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FOR
LEASE

Circle Star Warehouse 2950-3020 Niagra Lane Plymouth, MN



General Overview

- Instant access to I-494, I-394 & Hwy 55
- Highway 55 visibility
- \$7.75 SF office / \$3.75 warehouse
- 2009 estimated taxes, insurance and CAM are \$2.60 SF

Property Specs

Space Available:

9,900 SF - 36,249 SF

2950 - 9,900 SF

- 3,670 office / 6,230 warehouse
- One drive in ramp & one dock
- End cap

2960 - 10,264 SF

- 3,530 office / 6,734 warehouse
- One drive in ramp & one dock

2980 - 16,085 SF

- 1,686 office / 14,399 warehouse
- One drive in ramp & two docks

763.230.7911
www.copperwood-realestate.com

- Jason Van De Wiele
- Justin Stueve
- Mark Steingas

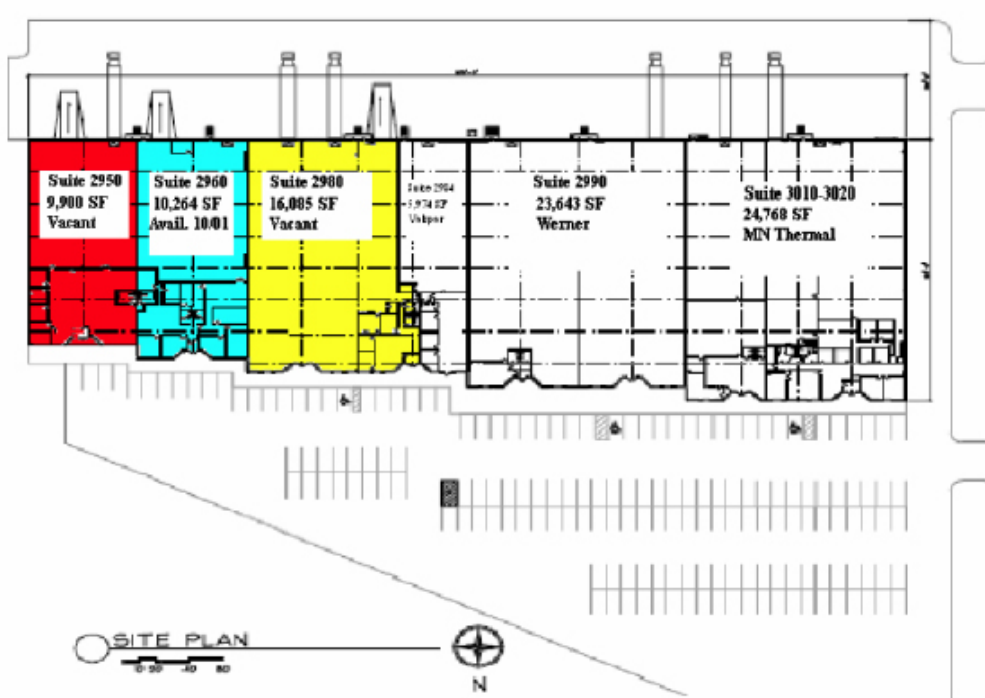
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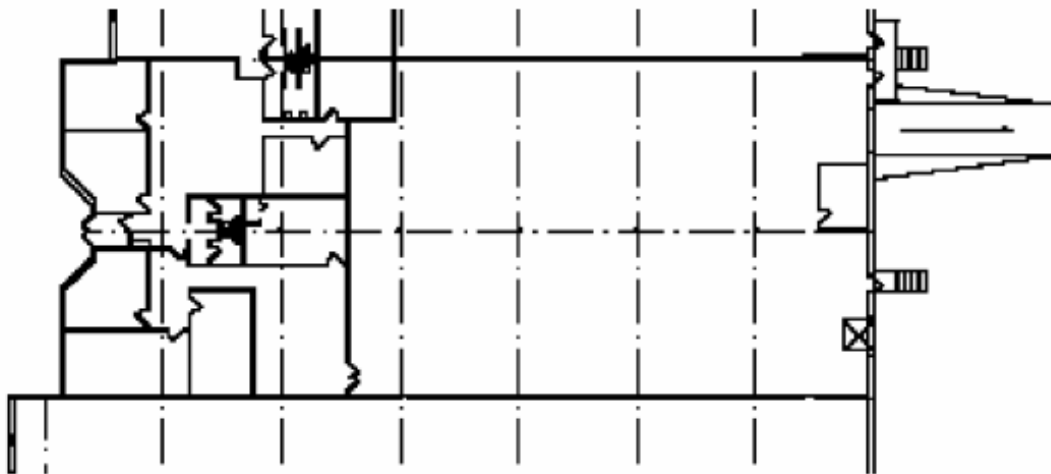
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Site Plan



Floor Plan 2960



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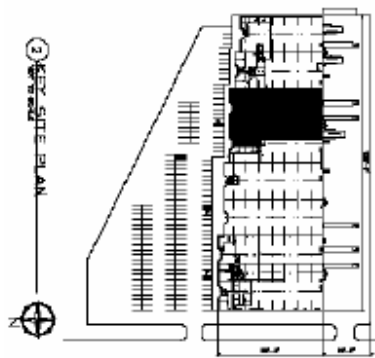
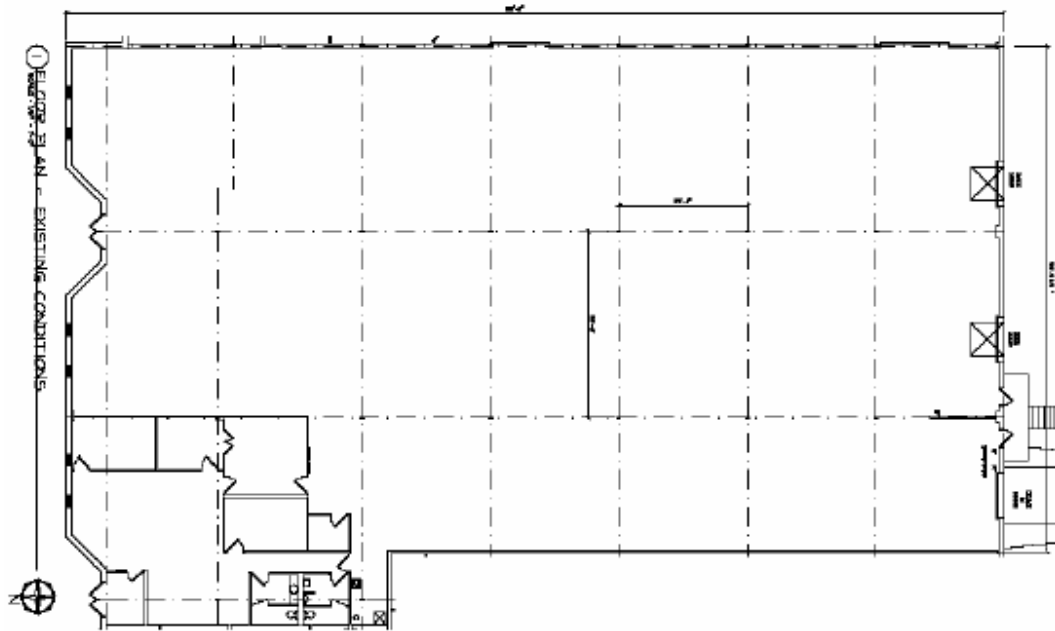
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Floor Plan 2980



BUILDING DATA	
TOTAL BUILDING AREA	91,006 SQ FT
TOTAL PARKING AREA	200
TYPICAL STRUCTURAL BAY	28'-4" X 28'-0"
CLEAR HEIGHT	20'
TENANT DOCK DOORS	2
TENANT DRIVE IN DOORS	1
TENANT OFFICE AREA	1,006 SQ FT
TENANT WORKSPACE AREA	14,000 SQ FT
TOTAL TENANT AREA	15,006 SQ FT

SUITE 2960
 CIRCLE STAR WAREHOUSE
 3380 - 3330 NIAGARA LANE
 PLYMOUTH, MINNESOTA 55447-4182

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