



14600 21st Avenue N, Plymouth MN



General Site Information

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Location	14600 21st Avenue N, Plymouth MN 55447
Size	219,512 SF available (60,000 SF Office, 159,512 SF Industrial)
Zoning	I-1, General Industrial
Asking Price	\$9.50/SF Office, \$4.40/SF Warehouse
Highway Access	~ .5 mile to interchange of I-494 at County Rd 6; ~1 mile from I-494 Interchange at Highway 55 (4-lane).
Air Access	23.5 miles (29 minutes) to MSP International Airport
Rail Access	No rail access.
Electric Power	Xcel Energy: Four underground three phase services, 13.8 kV feeder (looped feed).
Natural Gas	CenterPoint Energy: 2" PE plastic, 108' connected to a 50-55psig main
Water	12 inch: City of Plymouth, 14900 23rd Ave N, 763.509.5952
Sewer	8 inch: City of Plymouth, 14900 23rd Ave N, 763.509.5952
Telecom/Fiber	Up to 10 providers can provide business level service. CenturyLink Business - 888-492-3705 ; Comcast Business - 855-501-3929

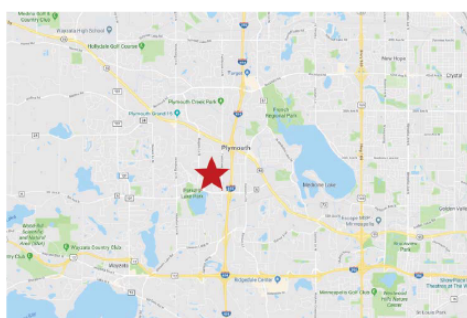
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Site Due Diligence Documentation Available (reports and detail available)

Title Commitment	N/A	Archeological and Historic Use Assessments	N/A
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	N/A
Park Master Plan	N/A	Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	N/A
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with Map	<input checked="" type="checkbox"/>
Wetlands Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment	N/A	Endangered Species Assessment	N/A

General Community Information

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	N/A
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>



Economic Development Contact:

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