

5480 Nathan Lane North, Plymouth, MN

BASS LAKE BUSINESS CENTRE I

SUBLEASE AVAILABLE - 7,771 SF TOTAL



SUMMARY

Address: 5480 Nathan Lane N, Plymouth, MN 55442

Space Available:	1,778 sf	OFFICE
	5,993 sf	WAREHOUSE
	7,771 sf	TOTAL

Available: Now

Sublease Term. **May 31, 2033**

Clear Height: 18'

Loading: Two (2) Docks

Sublease Rate: **Negotiable**

2026 Estimated Tax & CAM:	\$1.68/sf	CAM
	\$3.74/sf	RE TAX
	\$5.42/sf	TOTAL

Parking Ratio: 2.74/1000

Zoning: I-1, Light Industrial

Notes:

- Class A brick & ribbon-glass facility
- Great access to Bass Lake Road & 169
- Near many area amenities
- Flexible rates available

ROB DAVIDSON

President

651-481-6290

rob@davidsoncos.com

STEPHEN DAVIDSON

Partner

651-481-6291

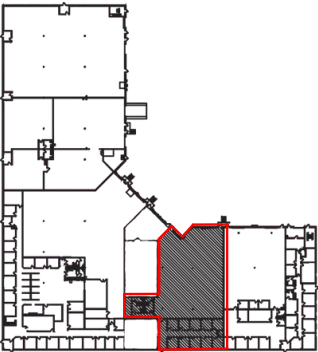
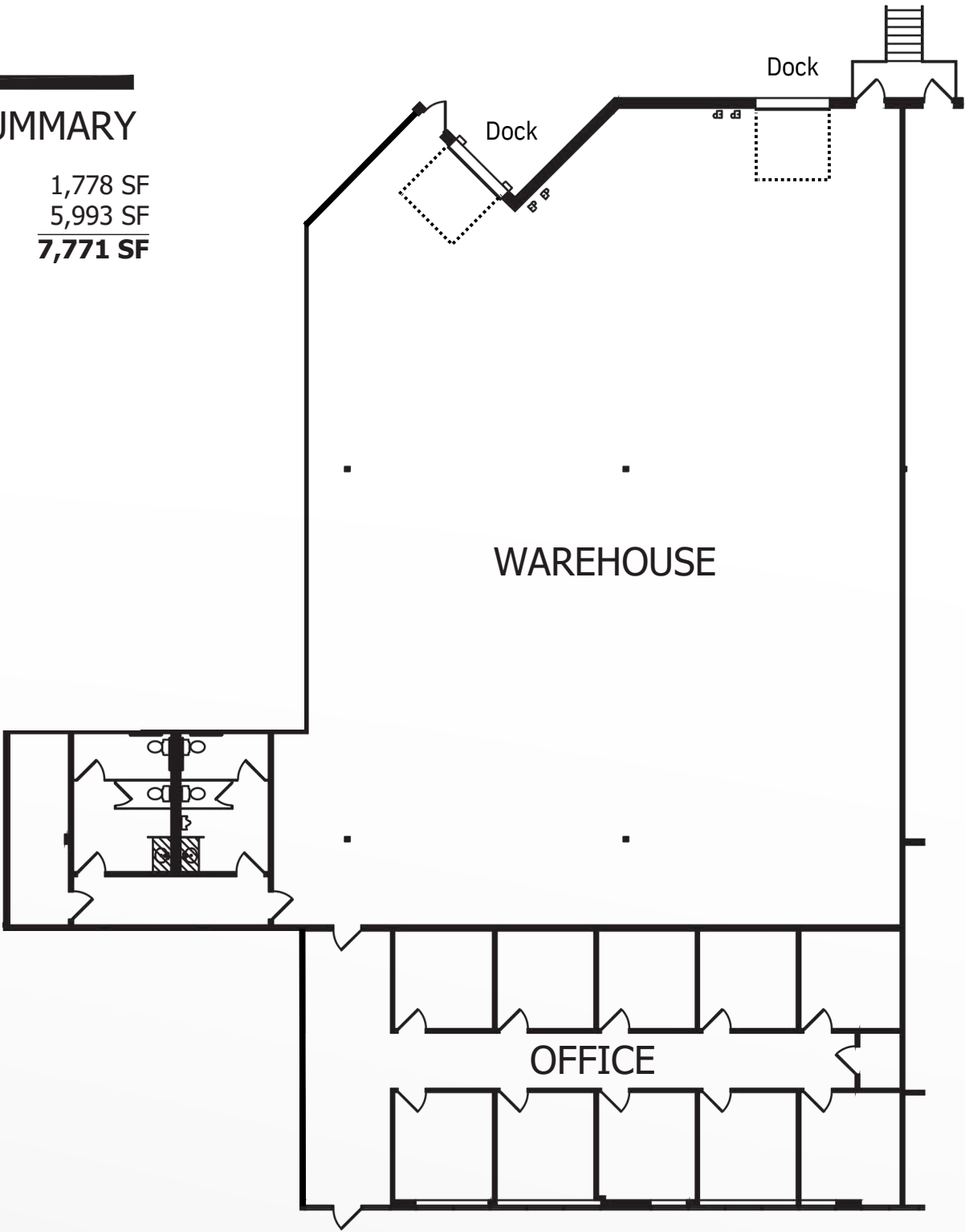
stephen@davidsoncos.com



| FLOOR PLAN

SQUARE FOOTAGE SUMMARY

OFFICE	1,778 SF
WAREHOUSE	5,993 SF
TOTAL	7,771 SF



KEY PLAN

NOT TO SCALE

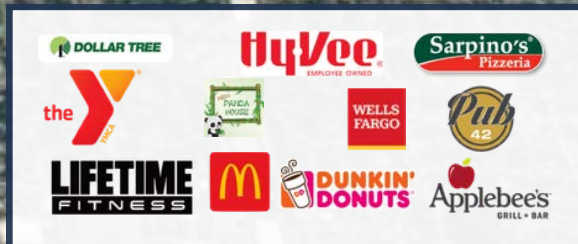


BASS LAKE BUSINESS CENTRE I
5480 NATHAN LANE NORTH PLYMOUTH, MINNESOTA

INTERIOR PHOTOS



| AREA BUSINESS



Bass Lake Business Centre I

5480 Nathan Lane N, Plymouth, MN 55442



FOR MORE INFORMATION, CONTACT:

ROB DAVIDSON

President
651-481-6290
rob@davidsoncos.com

STEPHEN DAVIDSON

Partner
651-481-6291
stephen@davidsoncos.com

Although information has been obtained from sources deemed reliable, The Davidson Companies, Inc. ("TDC") makes no guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of lease and availability are subject to change or withdrawal without notice.