

**CIRCLE STAR WAREHOUSE
2950-3020 NIAGARA LANE
PLYMOUTH, MN**



Available Now 9,900 SF – 36,249 SF

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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

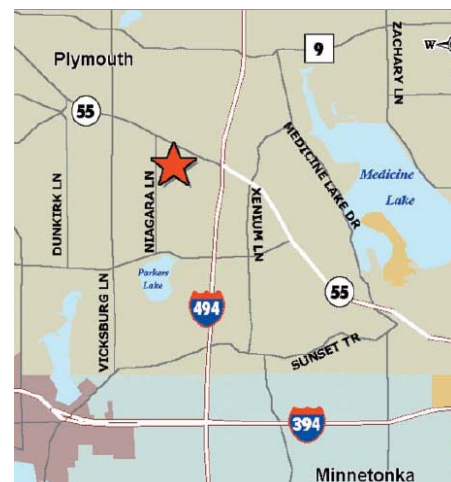
763-230-7911

Contact:

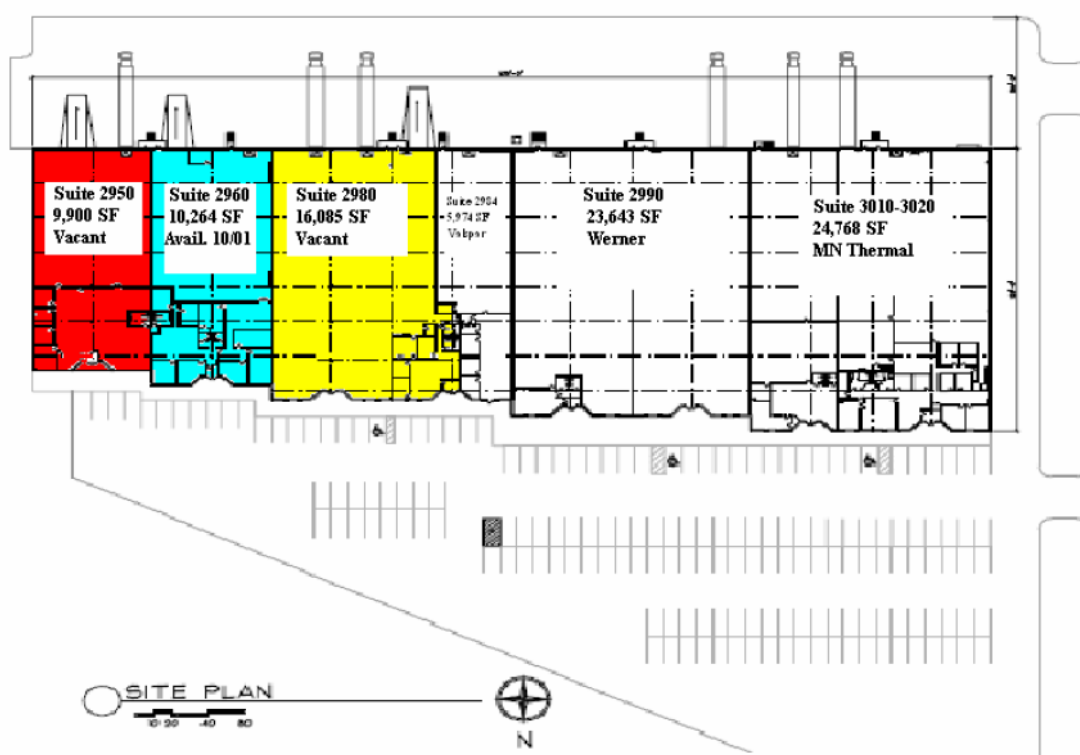
Jason Van De Wiele

Justin Stueve

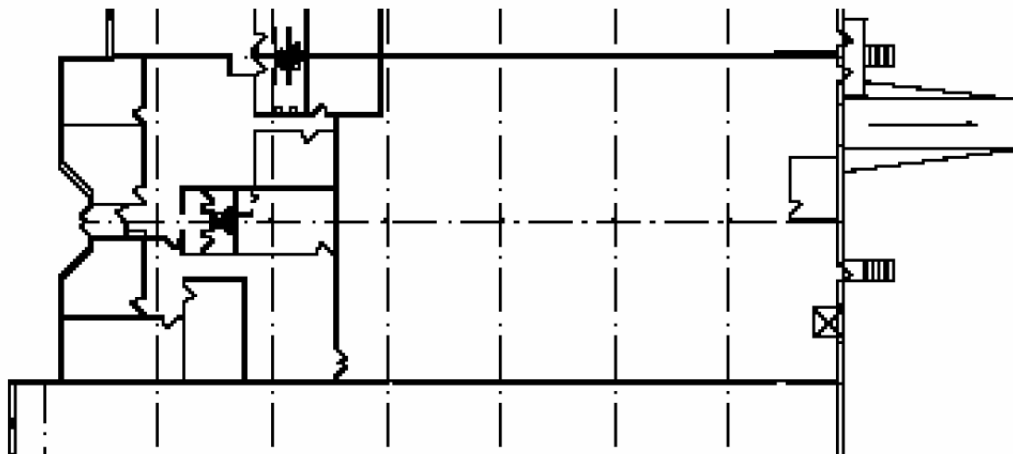
Mark Steingas



Site Plan



Floor Plan **2960**



[illegible]

2 KFC SITE PLAN

The site plan shows the KFC restaurant building, which is a large, rectangular structure with a central entrance. The building is surrounded by a parking lot with several parking spaces. The plan also shows the surrounding streets, including a main road and a side street. A north arrow is located in the bottom left corner, and a scale bar is provided in the bottom right corner.

2 KEY SITE PLAN
NOT TO SCALE

BUILDING DATA	
TOTAL BUILDING AREA	90,686 SF
TOTAL PARKING	230
TYPICAL STRUCTURAL BAY	33'-4" X 23'-0"
CLEAR HEIGHT	16'
TENANT DOCK DOORS	2
TENANT DRIVE IN DOORS	1
TENANT SERVICE AREA	1,406 SF
TENANT WAREHOUSE AREA	4,394 SF
TOTAL TENANT AREA	16,085 SF

UNITED STATES ARCHITECTS
 1000 PLYMOUTH AVENUE, SUITE 200
 MINNEAPOLIS, MINN. 55405
 TEL. 333-1100

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PROJECT NAME: 300007
ARCHITECT: JAC
DATE: 10/2/78
BY: JAC
FOR: JAC
REVISIONS: 10/2/78
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