

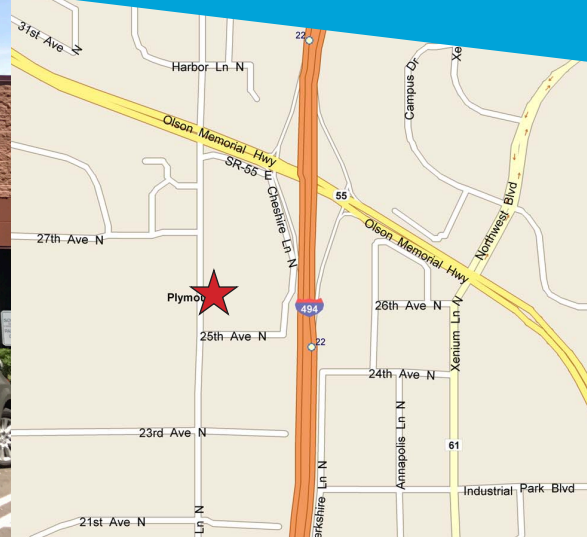
OFFICE/INDUSTRIAL SPACE FOR LEASE >

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

CONTACT US

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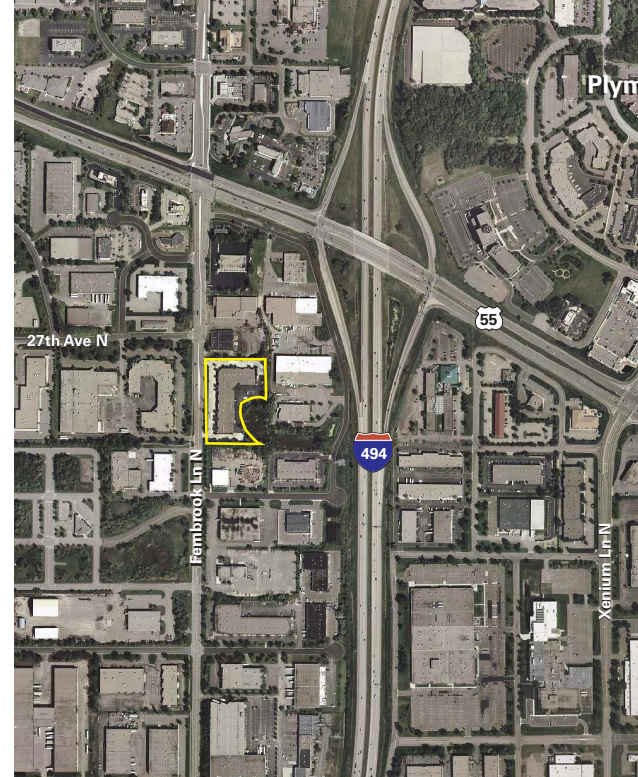
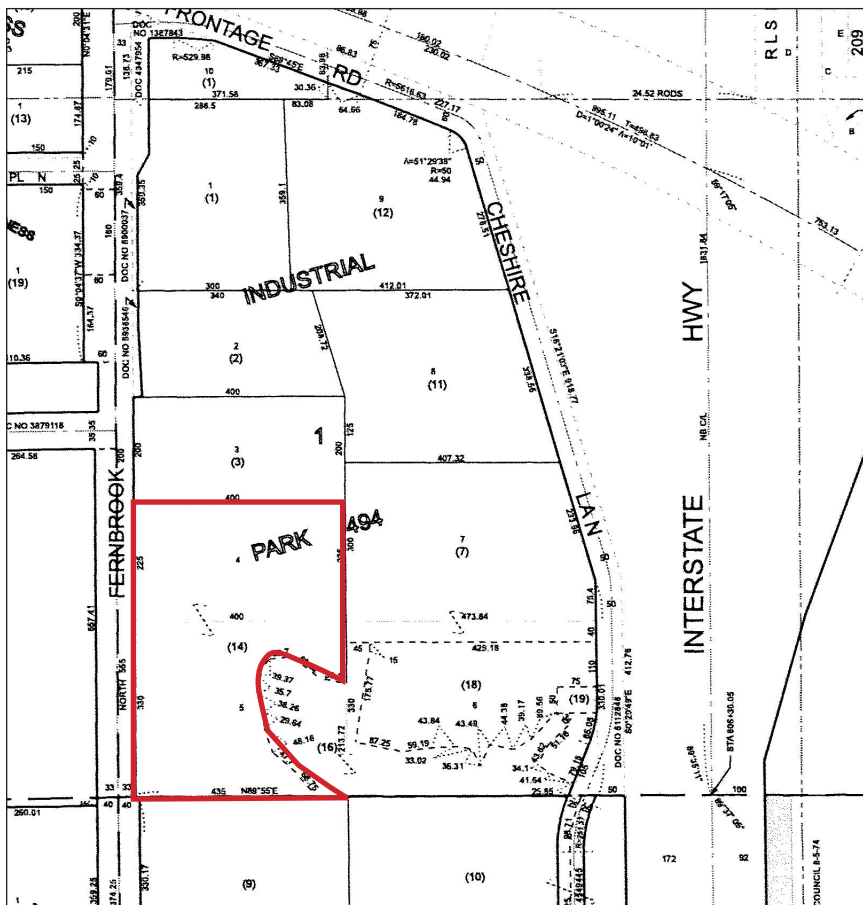
Leased & Managed by

COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com/msp

Owned by

Washington Capital
MANAGEMENT, INC.

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:

\$10.50 per square foot office
\$ 7.50 per square foot tech
\$ 5.25 per square foot warehouse

2018 EST. CAM & REAL ESTATE TAX:

\$1.60 per square foot CAM
\$2.42 per square foot real estate taxes
\$4.02 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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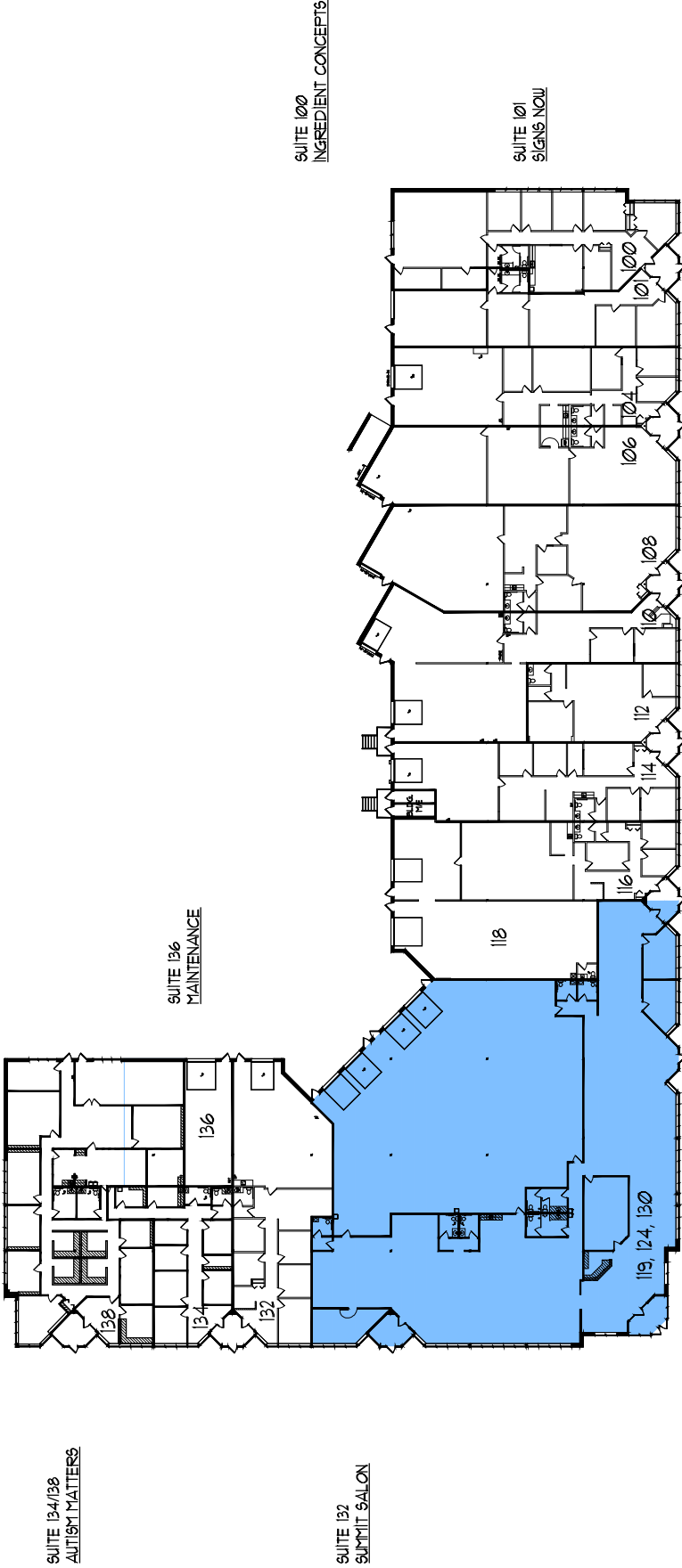
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SUITE 119, 124 & 130	
VACANT	
OFFICE	9,576 SF.
TECH	0 SF.
WAREHOUSE	6,633 SF.
BLDG M/E	50 SF.
TOTAL	16,259 SF.
EXP: --	

BUILDING KEY PLAN

14,014,444.00 / TTL



12/12/17

NOT TO SCALE

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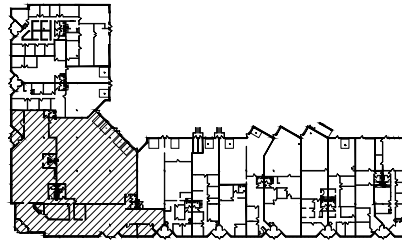


CHESHIRE BUSINESS CENTRE 2600 FERNBROOK LANE NORTH PLYMOUTH, MINNESOTA

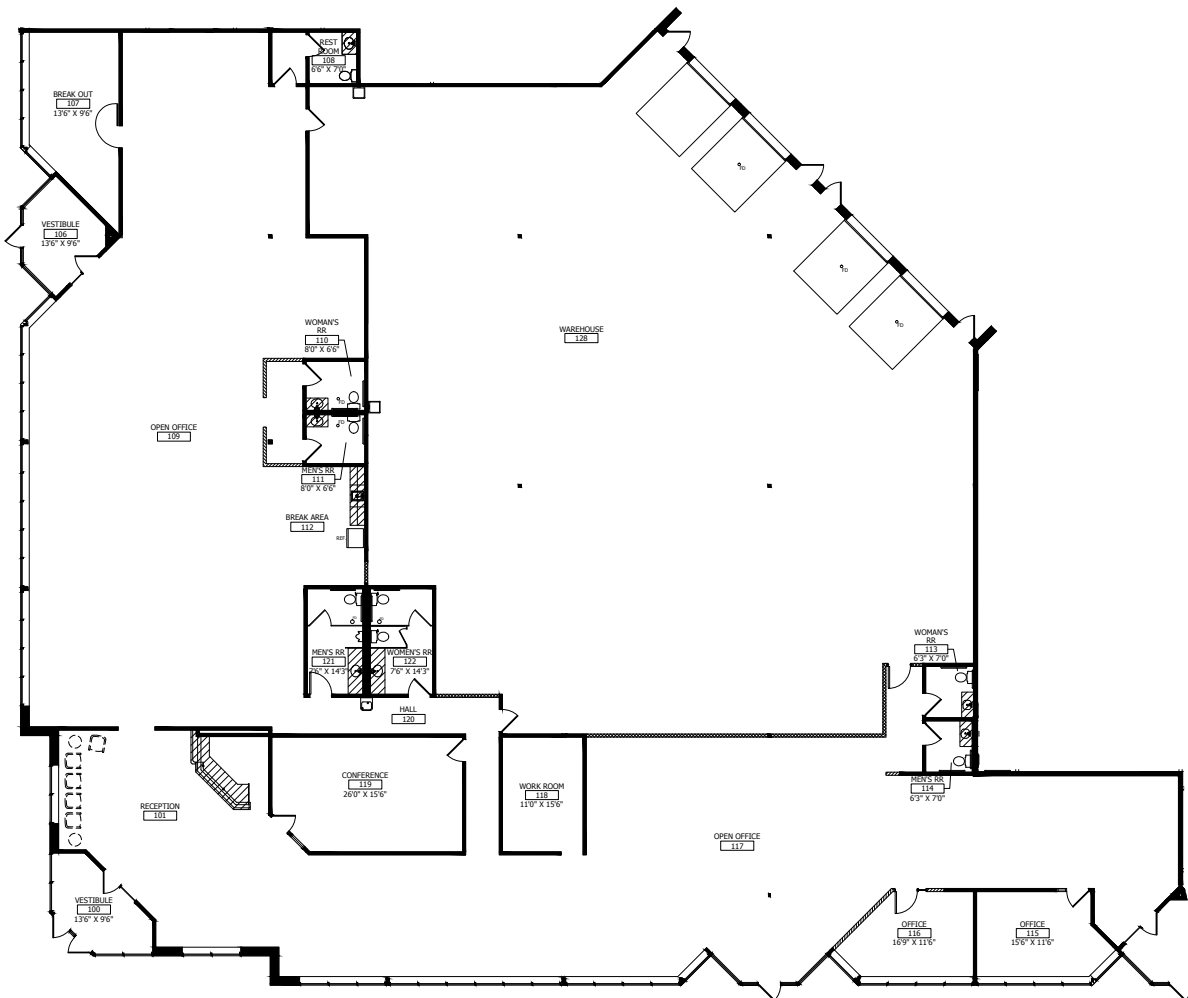
NELSON

Nelson, Lippert Midwest Operating Company, LLC
a licensed affiliate
1201 Marquette Avenue South - Suite 200
Minneapolis, MN 55403
Phone: (612) 225-1100
Fax: (612) 225-1000

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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