



Office/Industrial Space for Lease

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Owned by
Washington Capital
MANAGEMENT, INC.

Cheshire Business Centre 2600 Fernbrook Lane N, Plymouth

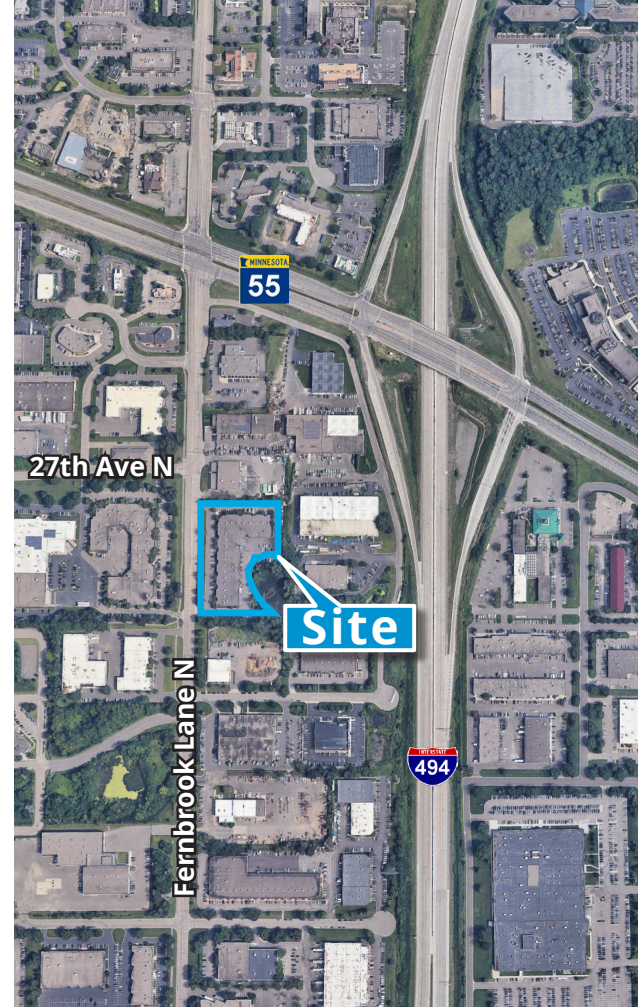
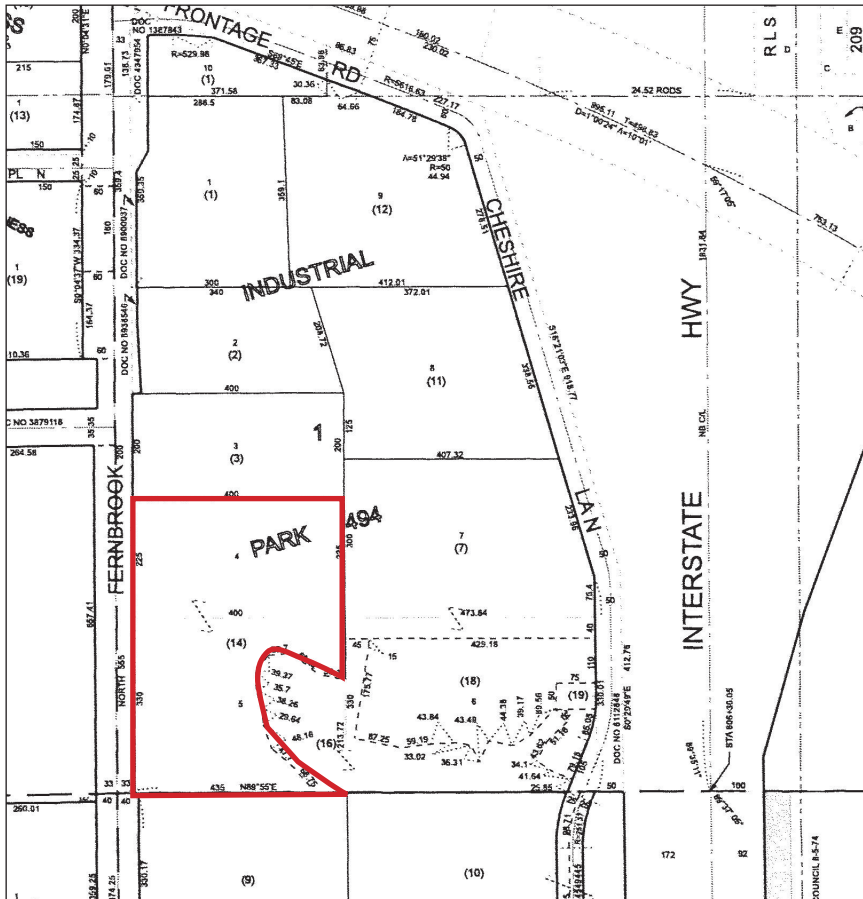
Building Amenities

- > 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



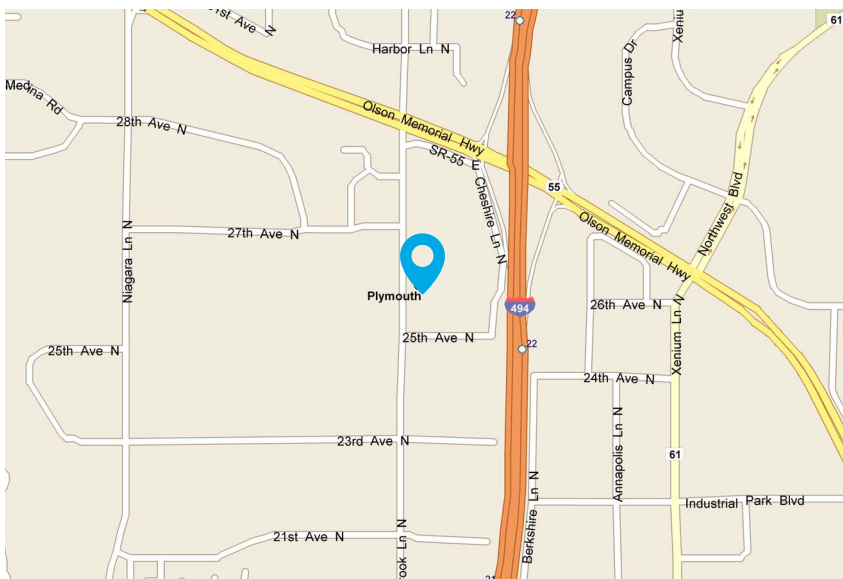
Contact us:

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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 119-130**

- 16,259 SF total
- 9,576 SF office
- 6,683 SF whse
- One (1) dock
- Three (3) drive-ins

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

Suite 119-132

- 19,287 SF total
- 11,212 SF office
- 8,075 SF whse
- One (1) dock
- Four (4) drive-ins

Suite 119-138

- 26,655 SF total
- 18,559 SF office
- 8,096 SF whse
- One (1) dock
- Six (6) 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

2025 Est. CAM & RE Tax:

\$2.51 PSF CAM
\$4.54 PSF RE taxes
\$7.05 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.

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.

SUITES 119, 124 & 130

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

9,576 S.F.
0 S.F.
6,633 S.F.
50 S.F.
16,259 S.F.

SUITE 136
MAINTENANCE

SUITE 100
DAVIS REAL ESTATE GROUP

SUITE 101
SIGNS NOW

SUITE 116 & 118
WELLMAN SPORTS

SUITE 114
NEWLINE 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

8/8/24

NOT TO SCALE



LEASED & MANAGED BY:



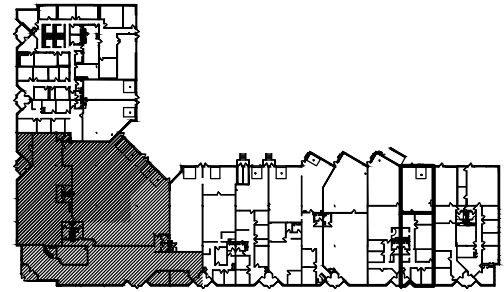
CHESHIRE BUSINESS CENTRE
2600 FERNBROOK LANE NORTH
PLYMOUTH, MINNESOTA

NELSON

901 Marquette Avenue South - Suite 605
Minneapolis, MN 55402
Phone: (612) 822-1211
Fax: (612) 822-1008

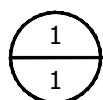
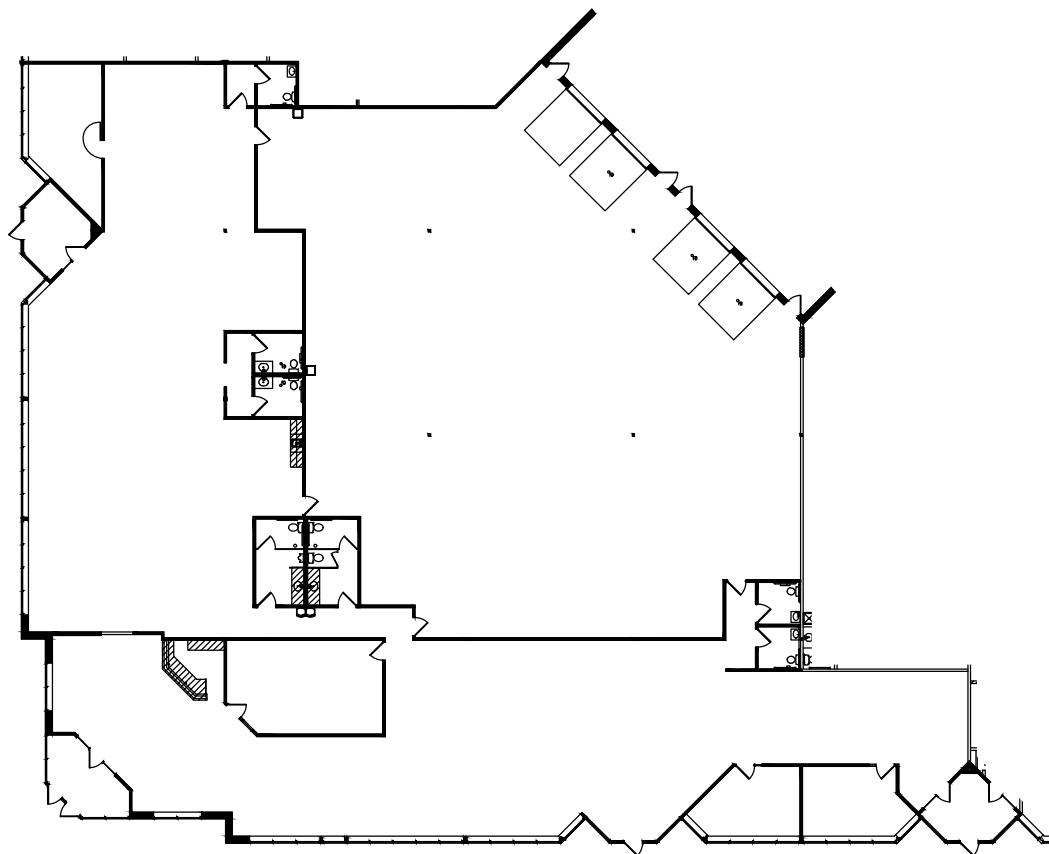
SQUARE FOOTAGE SUMMARY

OFFICE	9,576 SF
WAREHOUSE	6,633 SF
BLDG M/E	50 SF
TOTAL	16,259 RSF



KEY PLAN

NOT TO SCALE



FLOOR PLAN - SUITES 119, 124 & 130

24.0001753.000/ TTL

08-05-24

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



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PLYMOUTH, MINNESOTA

NELSON

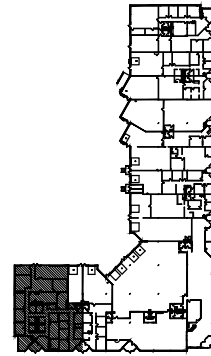
901 Marquette Avenue South - Suite 2850
Minneapolis, MN 55402
Contact: Tiffany Townsend
Phone: (612) 370-1594

SQUARE FOOTAGE SUMMARY

OFFICE
BLDG M/E
TOTAL

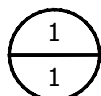
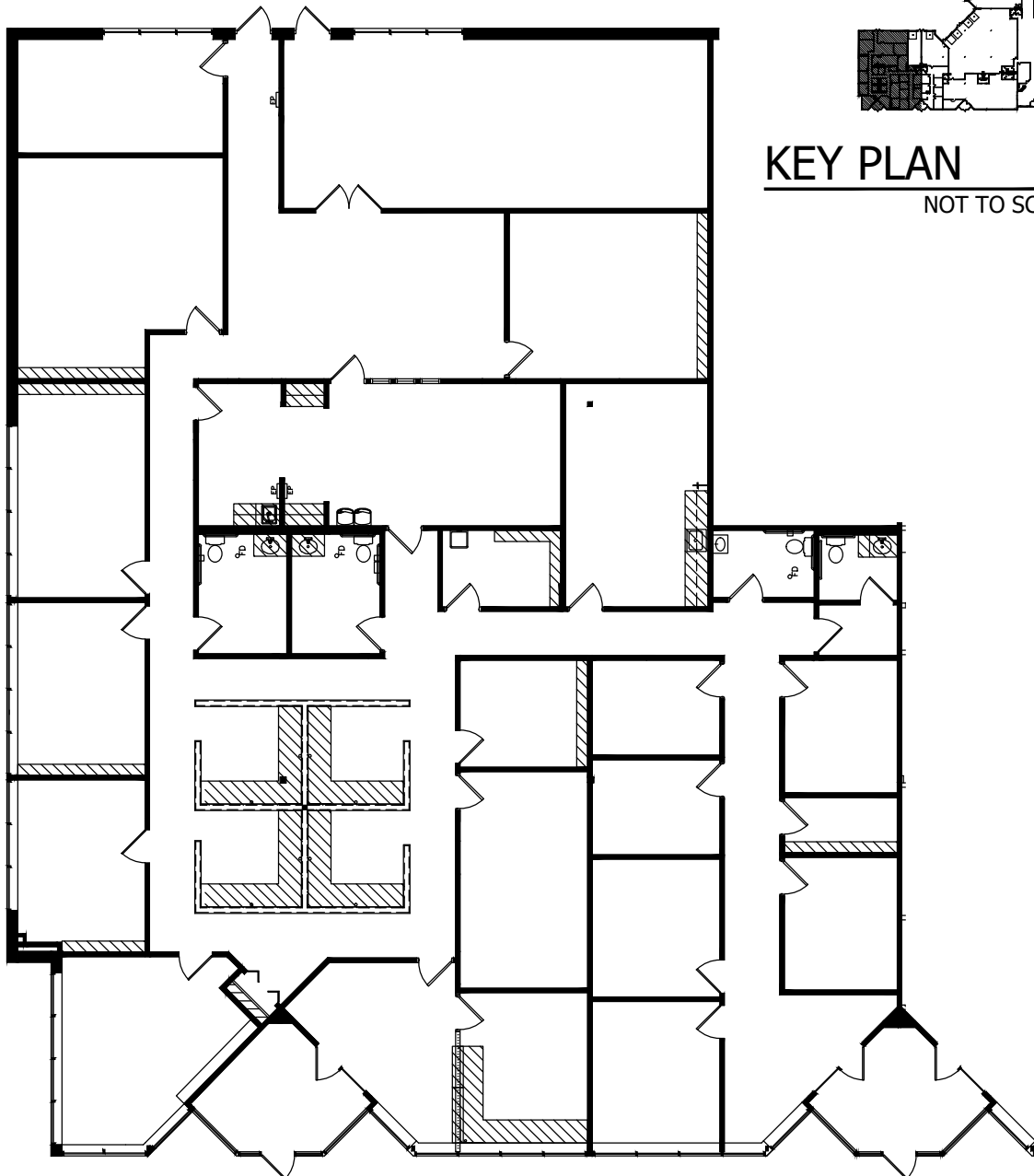
7,347 SF
21 SR

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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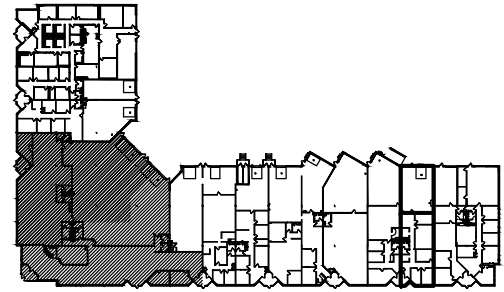
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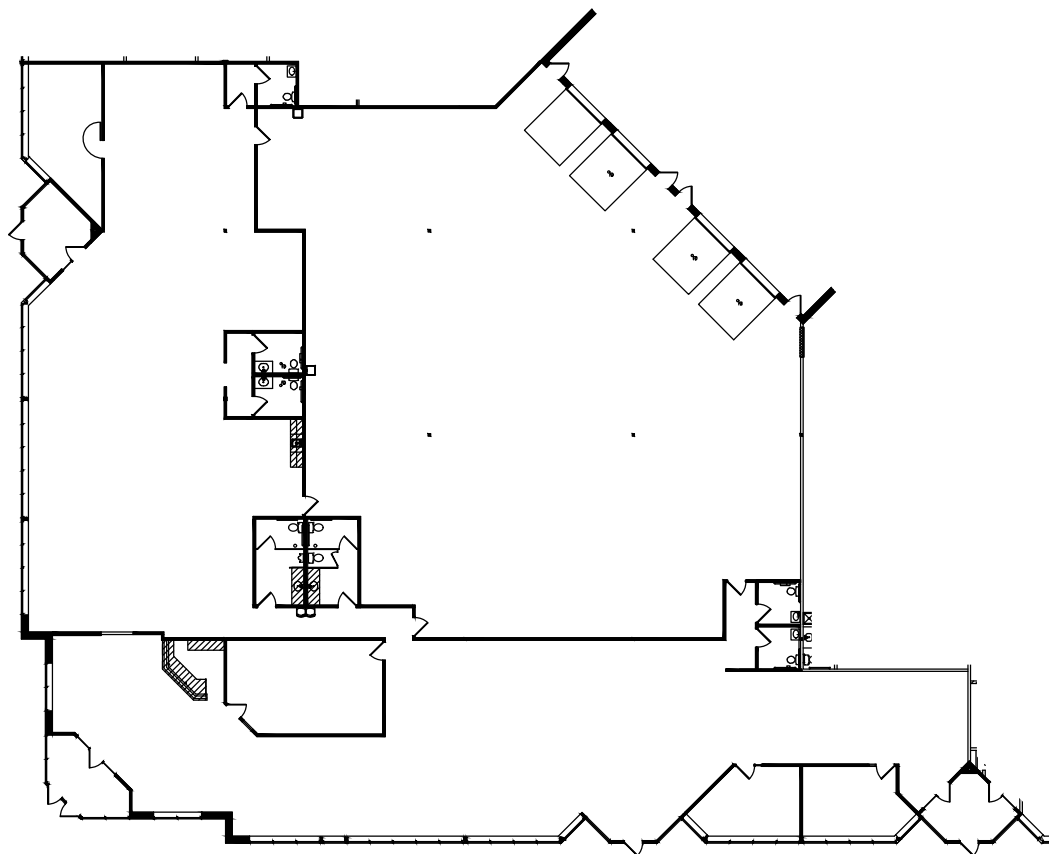
SQUARE FOOTAGE SUMMARY

OFFICE	9,576 SF
WAREHOUSE	6,633 SF
BLDG M/E	50 SF
TOTAL	16,259 RSF



KEY PLAN

NOT TO SCALE



1 FLOOR PLAN - SUITES 119, 124 & 130

24.0001753.000/ TTL

08-05-24

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



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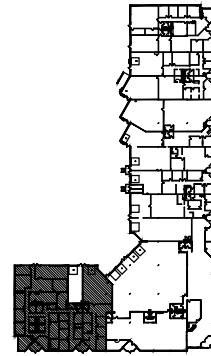
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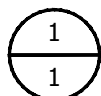
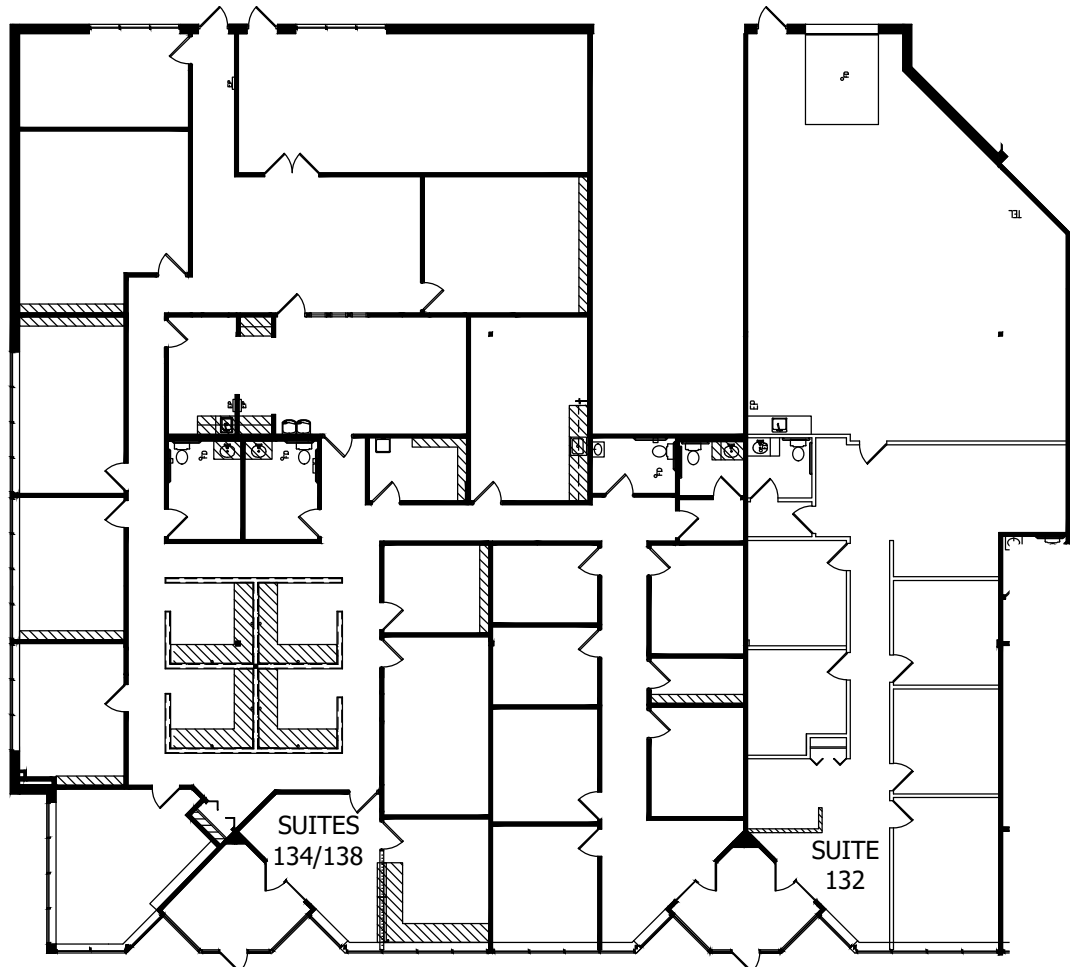
SQUARE FOOTAGE SUMMARY

	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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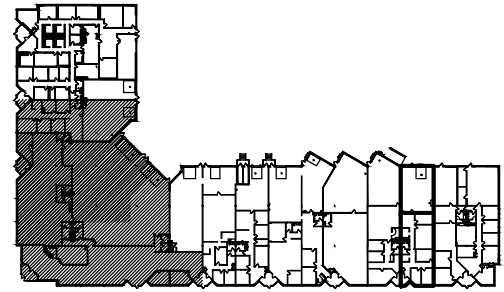
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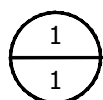
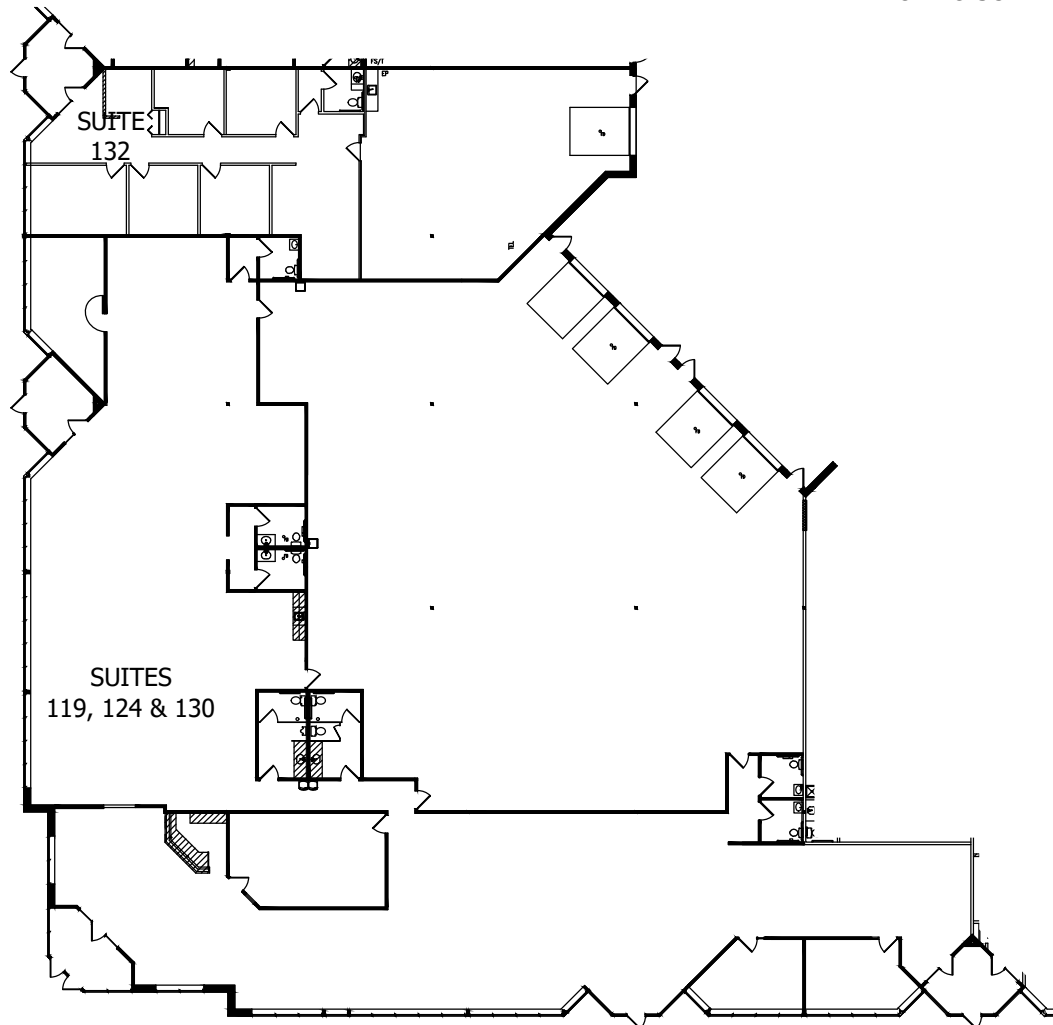
SQUARE FOOTAGE SUMMARY

	SUITE 132	SUITES 119-130	TOTAL
OFFICE	1,636 SF	9,576 SF	11,212 SF
WAREHOUSE	1,383 SF	6,633 SF	8,016 SF
BLDG M/E	9 SF	50 SF	59 SF
TOTAL	3,028 RSF	16,259 RSF	19,287 RSF



KEY PLAN

NOT TO SCALE



FLOOR PLAN - SUITES 119, 124, 130 & 132

24.0001753.000/ TTL

08-05-24

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



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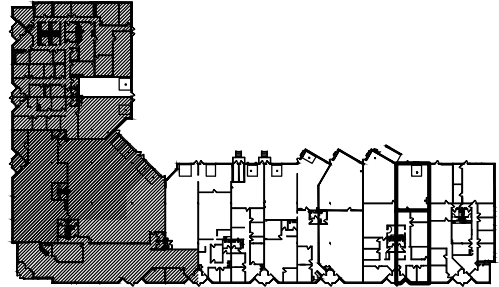
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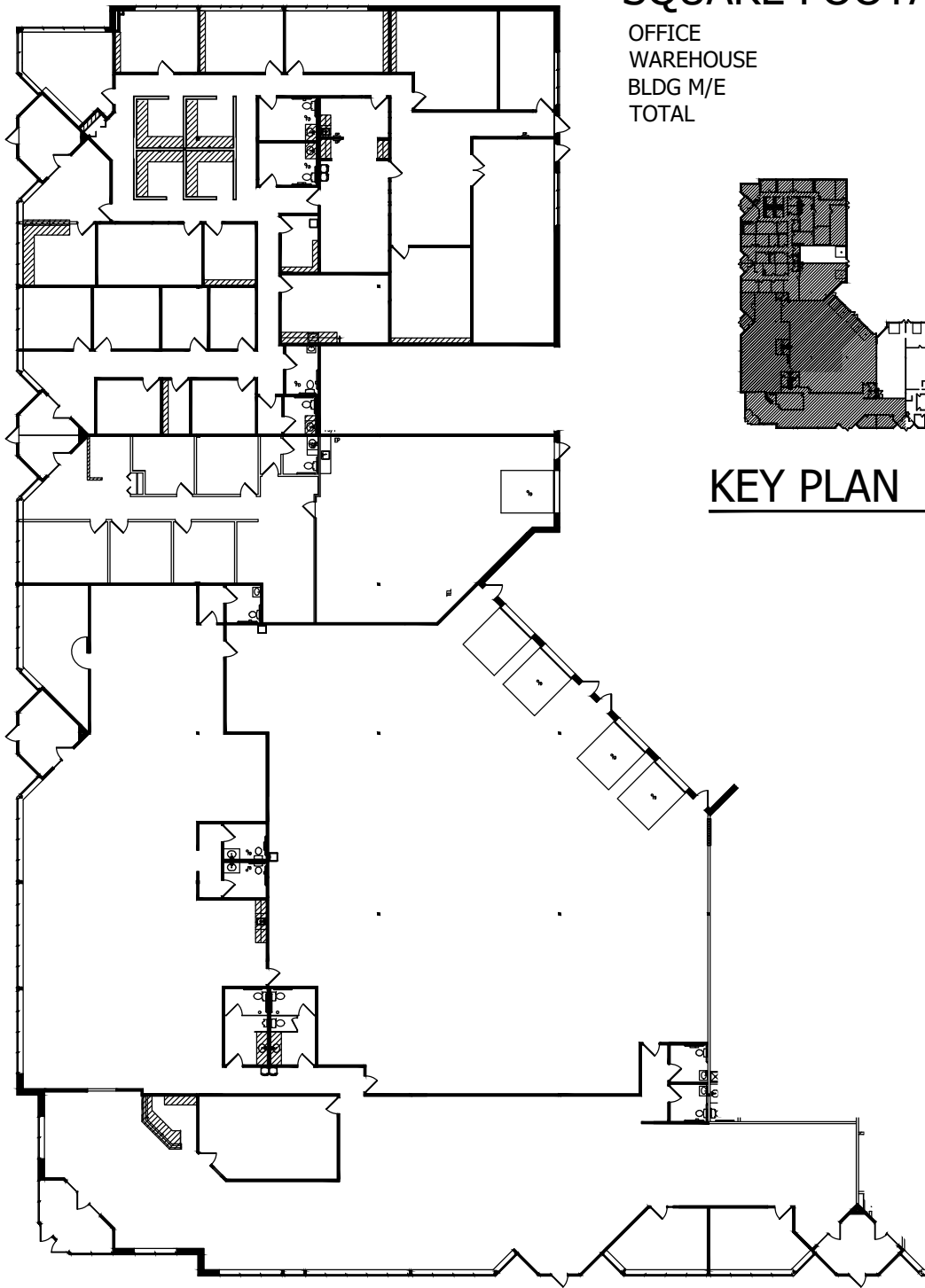
SQUARE FOOTAGE SUMMARY

OFFICE	18,559 SF
WAREHOUSE	8,016 SF
BLDG M/E	80 SF
TOTAL	<u>26,655 RSF</u>



KEY PLAN

NOT TO SCALE



FLOOR PLAN - SUITES 119 -138

24.0001753.000/ TTL

08-05-24

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



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