

Office/Industrial Space for Lease

Paul Bickford

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Owned by
Washington Capital
MANAGEMENT, INC.

Cheshire Business Centre 2600 Fernbrook Lane N, Plymouth

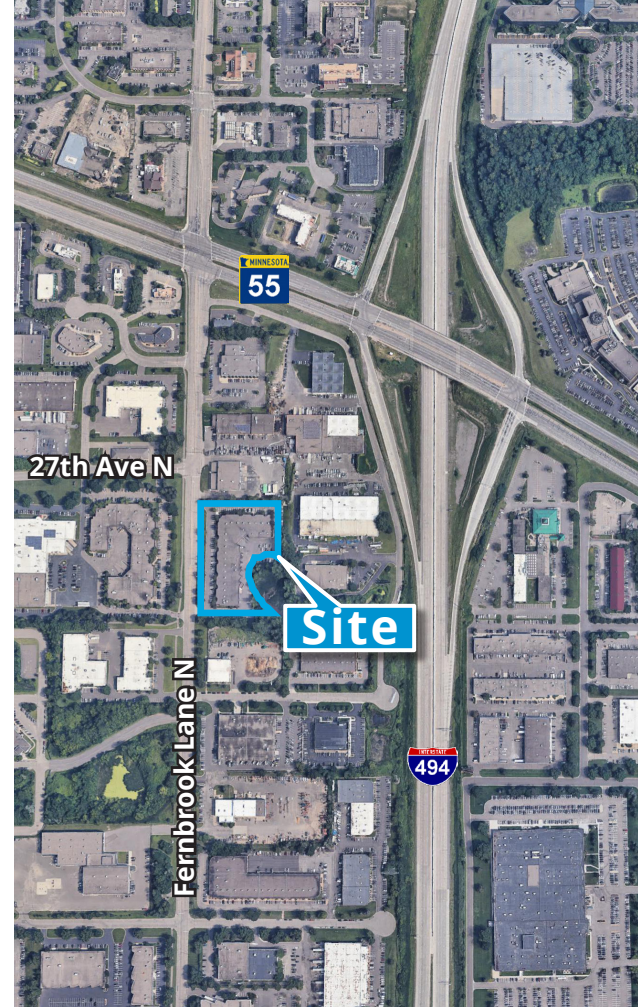
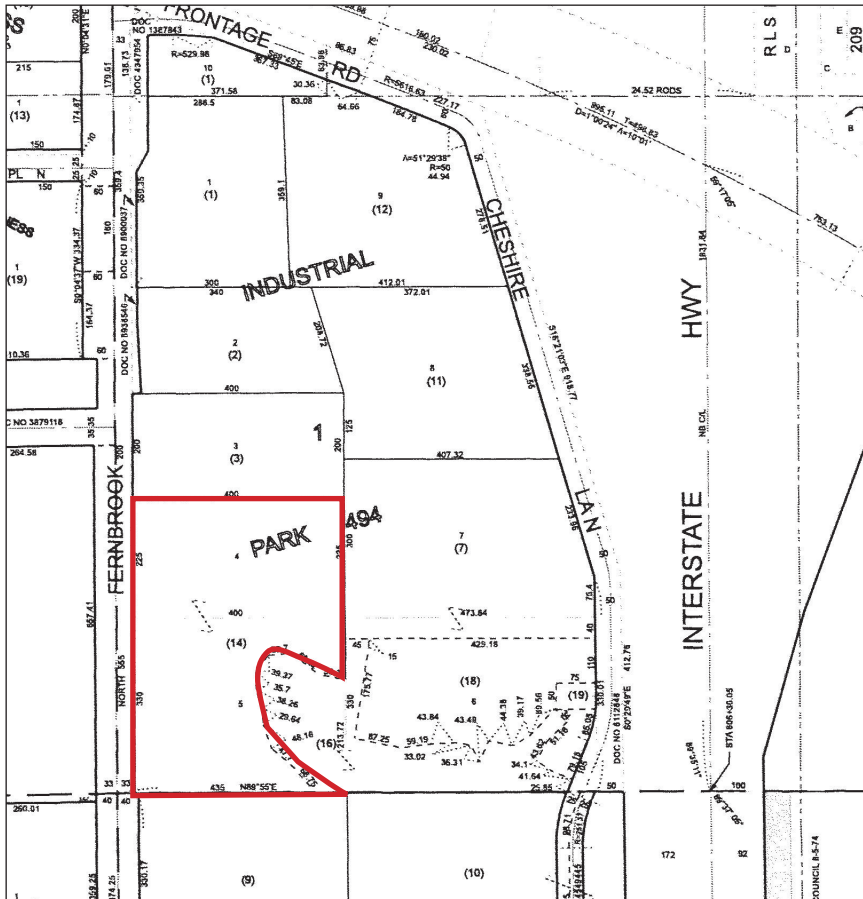
Building Amenities

- > 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



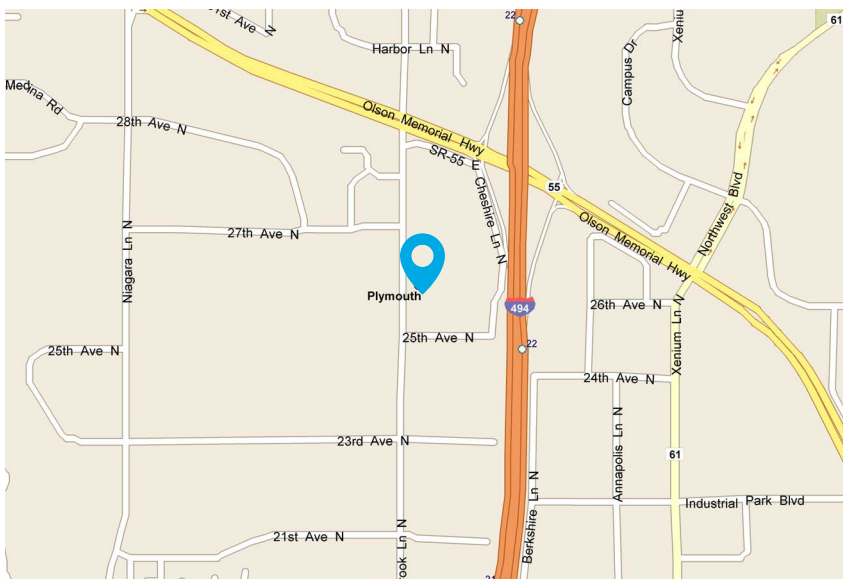
Contact us:

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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 132

3,028 SF Total
1,636 SF Office
1,392 SF Whse
• One (1) Drive-in

Suite 134-138

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

Suite 132-138

10,396 SF Total
8,983 SF Office
1,413 SF Whse
• Three (3) 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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SUITES 134/ 138
VACANT
 OFFICE
 TECH
 WAREHOUSE
 BLDG M/E
 TOTAL
 EXP: --

7,347 S.F.
 0 S.F.
 0 S.F.
 21 S.F.
 7,368 S.F.

SUITE 132
VACANT
 OFFICE
 TECH
 WAREHOUSE
 BLDG M/E
 TOTAL
 EXP: --

1,636 S.F.
 0 S.F.
 1,383 S.F.
 9 S.F.
 3,028 S.F.

SUITES 130
VALUE MERCH

SUITE 136
MAINTENANCE

SUITE 100
DAVIS REAL ESTATE GROUP

SUITE 101
SIGNS NOW

SUITES 119 & 124
VACANT
 OFFICE
 TECH
 WAREHOUSE
 BLDG M/E
 TOTAL
 EXP: --

5,446 S.F.
 0 S.F.
 3,756 S.F.
 29 S.F.
 9,231 S.F.

SUITE 116 & 118
WELLMAN SPORTS

SUITE 114
NEW LINE ROOFING

SUITE 112
SOURCE ENGINEERING
(Gayatri SEM LLC)

SUITE 108
SOURCE ENGINEERING
(Gayatri SEM LLC)

SUITE 104
COMPREHENSIVE ADVANCED LIFE
SUPPORT PROGRAM

SUITE 110
SOURCE
ENGINEERING
(Gayatri SEM LLC)

SUITE 106
ESI, INC



BUILDING KEY PLAN

14.0001444.000/ TTL

01/13/2026

NOT TO SCALE



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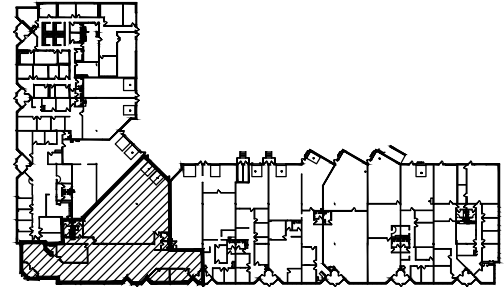
CHESHIRE BUSINESS CENTRE
 2600 FERNBROOK LANE NORTH
 PLYMOUTH, MINNESOTA

NELSON

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

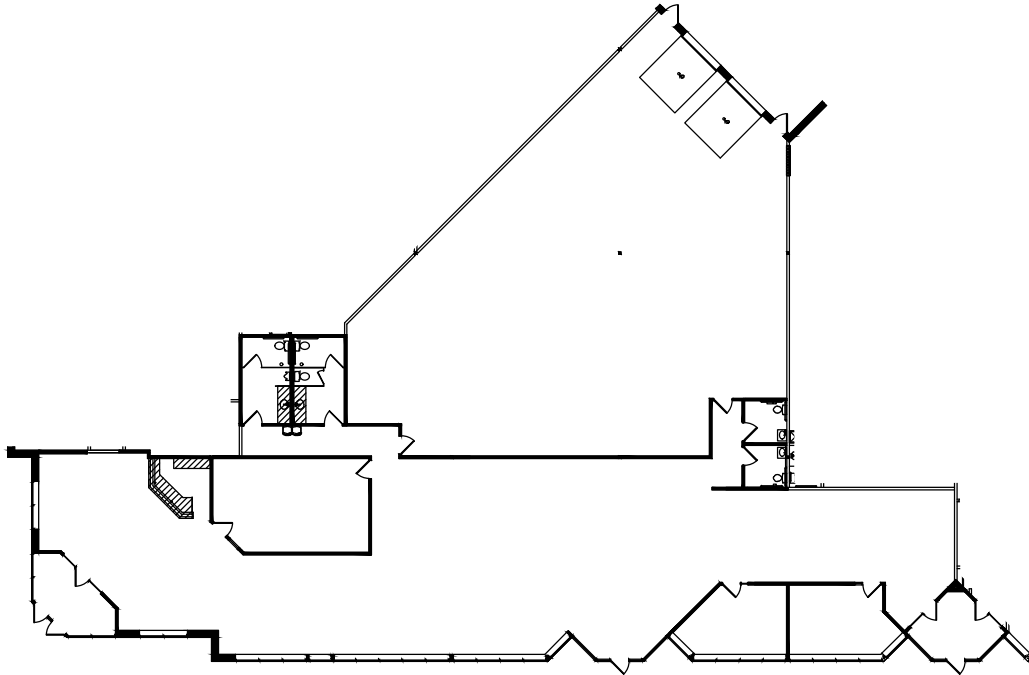
SQUARE FOOTAGE SUMMARY

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"



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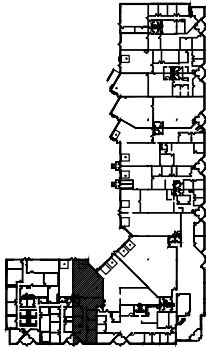
CHESHIRE BUSINESS CENTRE

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PLYMOUTH, MINNESOTA

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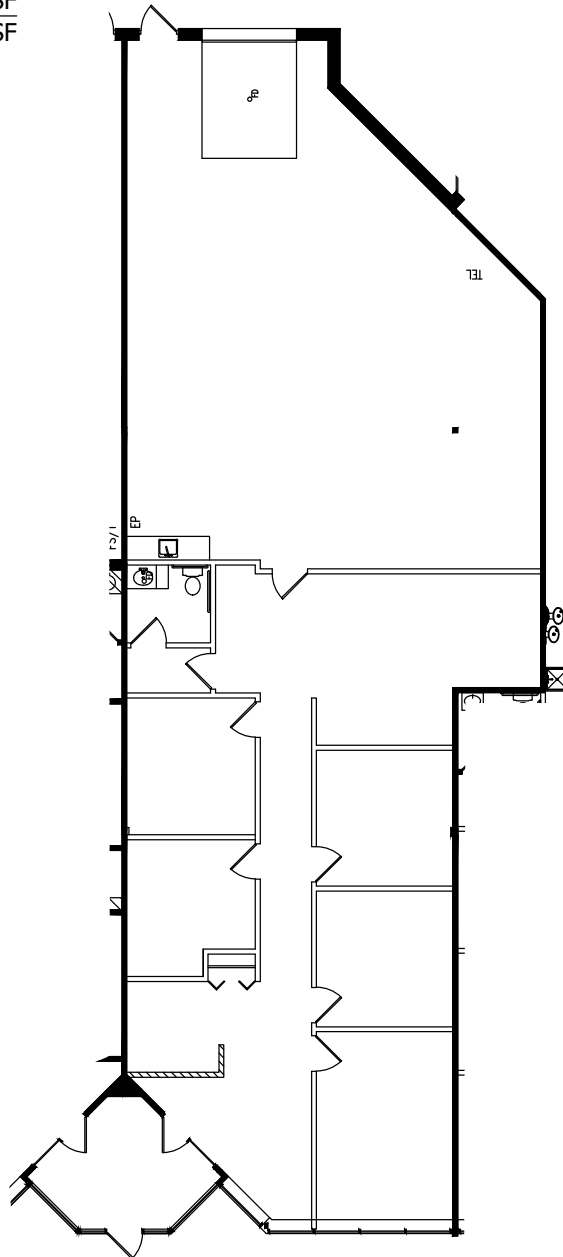
SQUARE FOOTAGE SUMMARY

OFFICE	1,636 SF
WAREHOUSE	1,383 SF
BLDG M/E	9 SF
TOTAL	3,028 RSF



KEY PLAN

NOT TO SCALE



FLOOR PLAN - SUITE 132

25.0005252.000/TTL

1/14/26

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



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PLYMOUTH, MINNESOTA

NELSON

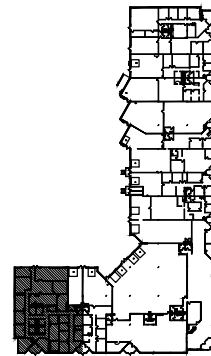
901 Marquette Avenue South - Suite 2850
Minneapolis, MN 55402
Contact: Tiffany Townsend
Phone: (612) 370-1594

SQUARE FOOTAGE SUMMARY

OFFICE
BLDG M/E
TOTAL

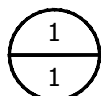
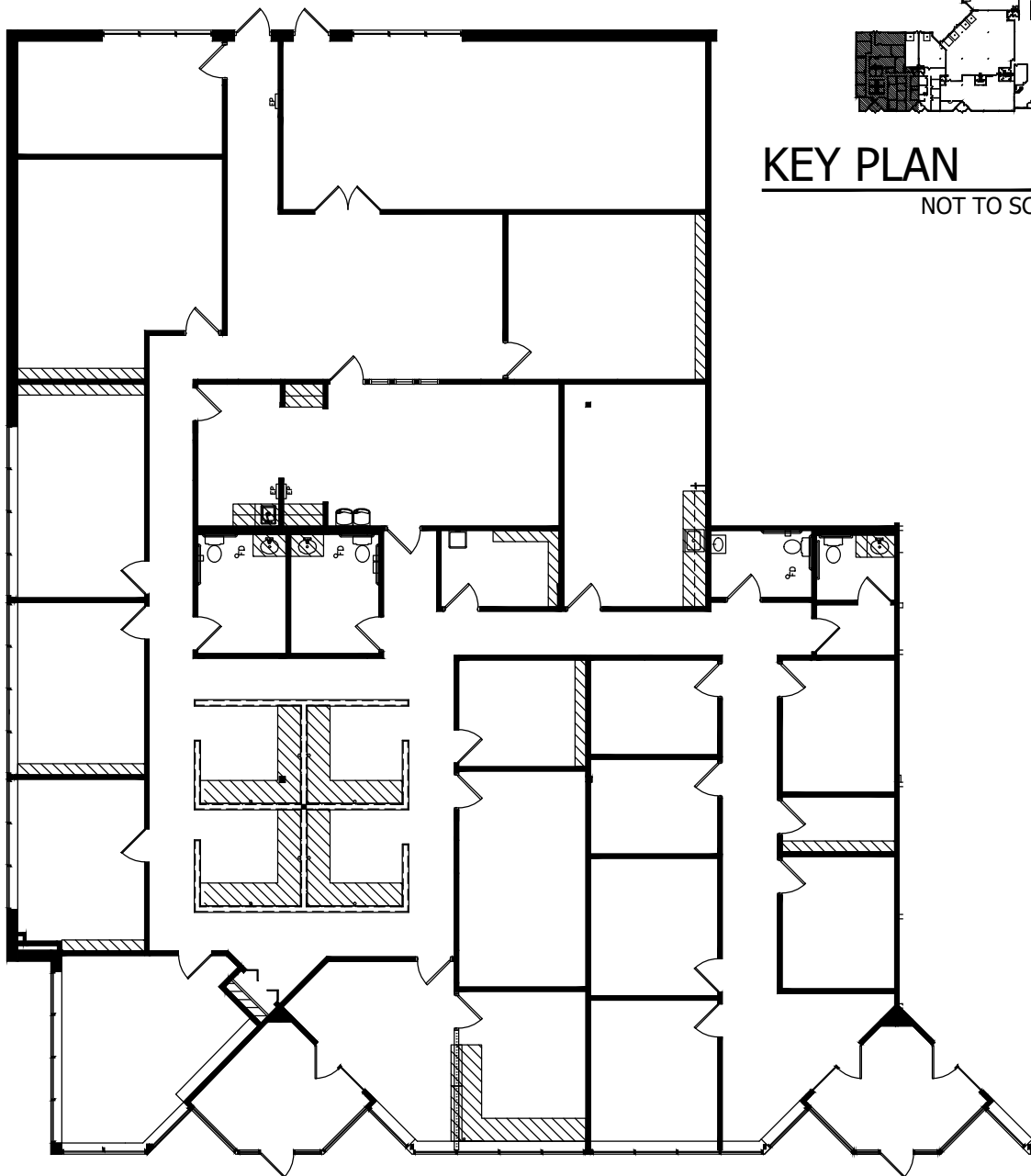
7,347 SF
21 SR

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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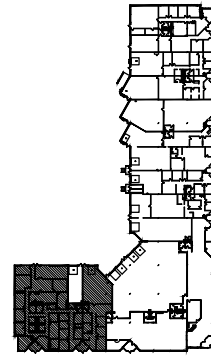
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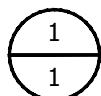
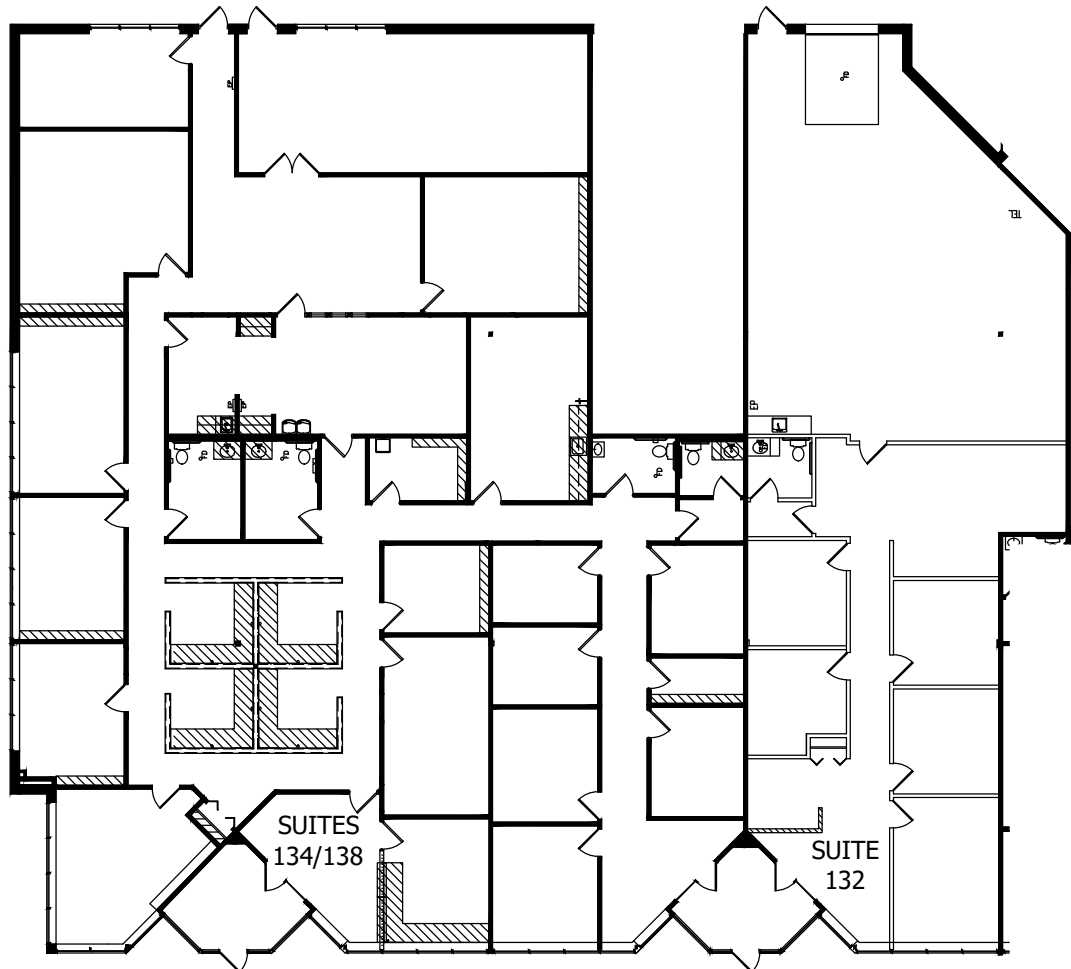
SQUARE FOOTAGE SUMMARY

	SUITES 134/138	SUITE 132	TOTAL
OFFICE	7,347 SF	1,636 SF	8,983 SF
WAREHOUSE	0 SF	1,383 SF	1,383 SF
BLDG M/E	21 SF	9 SF	30 SF
TOTAL	7,368 RSF	3,028 RSF	10,396 RSF



KEY PLAN

NOT TO SCALE



FLOOR PLAN - SUITES 132, 134 & 138

24.0001753.000

08-05-24



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

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