

# CARLSON BUSINESS CENTER IV

MINNEAPOLIS-ST. PAUL  
SOUTHWEST INDUSTRIAL

141 Cheshire Lane North  
Minnetonka, 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

2025 CAM & Tax \$2.10 PSF CAM

\$3.33 PSF Tax

\$5.43 PSF Total

Unit 700 4,380 SF Office

6,650 SF Tech Area

2,149 SF Warehouse

13,179 SF Total

AVAILABLE MAY 1, 2026

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



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.

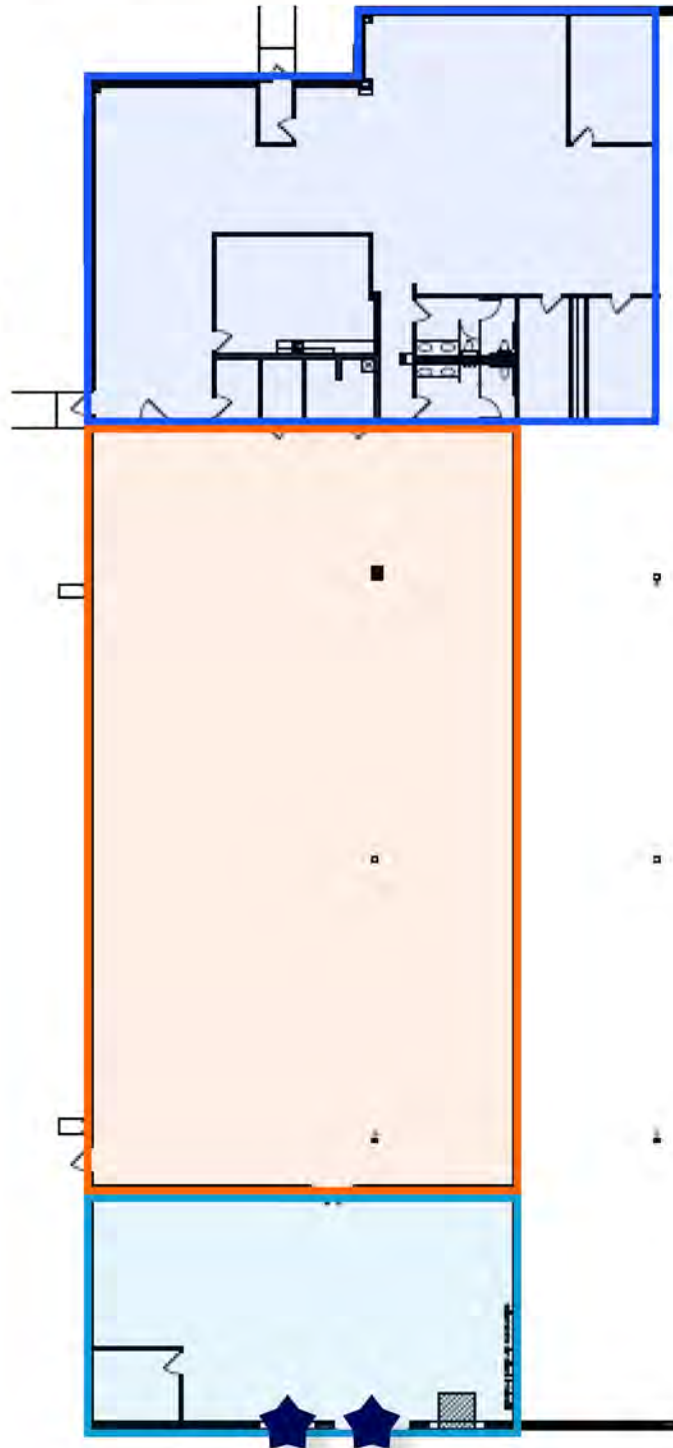
141 CHESHIRE LANE NORTH, PLYMOUTH, MN  
CARLSON BUSINESS CENTER IV



# Suite 700

## Floor Plan | *Current Configuration*

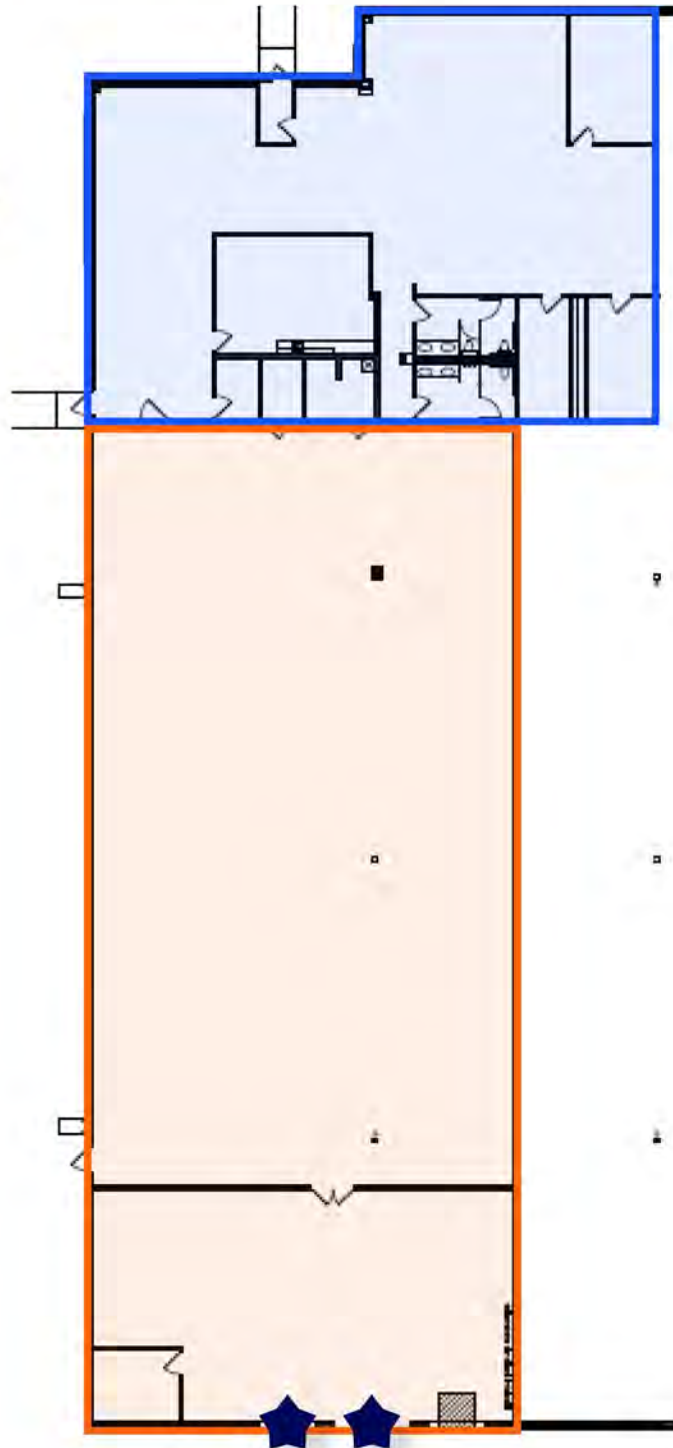
-  Office: 4,380 SF
-  Tech: 6,650 SF
-  Warehouse: 2,149 SF
-  Dock Doors



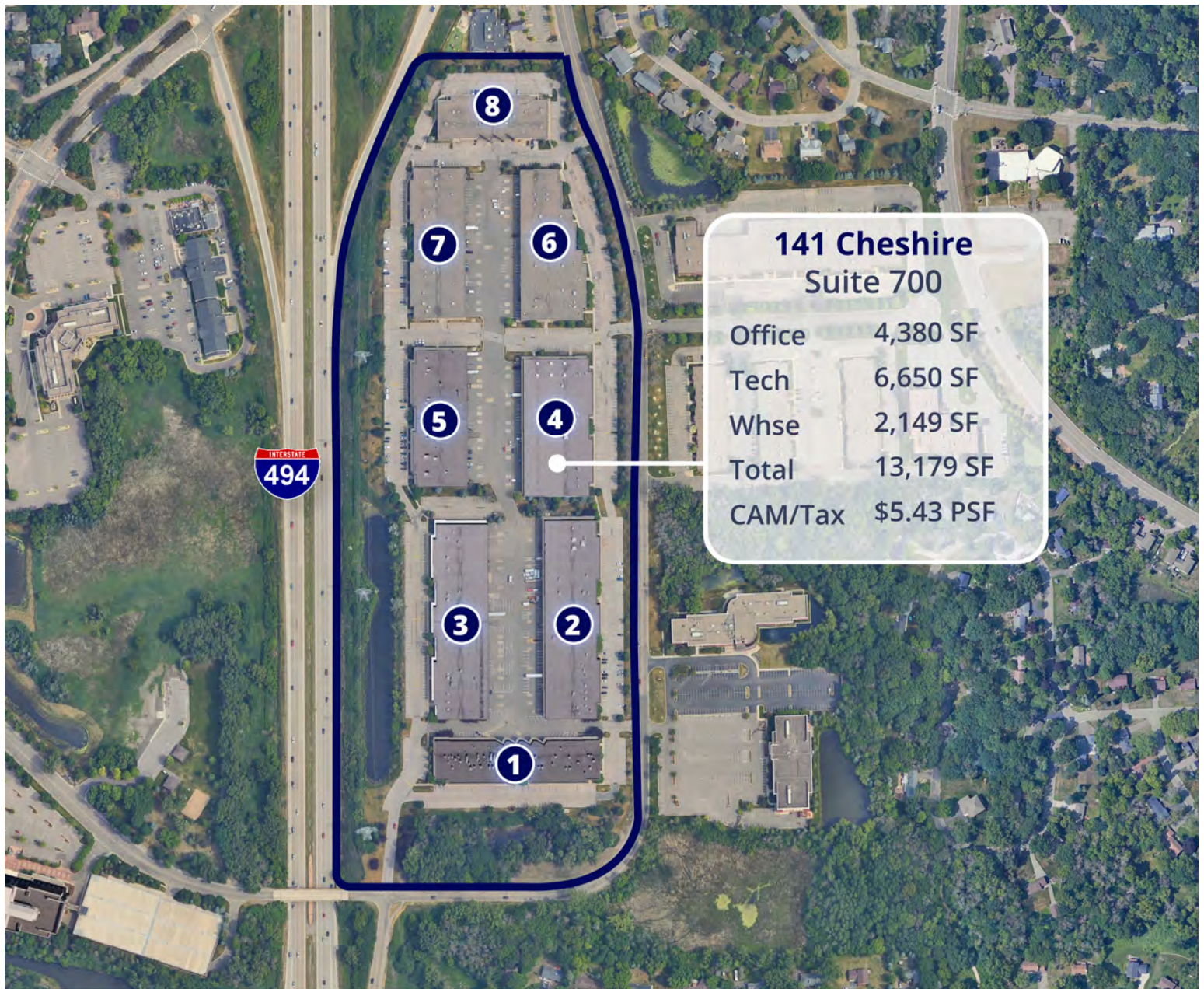
# Suite 700

## Floor Plan | *Optional Configuration*

-  Office: 4,380 SF
-  Warehouse: 8,799 SF
-  Dock Doors









# CONTACT INFORMATION

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