CARLSON BUSINESS CENTER IV

MINNEAPOLIS-ST. PAUL
NORTHWEST INDUSTRIAL

141 Cheshire Lane North
Plymouth, MN 55305



FOR LEASE

UNIT 700

13,179 SF Available

LINK

LEASED BY Colliers ODNEYGROUP







CARLSON BUSINESS CENTER IV

Building Size	79,691 SF
Year Built	1996
Clear Height	24'
Column Spacing	40' x 40'
Loading	Two (2) Dock Doors
Power	400 Amp / 480 Volt Service
2026 CAM & Tax	$2.28 PSF CAM $3.04 PSF Tax $5.32 PSF Total
UNIT 700	4,380 SF Office 6,650 SF Tech Area 2,149 SF Warehouse 13,179 SF Total

Carlson Business Center is an eight building campus that can accommodate a wide range of square footages enabling its tenants to grow within the portfolio.

FOR LEASE

13,179 SF

- Freeway Visibility
- Class A Flex/light industrial/showroom space
- ESFR sprinkler system
- Truck-high docks and drive-ins
- Abundant parking for employees and guests
- Outdoor seating areas
- Convenient access to I-494, Hwy 55 & I-394
- Access to running and walking paths & trails

LINK

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

UNIT 700

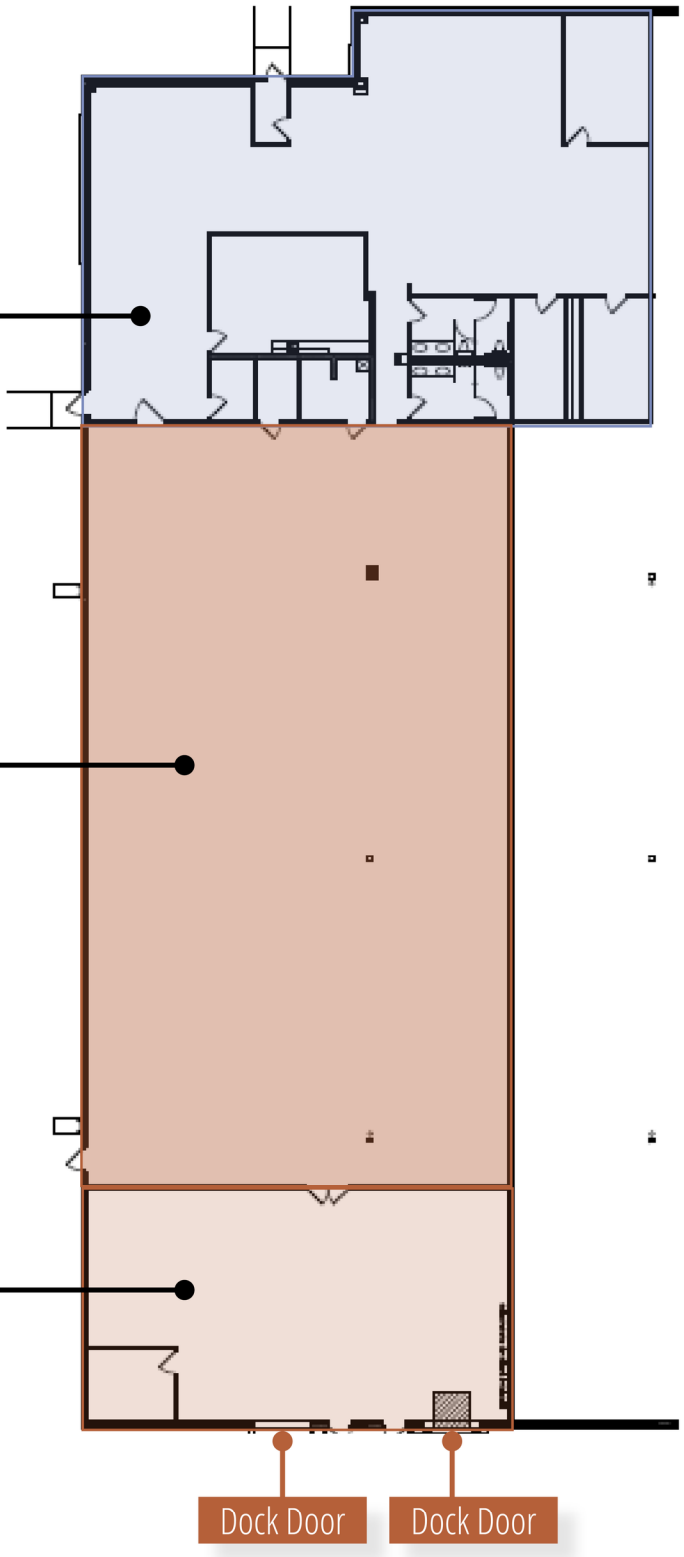
Floor Plan

Current Configuration

OFFICE AREA
4,380 SF

TECH AREA
6,650 SF

WHSE AREA
2,149 SF



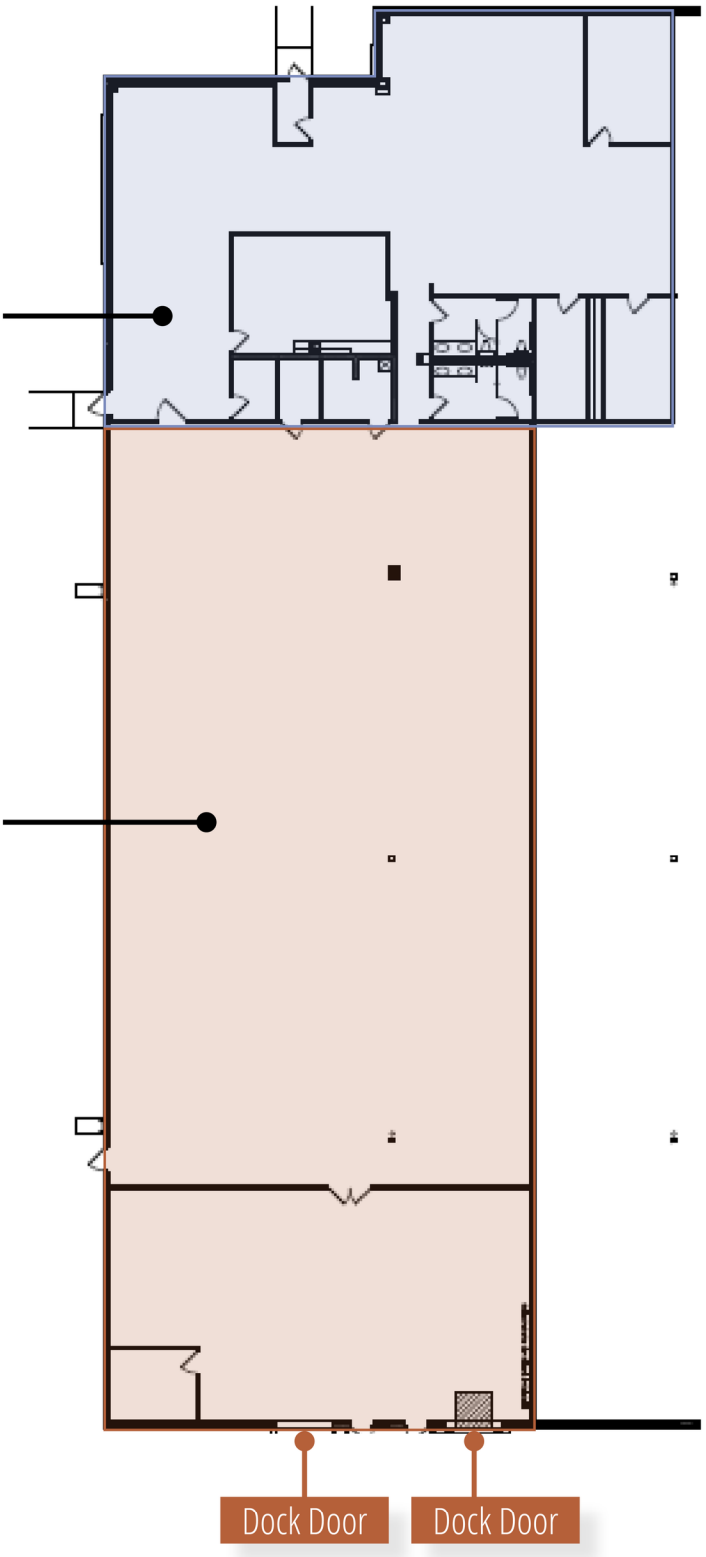
UNIT 700

Floor Plan

Optional Configuration

OFFICE AREA
4,380 SF

WHSE AREA
8,799 SF





141 CHESHIRE

UNIT 700

OFFICE	4,380 SF
TECH	6,650 SF
WHSE	2,149 SF
TOTAL	13,179 SF
CAM/TAX	$5.32/SF Total



CONTACT INFORMATION

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