

**FOR LEASE**

Owned and Operated by



# CARLSON BUSINESS CENTER

171 Cheshire Lane, Plymouth, MN

**6,222 SF**



**LEASING INFO  
& CONTACT**

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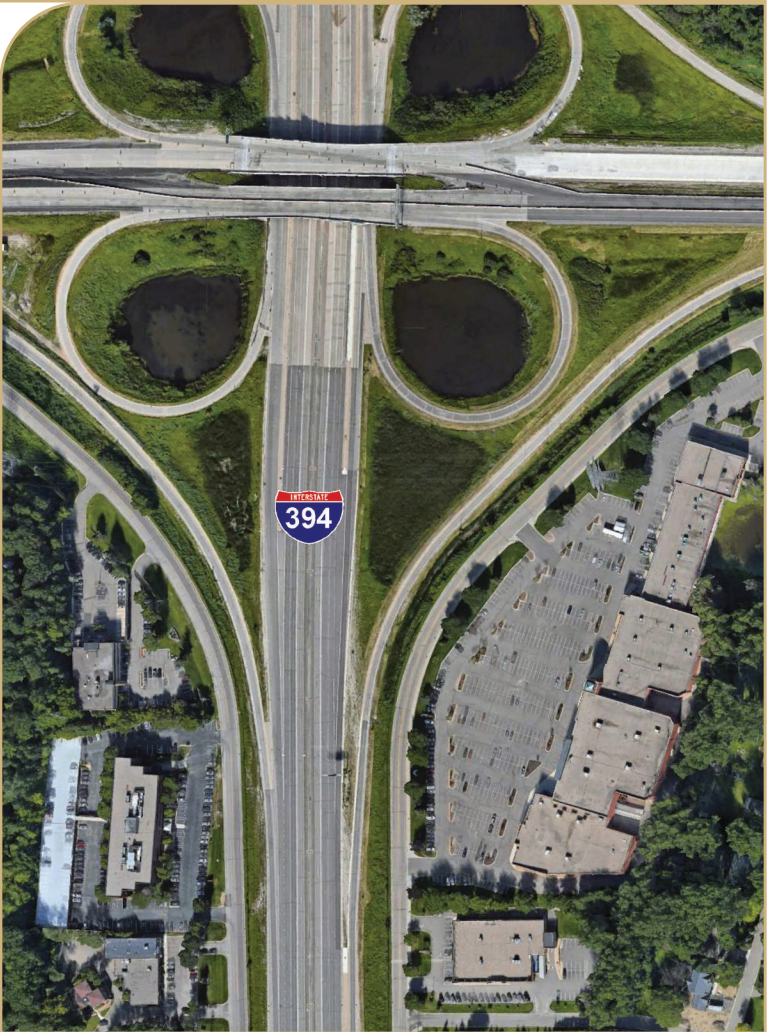
This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.





BUILDING & LOCATION AMENITIES

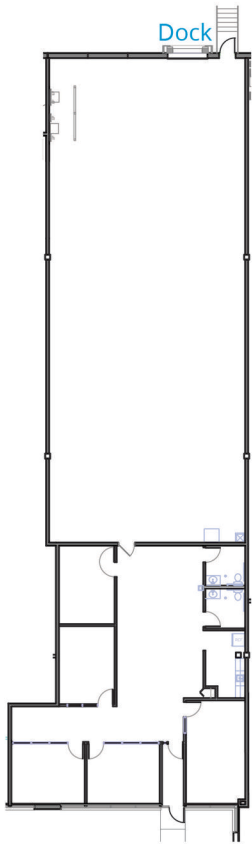
- Class A Flex/light industrial/showroom space
- 18' - 24' clear height
- ESFR sprinkler system
- Truck-high docks and drive-ins
- Abundant parking for employees and guests
- Outdoor seating areas
- Convenient access to I-494, Hwy 55 & I-394
- Freeway visibility
- Close proximity to dining and retail amenities
- Access to running and walking paths & trails
- 2 minutes from Ridgedale Center
- 15 minutes west of downtown Minneapolis



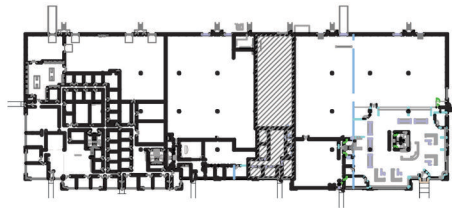




171 Cheshire Lane N Suite 500 Floor Plan > 6,222 SF Available 9/1/2025



Building Key



171 Cheshire Lane N Suite 500 > 6,222 SF Available 9/1/2025

Building Size	69,699 SF
Year Built	1996
Lease Rates	Negotiable
2025 CAM & Tax	\$2.09 PSF CAM \$3.31 PSF Tax \$5.40 PSF Total

Clear Height	24'
Loading	1 Dock
Sprinklers	ESFR System
Suite 500	6,222 Total SF 2,227 Office SF 3,995 Whse SF





## Contact Us

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