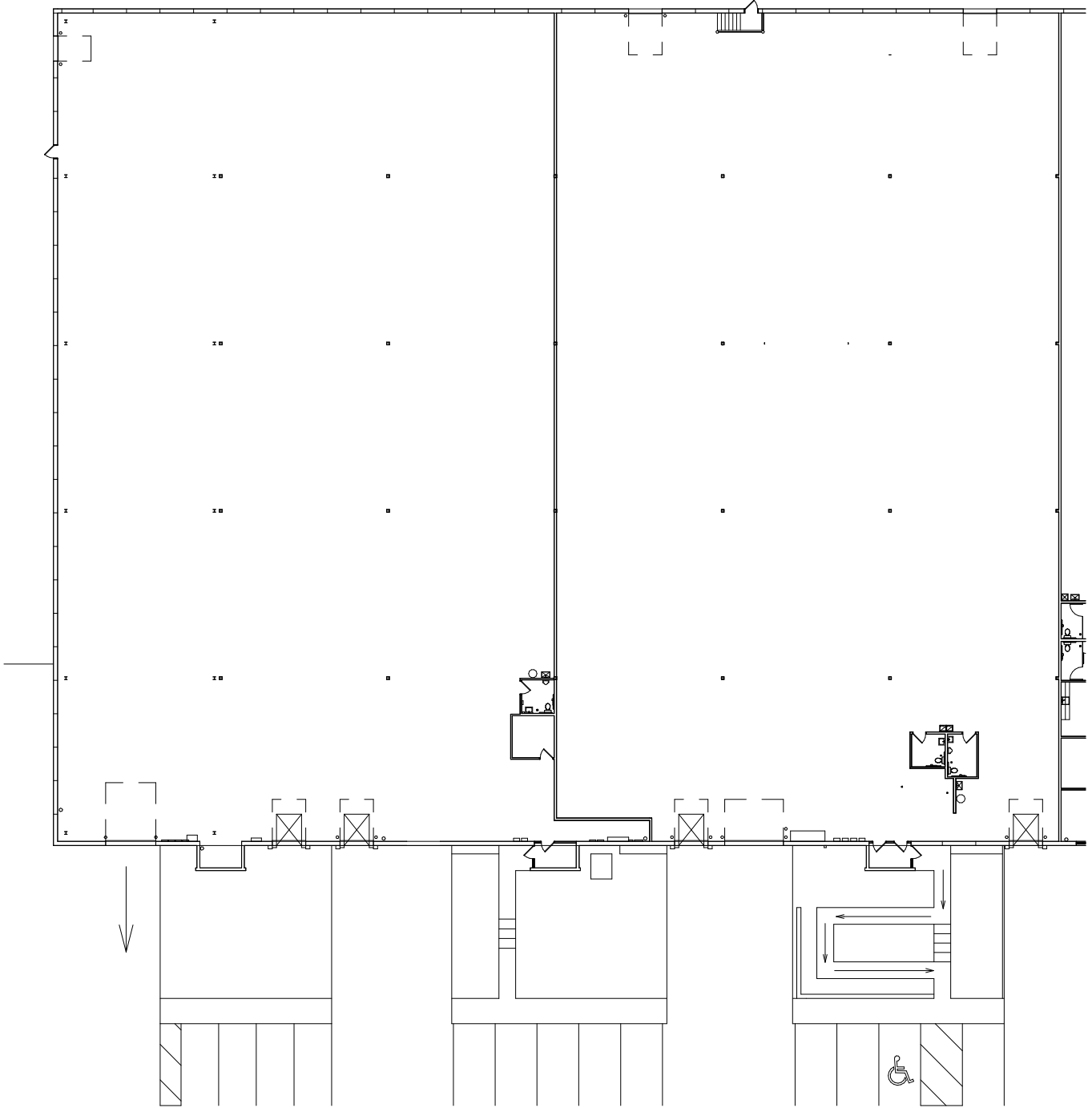
2 dock doors (8'x10')

2 drive-in doors (1 - 6'x8', 1 - 12'x14')

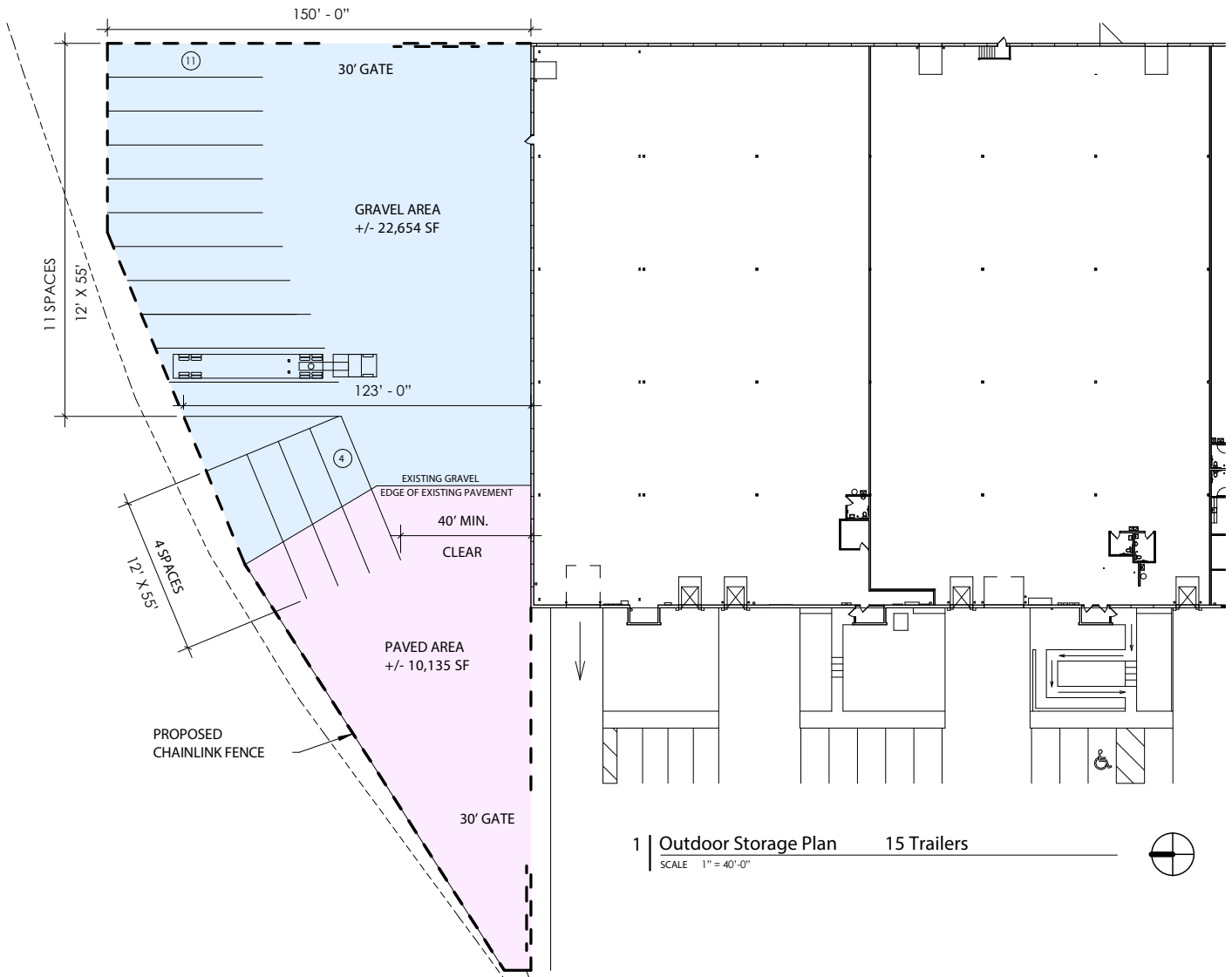


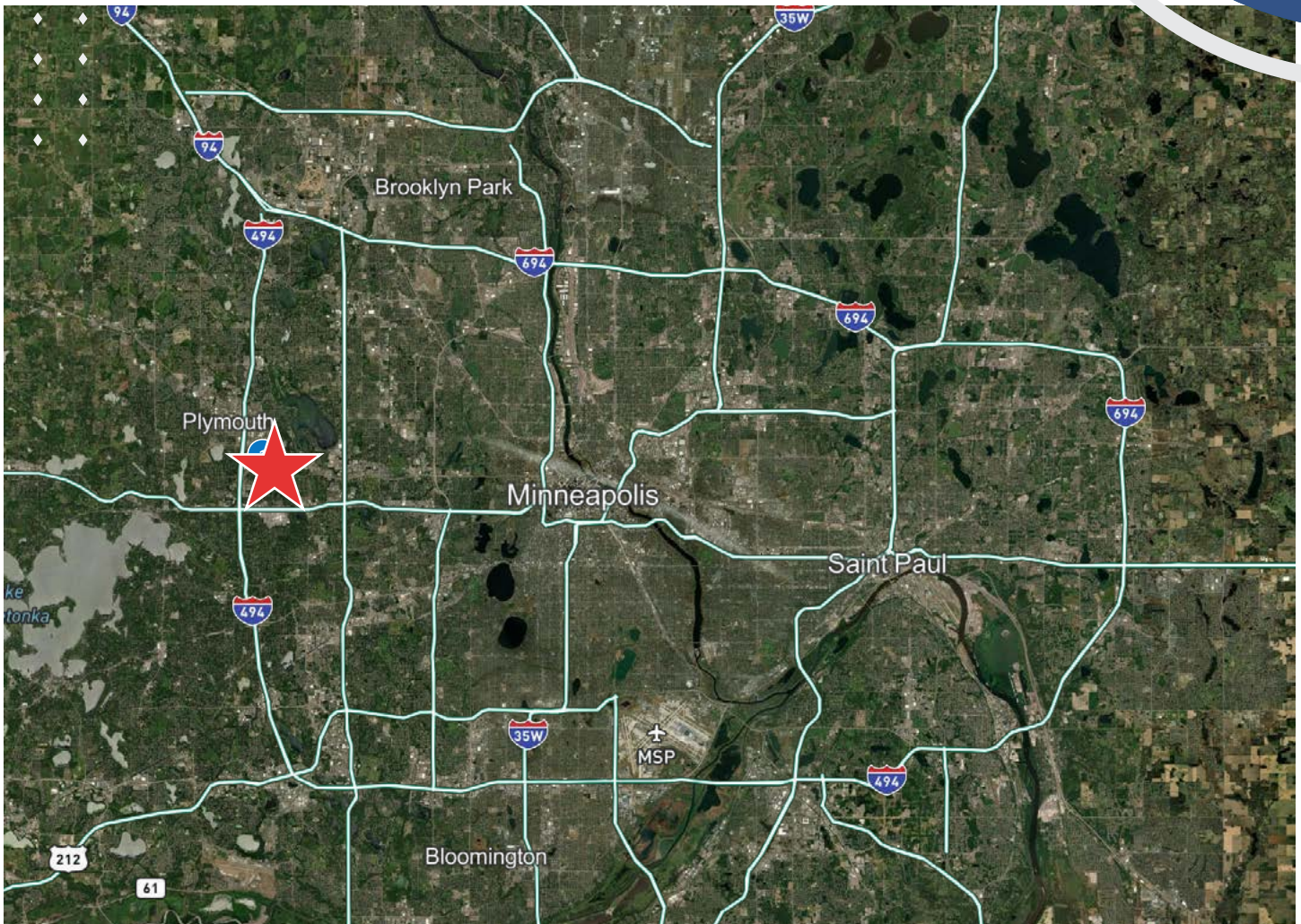
SUITE 9-14

48,116 SF Warehouse
100 SF Office
5 dock doors, 2 drive-in doors



OUTDOOR STORAGE/TRAILER PARKING CONCEPT





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