

Office/Industrial Space for Lease

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Owned by
Washington Capital
MANAGEMENT, INC.

Cheshire Business Centre 2600 Fernbrook Lane N, Plymouth

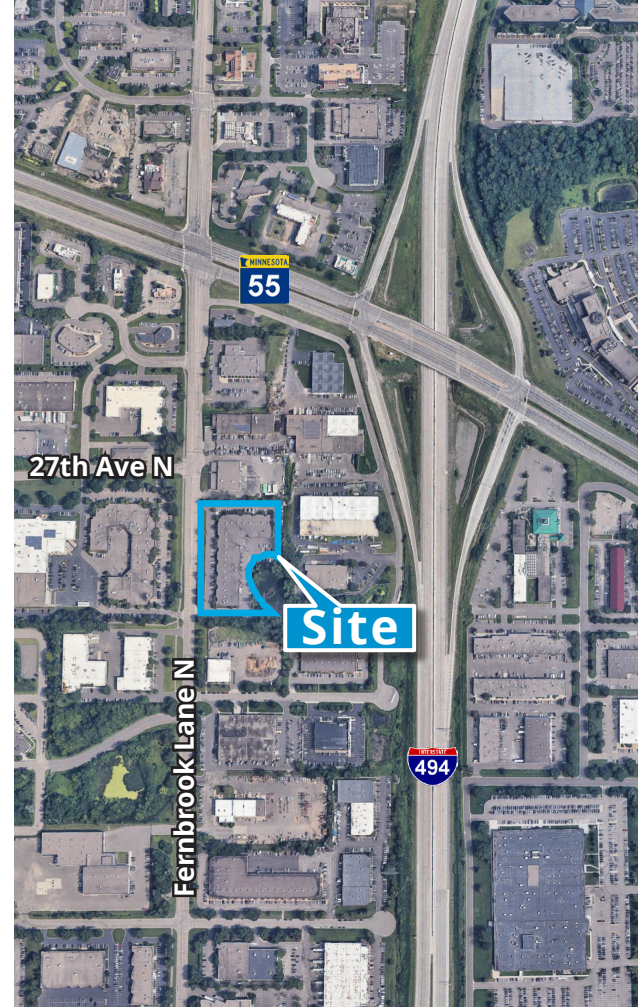
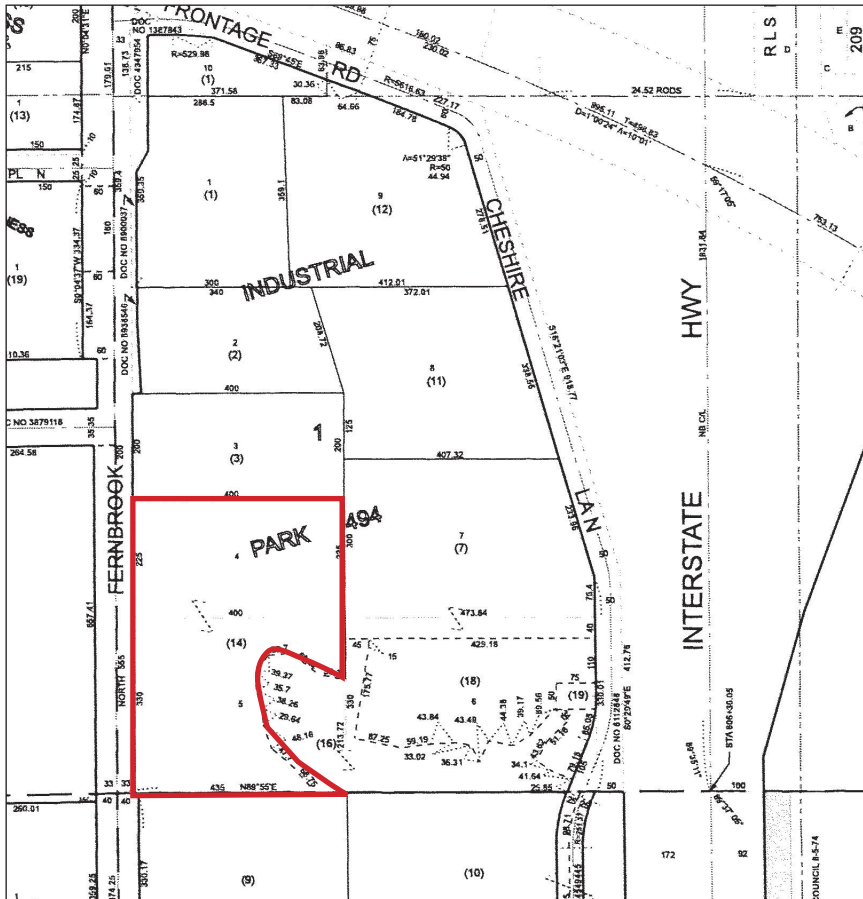
Building Amenities

- > 55,686 SF light industrial bldg
- > 17 building development totaling 840,000 SF
- > Expansion capabilities within the portfolio
- > Zoned I-2, General Industrial
- > Built in 1990
- > 14' clear height
- > Dock & drive-in loading
- > Class "A" brick & ribbon-glass facility
- > 138 parking stalls - 2.48/1000
- > Great access to I-494 & Hwy 55
- > Near many area amenities
- > Individual signage for each suite

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For Lease

Cheshire Business Centre > Plat



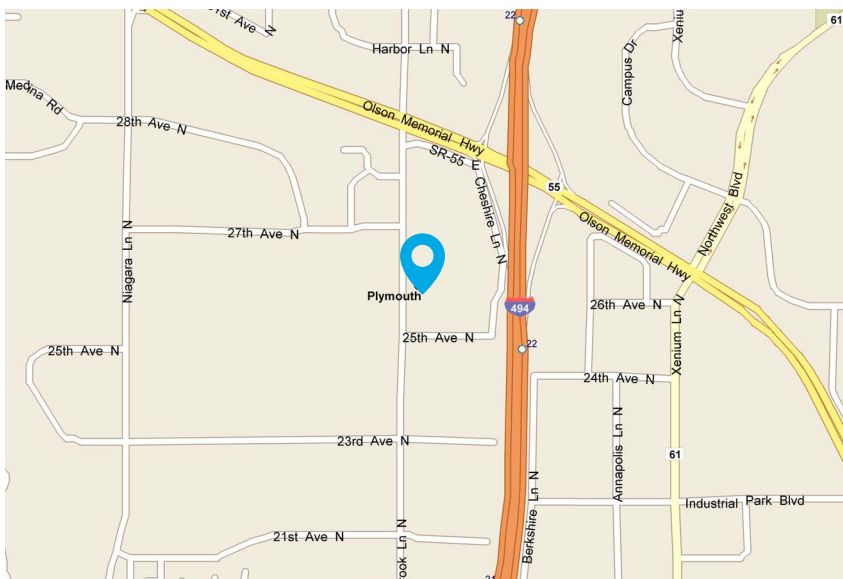
Contact us:

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Cheshire Business Centre

2600 Fernbrook Lane N | Plymouth, MN 55447

Property Address:

2600 Fernbrook Lane N
Plymouth, MN 55447

Building Square Feet:

55,686 SF

Currently Available:**Suite 119-124**

9,231 SF Total
5,446 SF Office
3,785 SF Whse
• Two (2) Drive-ins

Suite 134-138

7,368 SF Total Office
• Two (2) Drive-ins

Parking:

138 stalls or 2.48/1000

Year Built:

1990

Clear Height:

14'

Zoning:

I-2, General Industrial

Net Rental Rates:

\$13.00 PSF Office
\$13.00 PSF Tech
\$ 7.50 PSF Warehouse

2026 Est. CAM & RE Tax:

\$2.67 PSF CAM
\$3.84 PSF RE Taxes
\$6.51 PSF Total

Amenities:

- 17 building development totaling 840,000 SF
- Expansion capabilities within the portfolio
- Class "A" brick & ribbon-glass facility
- Energy efficient vestibules at each accented entryway
- Individual signage for each suite
- Great access to I-494 & Hwy 55
- Near many area amenities

**For leasing information, contact:**

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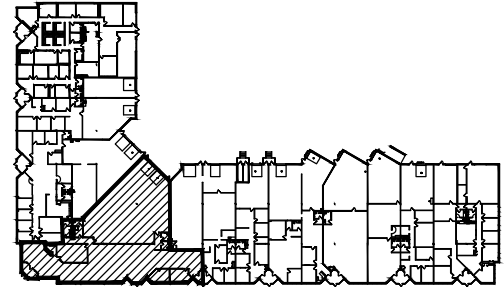
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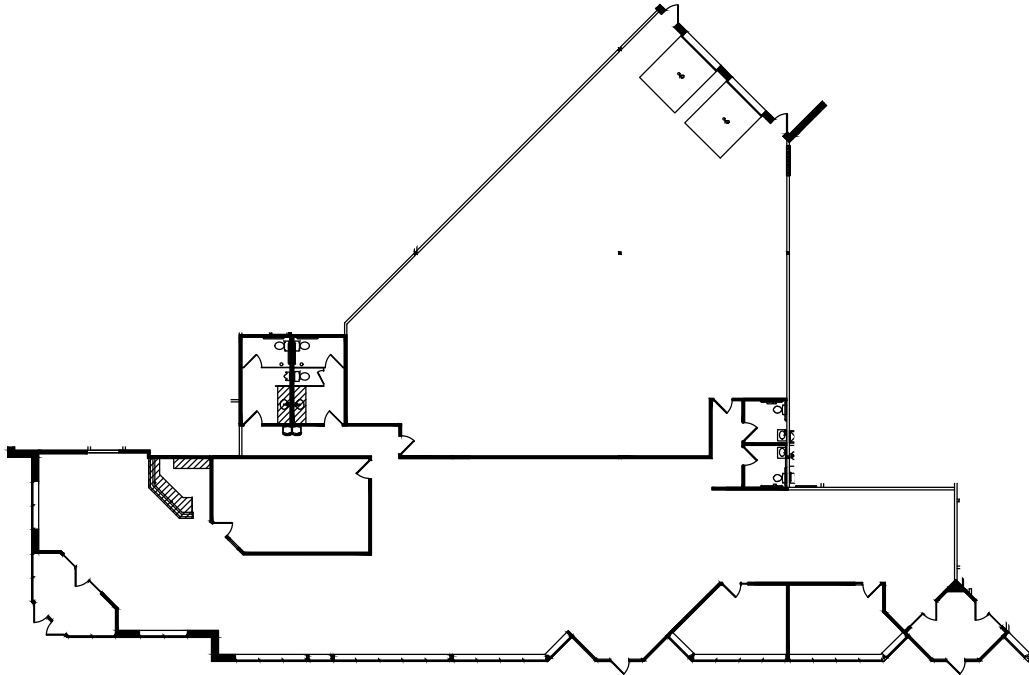
SQUARE FOOTAGE SUMMARY

OFFICE	5,446 SF
WAREHOUSE	3,756 SF
BLDG M/E	29 SF
TOTAL	9,231 RSF



KEY PLAN

NOT TO SCALE



1 FLOOR PLAN - SUITES 119 & 124

24.0001753.000/ TTL

10-31-25

SCALE: 1/32"=1'-0"



LEASED & MANAGED BY:



CHESHIRE BUSINESS CENTRE

2600 FERNBROOK LANE
PLYMOUTH, MINNESOTA

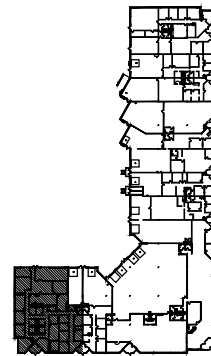
NELSON
901 Marquette Avenue South - Suite 2850
Minneapolis, MN 55402
Contact: Tiffany Townsend
Phone: (612) 370-1594

SQUARE FOOTAGE SUMMARY

OFFICE
BLDG M/E
TOTAL

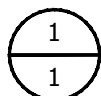
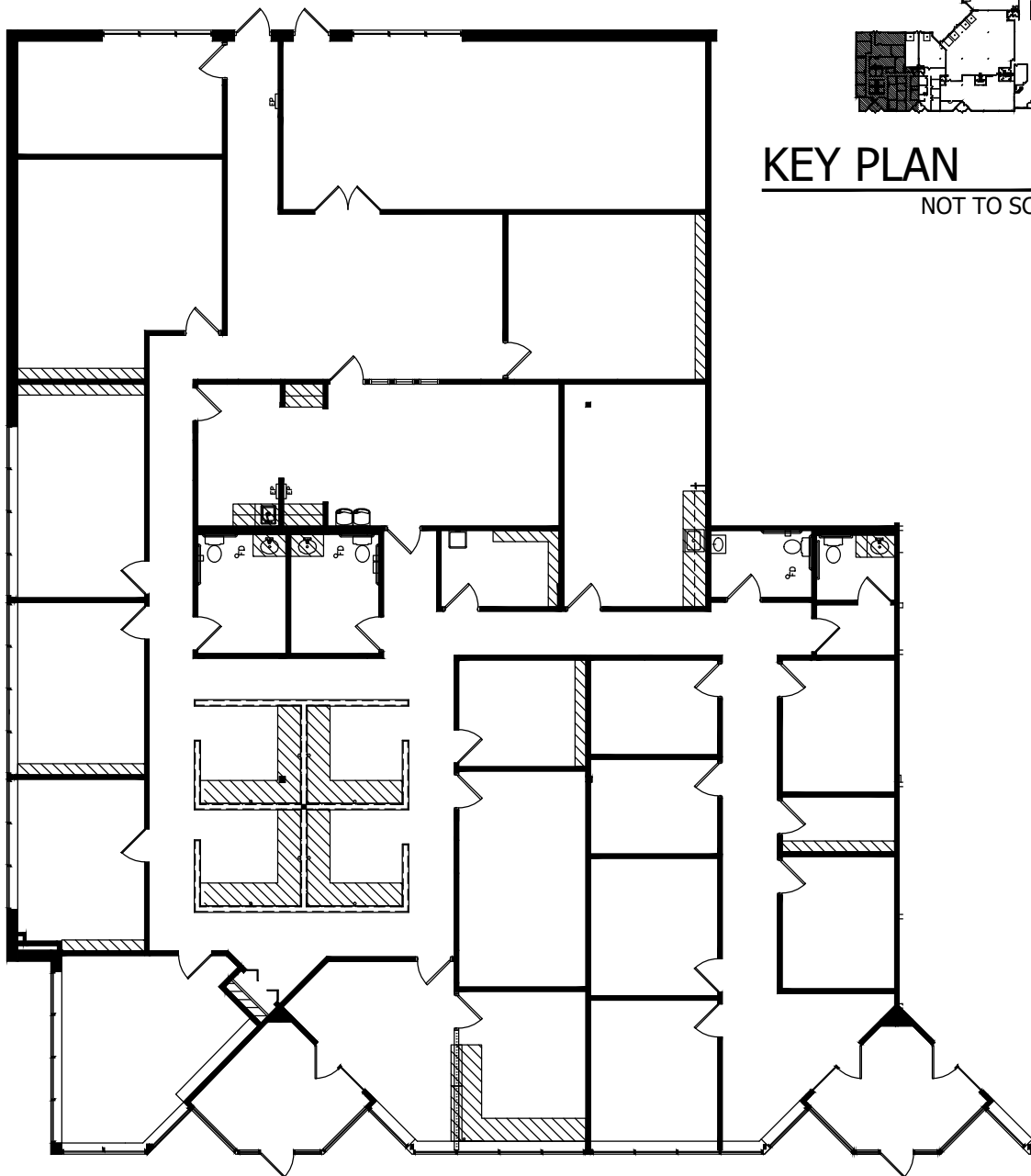
7,347 SF
21 SR

7,368 RSF



KEY PLAN

NOT TO SCALE



FLOOR PLAN - SUITES 134 & 138

14.0001440.000

05-24-24

SCALE: 1/16"=1'-0"



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