

# CARLSON BUSINESS CENTER IV

MINNEAPOLIS-ST. PAUL  
NORTHWEST INDUSTRIAL

141 Cheshire Lane North  
Plymouth, MN 55305



FOR LEASE

UNIT 700

13,179 SF Available



LEASED BY



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
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UNIT 700	4,380 SF Office 6,650 SF Tech Area 2,149 SF Warehouse 13,179 SF Total
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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

# UNIT 700

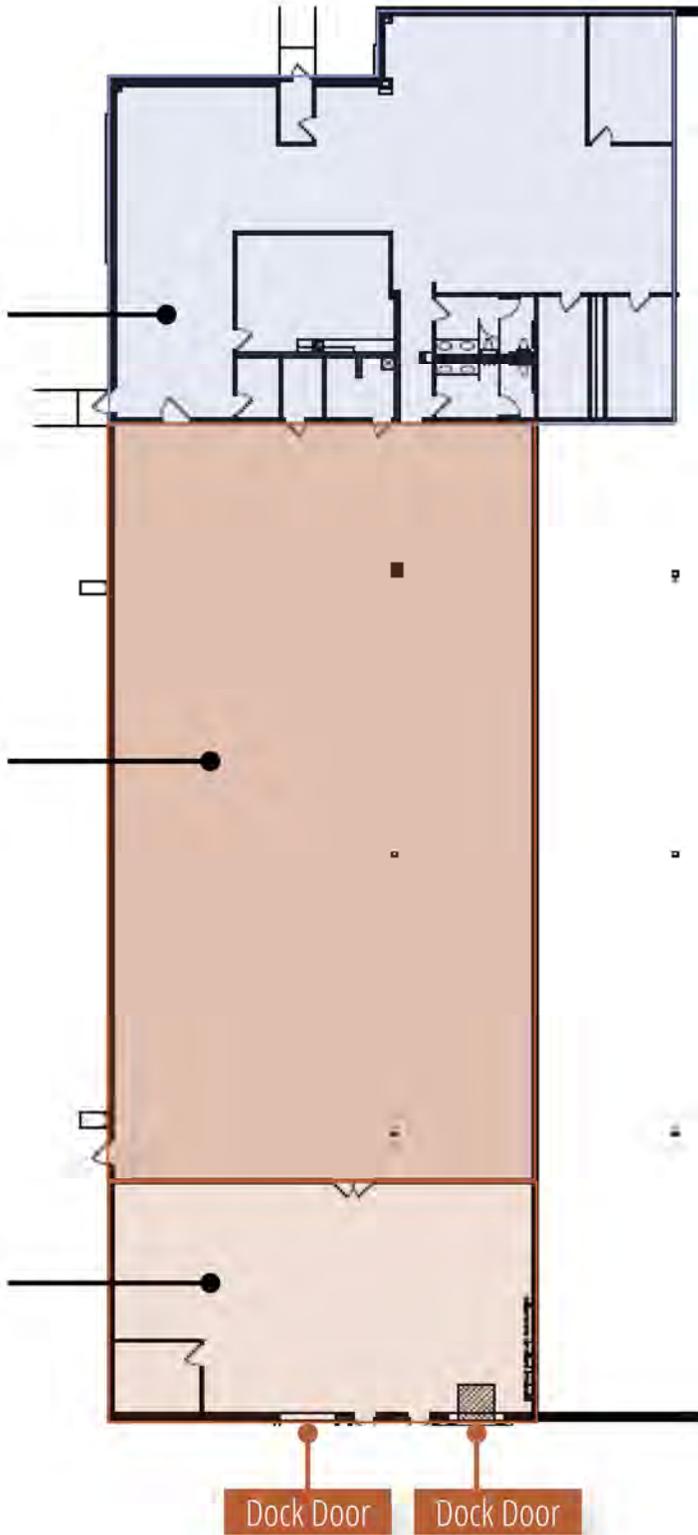
## Floor Plan

Current Configuration

**OFFICE AREA**  
4,380 SF

**TECH AREA**  
6,650 SF

**WHSE AREA**  
2,149 SF



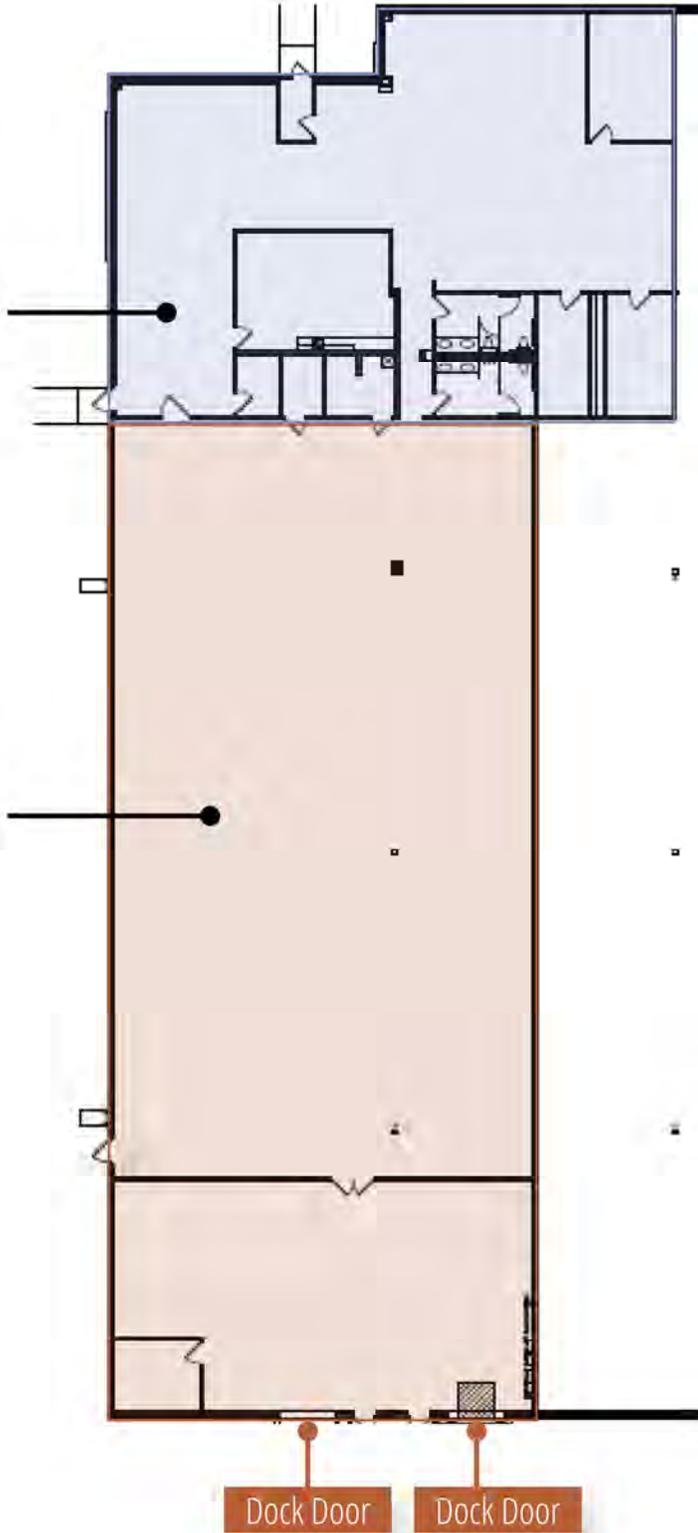
# UNIT 700

## Floor Plan

Optional Configuration

**OFFICE AREA**  
4,380 SF

**WHSE AREA**  
8,799 SF





**141 CHESHIRE**

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**UNIT 700**

OFFICE 4,380 SF

TECH 6,650 SF

WHSE 2,149 SF

TOTAL 13,179 SF

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CAM/TAX \$5.32/SF Total



**DOWNTOWN WAYZATA**

RED COW, X & SMITH, JOSEFINA, GIANNI'S, BAR & GRILL, COV, BORG JERRY'S, CRISP GREEN

**RIDGEDALE CENTER**

Target, Starbucks, Dunkin', Planet Fitness, DICK'S SPORTING GOODS, Chipotle, macy's, KONA GRILL, The UPS Store, Panera Bread, REDSTONE, ZUPAS, crumbl cookies, The UPS Store, Huntington

**2-MINUTES FROM RIDGEDALE CENTER**

**15-MINUTES FROM DOWNTOWN MINNEAPOLIS**

# CONTACT INFORMATION

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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.



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