

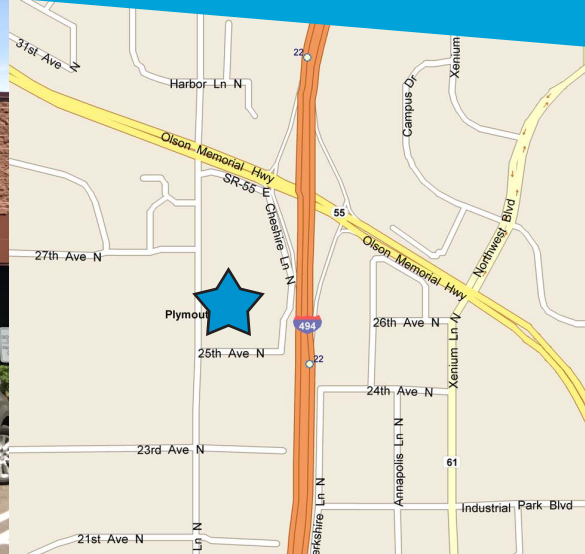
OFFICE/INDUSTRIAL SPACE FOR LEASE >

Cheshire Business Centre

2600 Fernbrook Lane N | Plymouth, MN 55447



Accelerating success.



BUILDING AMENITIES

- > 55,686 SF light industrial bldg
- > 17 building development totaling 840,000 SF
- > Expansion capabilities within the portfolio
- > Zoned I-2, General Industrial
- > Built in 1990
- > 14' clear height
- > Dock & drive-in loading
- > Class "A" brick & ribbon-glass facility
- > 138 parking stalls - 2.48/1000
- > Great access to I-494 & Highway 55
- > Near many area amenities
- > Individual signage for each suite

Owned by

Washington Capital
MANAGEMENT, INC.

CONTACT US >

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ROB BRASS
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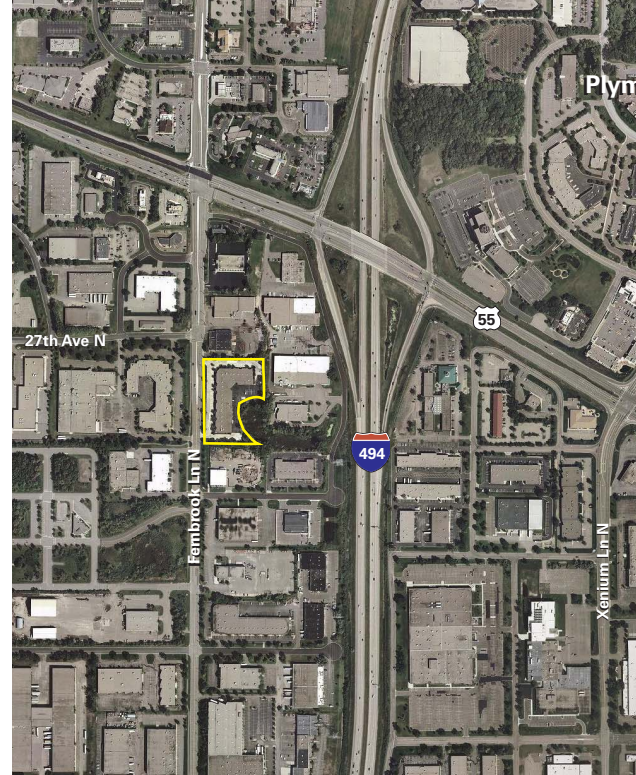
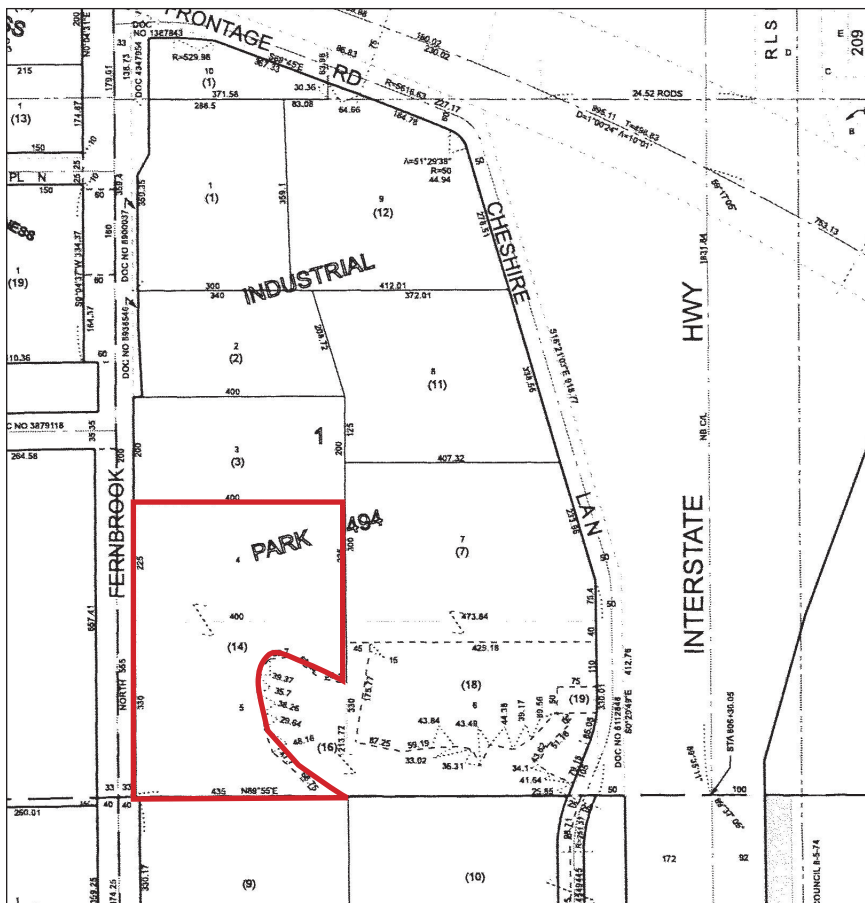
ANDREW ODNEY
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www.mnshowroom.com

Leased & Managed by

COLLIERS INTERNATIONAL
1600 Utica Avenue S, Suite 300
St. Louis Park, MN 55416
www.colliers.com/msp

CHESHIRE BUSINESS CENTRE > PLAT



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Cheshire Business Centre

2600 Fernbrook Lane N | Plymouth, MN 55447

PROPERTY ADDRESS:

2600 Fernbrook Lane N
Plymouth, MN 55447

BUILDING SQUARE FEET:

55,686 square feet total

CURRENTLY AVAILABLE:

SUITE 119-130

- 16,259 square feet total
- 9,576 square feet office
- 6,683 square feet whse
- One (1) dock
- Three (3) drive-ins

PARKING:

138 stalls or 2.48/1000

YEAR BUILT:

1990

CLEAR HEIGHT:

14'

ZONING:

I-2, General Industrial

NET RENTAL RATES:

- \$11.00 per square foot office
- \$ 7.50 per square foot tech
- \$ 5.50 per square foot warehouse

2021 EST. CAM & REAL ESTATE TAX:

- \$2.00 per square foot CAM
- \$2.75 per square foot real estate taxes
- \$4.75 per square foot total

AMENITIES:

- 17 building development totaling 840,000 SF
- Expansion capabilities within the portfolio
- Class "A" brick & ribbon-glass facility
- Energy efficient vestibules at each accented entryway
- Individual signage for each suite
- Great access to I-494 & Highway 55
- Near many area amenities



FOR LEASING INFORMATION, CONTACT:

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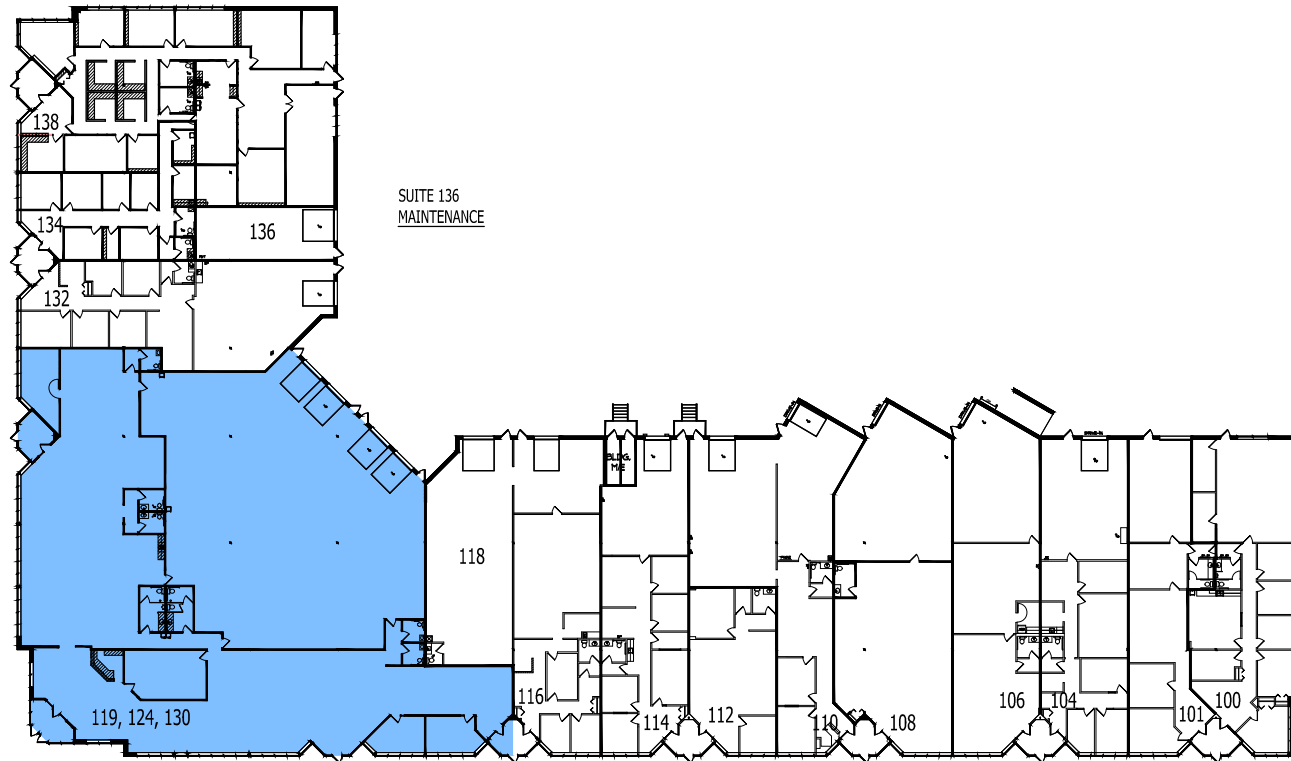
SUITE 134/138
AUTISM MATTERS

SUITE 132
SUMMIT SALON

SUITE 136
MAINTENANCE

SUITE 100
DAVIS REAL ESTATE GROUP

SUITE 101
SIGNS NOW



SUITES 119, 124 & 130
VACANT
OFFICE 9,576 S.F.
TECH 0 S.F.
WAREHOUSE 6,633 S.F.
BLDG M/E 50 S.F.
TOTAL 16,259 S.F.
EXP: --

SUITE 116 & 118
WELLMAN SPORTS

SUITE 114
NEWLINE ROOFING

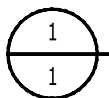
SUITE 112
SOURCE ENGINEERING

SUITE 108
ELECTROSEA LLC

SUITE 104
COMPREHENSIVE ADVANCED LIFE
SUPPORT PROGRAM

SUITE 110
SOURCE
ENGINEERING

SUITE 106
ESI, INC



BUILDING KEY PLAN

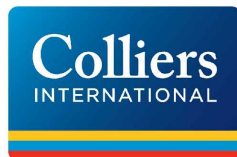
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07/02/21

NOT TO SCALE



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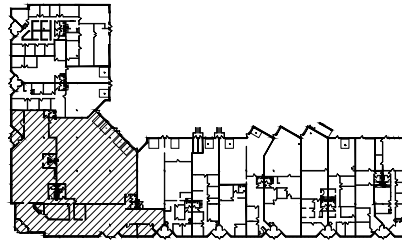


CHESHIRE BUSINESS CENTRE
2600 FERNBROOK LANE NORTH
PLYMOUTH, MINNESOTA

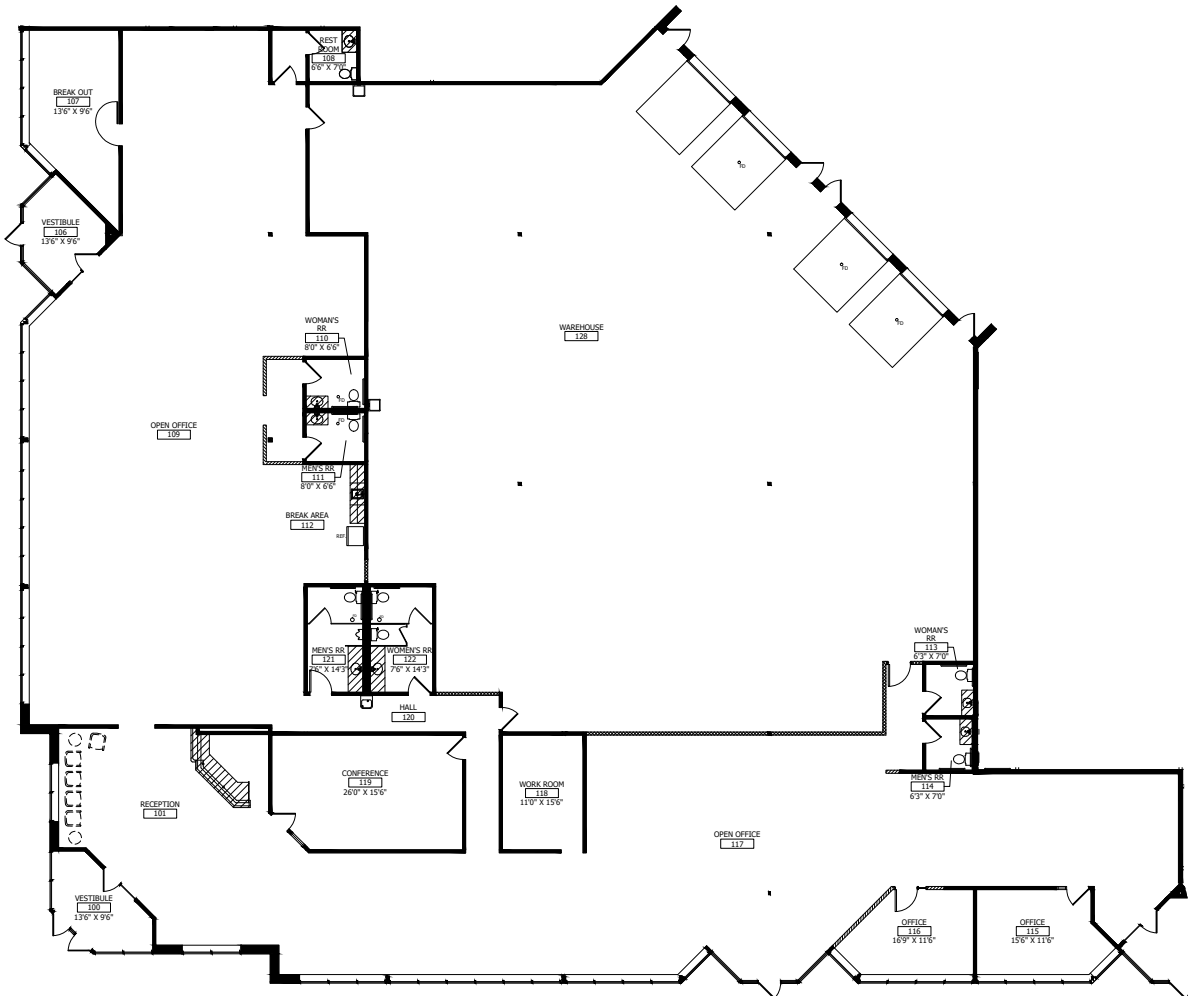
NELSON

1201 Marquette Avenue South - Suite 200
Minneapolis, MN 55403
Phone: (612) 822-1211
Fax: (612) 822-1008

Square Footage Summary	
Office	9,576 SF
Warehouse	6,633 SF
BLDG M/E	50 SF
Total	16,259 SF



KEY PLAN
NOT TO SCALE



NOTE: FURNITURE LAYOUT IS SHOWN FOR REFERENCE ONLY. NELSON IS NOT RESPONSIBLE FOR ANY FURNITURE SHOWN ON PLANS.

Client: Cheshire Business Centre – 2600 Fernbrook Lane N. Plymouth, MN 55447	Scale: Not To Scale	Sheet No.:
Project: Proposed Suites – 119, 124 & 130 (16,259 RSF)	Date: Revised 04/18/17 – Revised 08/18/17	
Proj. No.: 14.01440.00	Drawn By: EAS/ TTL	

SK-2



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