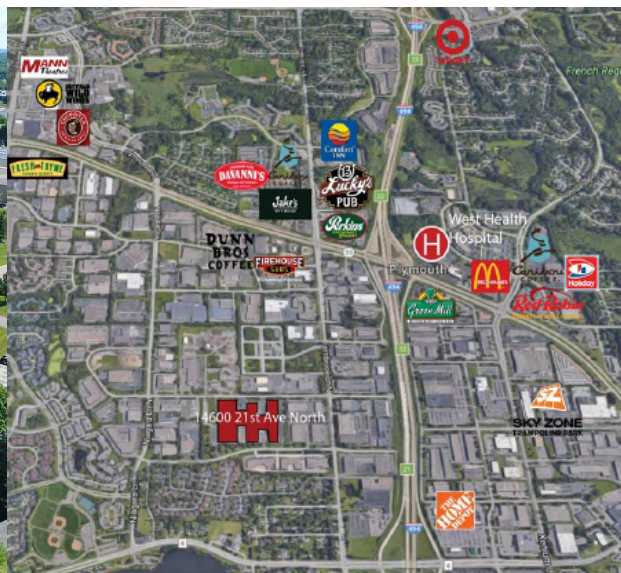


14600 21st AVENUE N, PLYMOUTH, MN

CORPORATE ECONOMIC DEVELOPMENT

READY BUILDING BROCHURE



GENERAL SITE INFORMATION

Location	14600 21st Avenue N, Plymouth MN 55447
Owner Representative	Transwestern. Alex Baron or John Thompson
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 Served	No rail access.

UTILITY INFORMATION

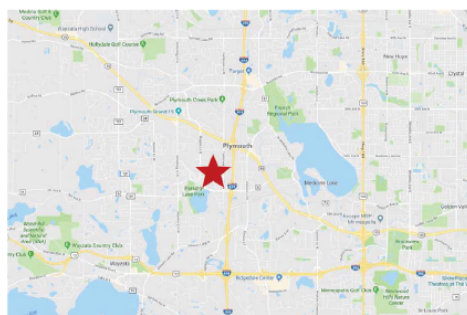
Electric Power	Xcel Energy. Four underground three phase services, 13.8 kV feeder (looped feed).
Natural Gas	CenterPoint Energy. 2" PE plastic, 108' connected to a 50-55psig main
Water	City of Plymouth. 12"
Sewer	City of Plymouth. 8"
Telecom/Fiber	Up to 10 providers can provide business level service. CenturyLink Business - 888-492-3705 ; Comcast Business - 855-501-3929

SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	<i>Not required</i>
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	
Park Master Plan		Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with map	<input checked="" type="checkbox"/>
Wetlands Delineation and Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment		Endangered Species Assessment	<i>Not required</i>

GENERAL COMMUNITY INFORMATION

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	<i>Not required</i>
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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