

CARLSON BUSINESS CENTER I

MINNEAPOLIS-ST. PAUL
SOUTHWEST INDUSTRIAL

111 Cheshire Lane
Minnetonka, MN 55305



FOR LEASE

UNIT 100/200

4,524–13,784 SF Available



LEASED BY



ODNEYGROUP



CARLSON BUSINESS CENTER I

BUILDING SIZE	56,865 SF
YEAR BUILT	1996
CLEAR HEIGHT	18'
COLUMN SPACING	40' x 40'
UNIT 100/200 (COMBINED)	13,784 SF Total 9,603 SF Office 4,181 SF Warehouse • One (1) Dock Door One (1) Drive-in
UNIT 100 (DEMISED)	9,260 SF Total 7,760 SF Office 1,500 SF Warehouse • One (1) Drive-in
UNIT 200 (DEMISED)	4,524 SF Total 1,843 SF Office 2,681 SF Warehouse • One (1) Dock Door
AIR-CONDITIONING	UNIT 200 is Air-Conditioned
AVAILABILITY DATE	3/1/2026
TOTAL POWER	1,200 Amps of 480/277 Volt
POWER (UNIT 100)	200 Amps of 480/277 Volt
POWER (UNIT 200)	1,000 Amps of 480/277 Volt
2025 CAM & TAX	\$2.75 PSF CAM \$3.47 PSF Tax \$6.22 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

4,524–13,784 SF

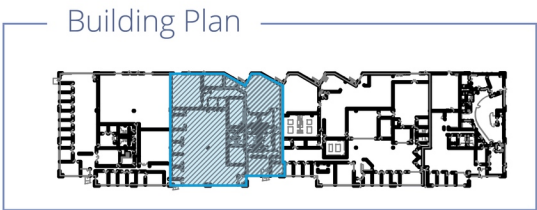
- Freeway Visibility
- Class A Flex/light industrial/showroom space
- ESFR sprinkler system
- Truck-high docks and drive-ins
- Abundant parking for employees and guests
- Outdoor seating areas
- Convenient access to I-494, Hwy 55 & I-394
- Access to running and walking paths & trails

CARLSON BUSINESS CENTER I

Combined Floor Plan

Suite 100/200: 13,784 SF Total

- Office | 9,603 SF
- Warehouse | 4,181 SF



CARLSON BUSINESS CENTER I

Demised Floor Plan

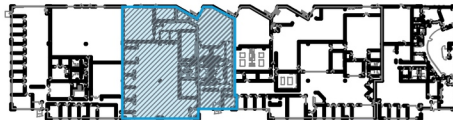
Suite 100: 9,260 SF Total

Office | 7,760 SF

Warehouse | 1,500 SF



Building Plan



CARLSON BUSINESS CENTER I

Demised Floor Plan

Suite 200: 4,524 SF Total

- Office | 1,843 SF
- Warehouse | 2,681 SF





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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