

CARLSON BUSINESS CENTER VIII

MINNEAPOLIS-ST.PAUL
NORTHWEST INDUSTRIAL

181 Cheshire Lane North
Plymouth, MN 55441



FOR LEASE

UNIT 300

8,223 SF Available



LEASED BY



ODNEYGROUP



CARLSON BUSINESS CENTER VIII

Building Size 37,106 SF

Year Built 1996

Available: UNIT 300 4,550 SF Office | 3,673 SF Warehouse
8,223 SF Total

Availability Date 8/1/2026

Clear Height 18'

Column Spacing 38' x 38'

Loading One (1) Dock Door

2026 CAM & Tax \$2.97 PSF CAM
\$3.75 PSF Tax
\$6.72 PSF 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.

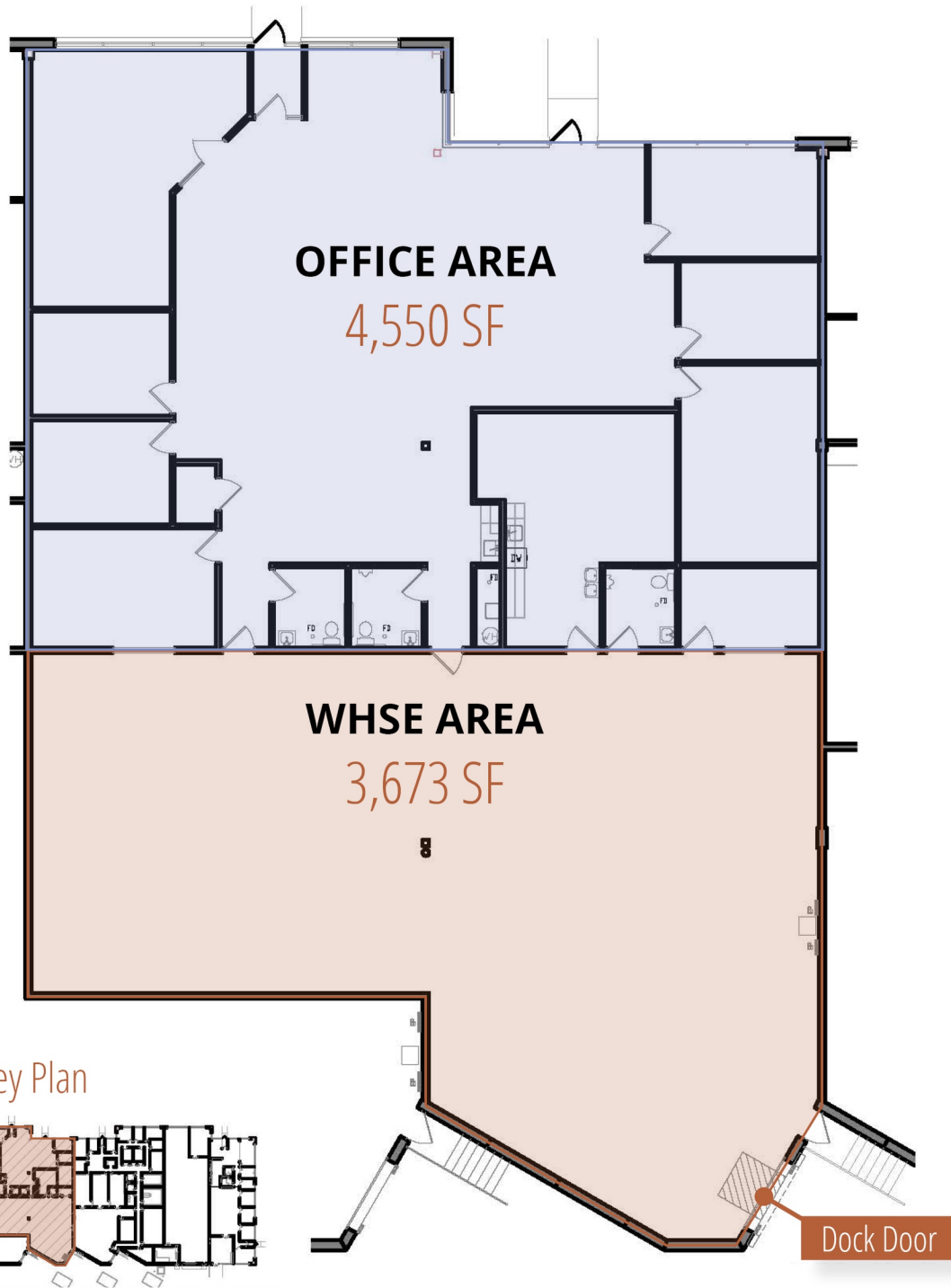
FOR LEASE

8,223 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 300

Floor Plan





**181 CHESHIRE
UNIT 300**

OFFICE 4,550 SF
 WHSE 3,673 SF
 TOTAL 8,223 SF
 CAM/TAX \$6.72 PSF



**2-MINUTES FROM RIDGEDALE CENTER
15-MINUTES FROM DOWNTOWN MINNEAPOLIS**

- RIDGEDALE CENTER**
- Target
 - Starbucks Coffee
 - Planet Fitness
 - Dick's Sporting Goods
 - Chipotle
 - Macy's
 - Kona Grill
 - Becca's Factory
 - Panera Bread
 - Red Stone
 - Cafe Zupas
 - Caribou
 - Bank of America
 - Crumbl Cookies
 - The UPS Store
 - UPS
 - Huntington

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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