



FOR LEASE

# BERKSHIRE DISTRIBUTION CENTER

800-1000 BERKSHIRE LANE, PLYMOUTH, MN

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**CBRE**



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# BERKSHIRE DISTRIBUTION CENTER

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## PROPERTY FEATURES

- Front loaded bulk distribution warehouse
- Union Pacific Rail (upgrades required)
- 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

## 2025 CAM & REAL ESTATE TAXES

- \$1.83 PSF CAM  
\$2.43 PSF Taxes  
\$4.26 PSF Total

## PROPERTY SPECIFICATIONS

### TOTAL BUILDING SF

209,051 SF

### AVAILABLE SPACE

#### Suite 800B

16,072 SF Warehouse  
Office BTS  
4 dock doors

#### Suite 1000 4B-7B

32,144 SF Total  
29,806 SF Warehouse  
2,338 SF Office  
4 dock doors, 3 levelers (ability to add 3 additional docks)

### POWER

#### Suite 800B

TBD

#### Suite 1000 4B-7B

(2) 200Amp 120/208V

### CLEAR HEIGHT

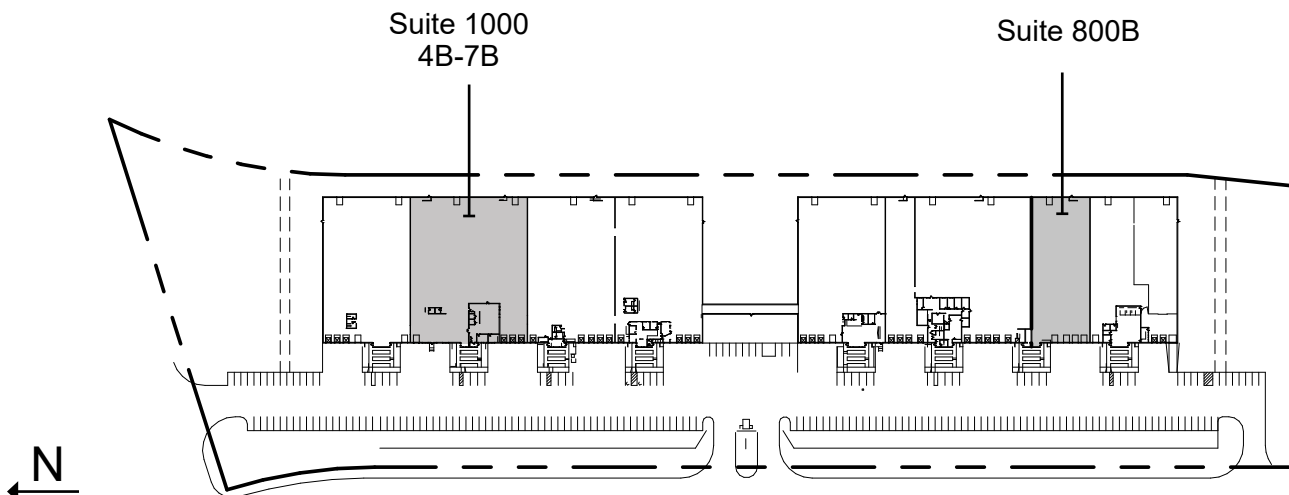
24'

### COLUMN SPACING

40' x 40'

### SPRINKLER

ESFR

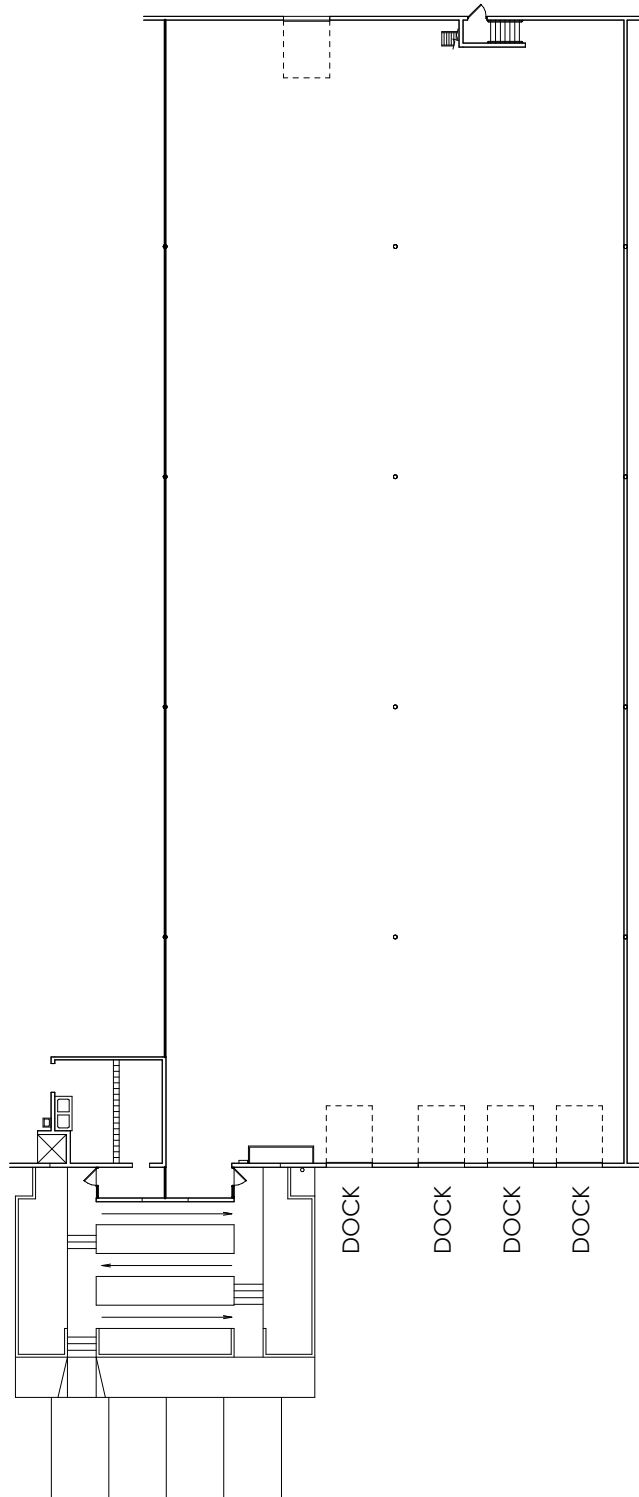


# Suite 800B

## As-Built

16,072 SF Warehouse

Office BTS



# Suite 1000 4B-7B

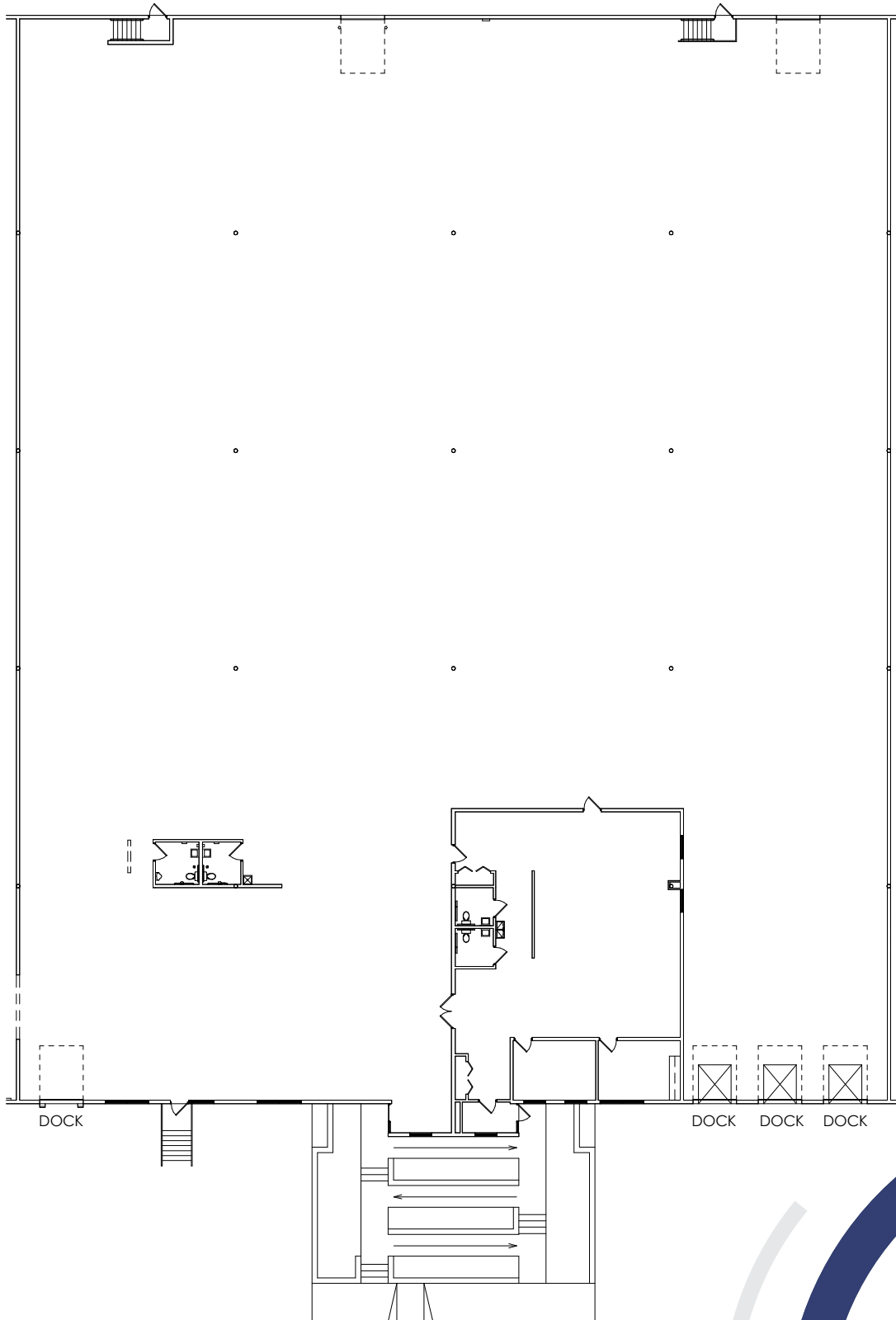
## As-Built

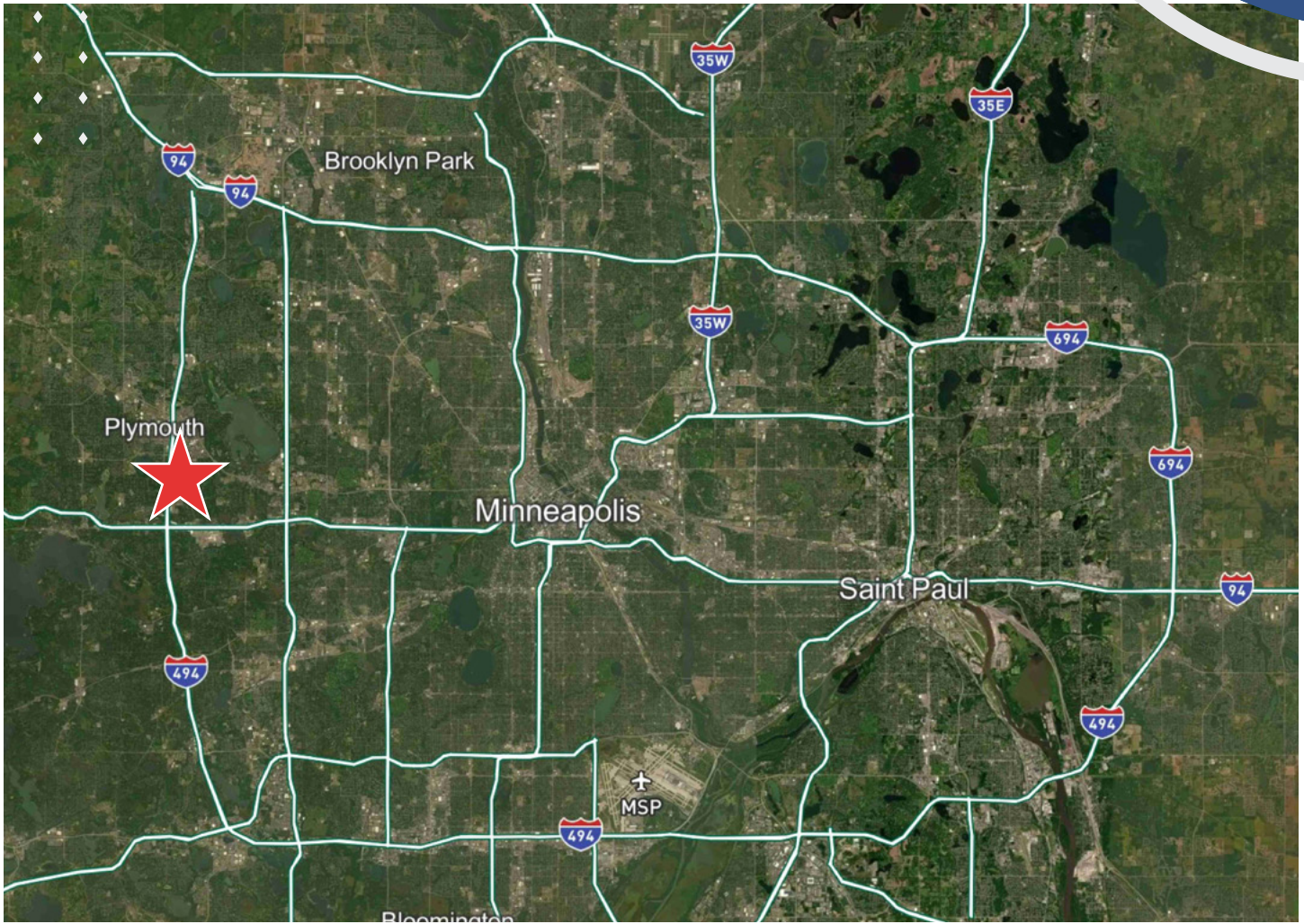
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