

CIRCLE STAR WAREHOUSE  
2950-3020 NIAGARA LANE  
PLYMOUTH, MN



Available Now 9,900 SF – 36,249 SF

FOR  
LEASE

Office / Warehouse

- 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

2950 – 9,900 SF

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

2960 – 10,264 SF (Avail. 10/1/09)

- 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

Contact:

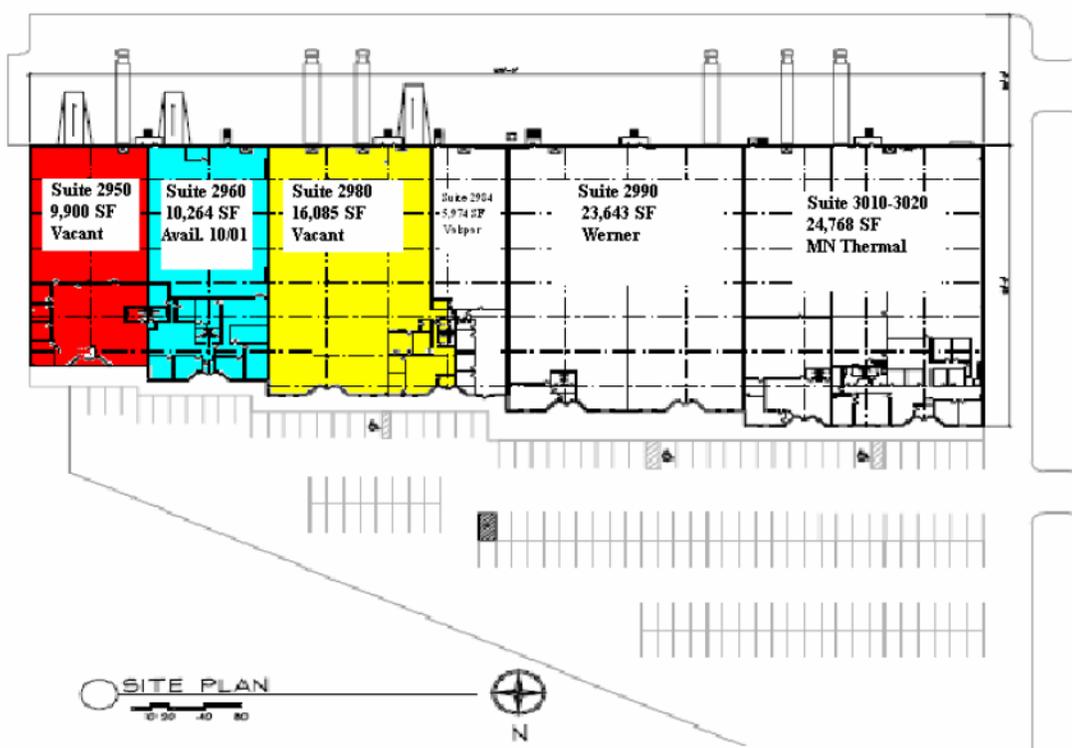
Jason Van De Wiele

Justin Stueve

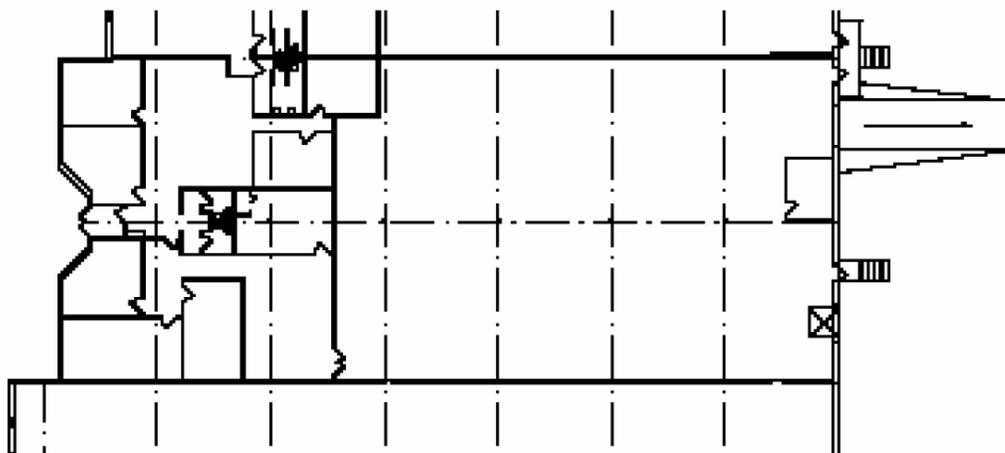
Mark Steingas



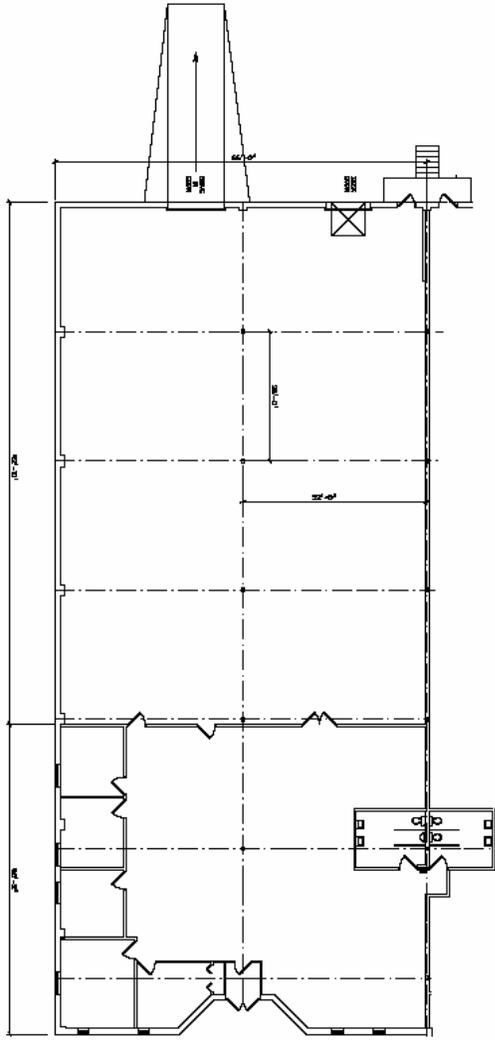
## Site Plan



## Floor Plan 2960

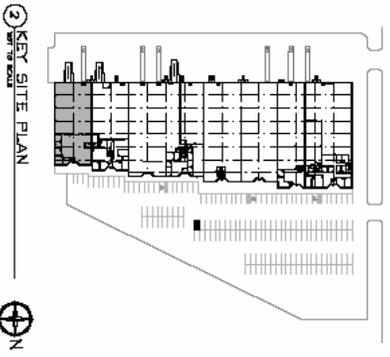


# Floor Plan 2950



1 FLOOR PLAN - EXISTING CONDITIONS

BUILDING DATA	
TOTAL BUILDING AREA	90,634 SF
TOTAL PARKING	230
TYPICAL STRUCTURAL BAY	32'-8" X 23'-0"
CLEAR HEIGHT	18'
TENANT DECK DOORS	1
TENANT DRIVE IN DOORS	1
TENANT OFFICE AREA	3,820 SF
TENANT WAREHOUSE AREA	6,080 SF
TOTAL TENANT AREA	9,900 SF



2 KEY SITE PLAN

PROJECT NO. 2950

DATE: 05-20-08

SCALE: AS SHOWN

DESIGNED BY: JAK

CHECKED BY: JAK

DATE: 05-20-08

PROJECT: 2950

LOCATION: 2950

OWNER: 2950

ARCHITECT: 2950

ENGINEER: 2950

PLANNING & ADMINISTRATION

PROPOSED EXIST

**SUITE 2950**

CIRCLE STAR WAREHOUSE  
2950 - 3020 NIAGARA LANE  
PLYMOUTH, MINNESOTA 55447-4862

**T U B O R N**

**ARCHITECTS**

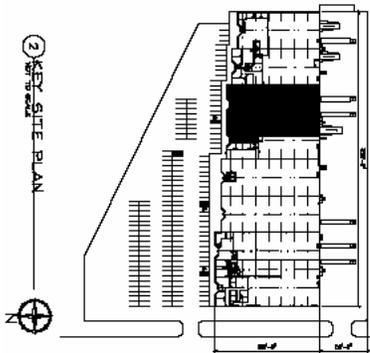
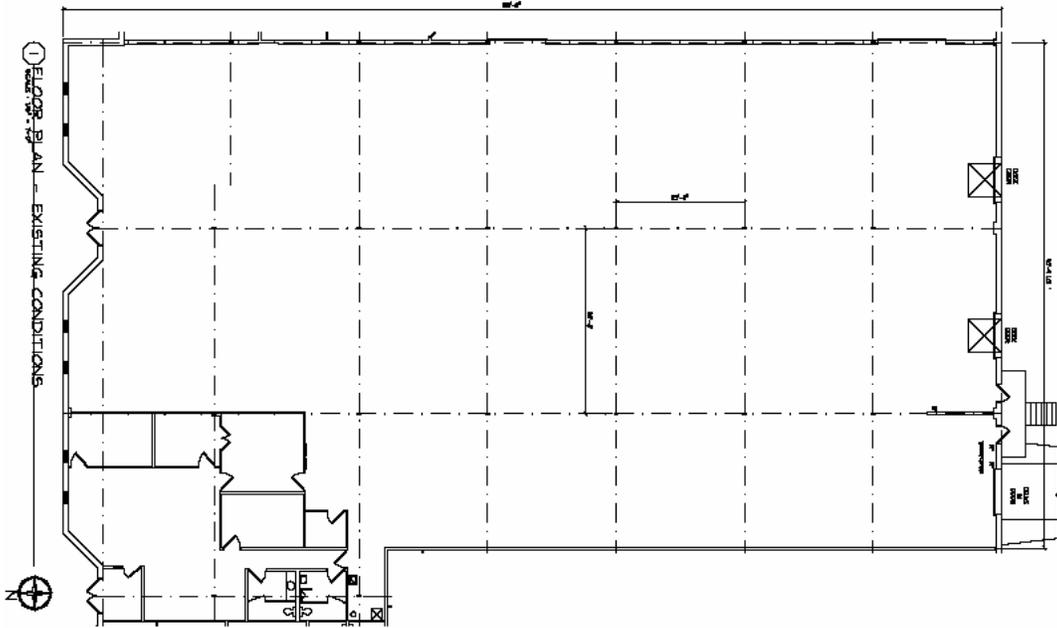
1000 W. WASHINGTON ST. SUITE 200  
MINNEAPOLIS, MN 55401  
TEL: 612.338.1111 FAX: 612.338.1112

CIRCLE STAR WAREHOUSE

FLOOR PLAN

A1.0

# Floor Plan 2980



**BUILDING DATA:**

TOTAL BUILDING AREA.....	90,656 SF
TOTAL PARKING.....	280
TYPICAL STRUCTURAL BAY.....	33'-4" X 23'-0"
CLEAR HEIGHT.....	18'
TENANT DRIVE IN DOORS.....	2
TENANT OFFICE AREA.....	1,666 SF
TENANT WAREHOUSE AREA.....	14,394 SF
TOTAL TENANT AREA.....	16,060 SF

CIRCLE STAR WAREHOUSE  
TENANT PLAN  
A1.0

DATE: 11/11/03  
DRAWN BY: MK  
CHECKED BY: MK  
PROJECT NUMBER: 2980/03  
SHEET NUMBER: 1 OF 1

Prepared For:  
Circle Star Warehouse  
2980 - 8020 Niagara Lane  
Plymouth, Minnesota 55447-4882

SUITE 2980  
CIRCLE STAR WAREHOUSE  
2980 - 8020 NIAGARA LANE  
PLYMOUTH, MINNESOTA 55447-4882

T U S H I  
M O N T G O M E R Y  
A R C H I T E C T S  
P L L C  
1000 W. WASHINGTON ST. SUITE 200  
MINNEAPOLIS, MN 55401  
TEL: 612.338.7700  
WWW.TUSHIARCHITECTS.COM