OFFICE/INDUSTRIAL SPACE FOR LEASE ›

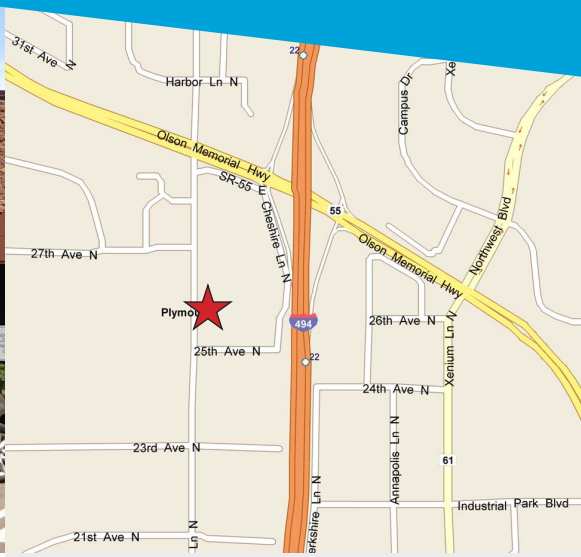
Cheshire Business Centre

2600 Fernbrook Lane N | Plymouth, MN 55447

Colliers INTERNATIONAL

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

PAUL BICKFORD
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andrew.odney@colliers.com

www.mnshowroom.com

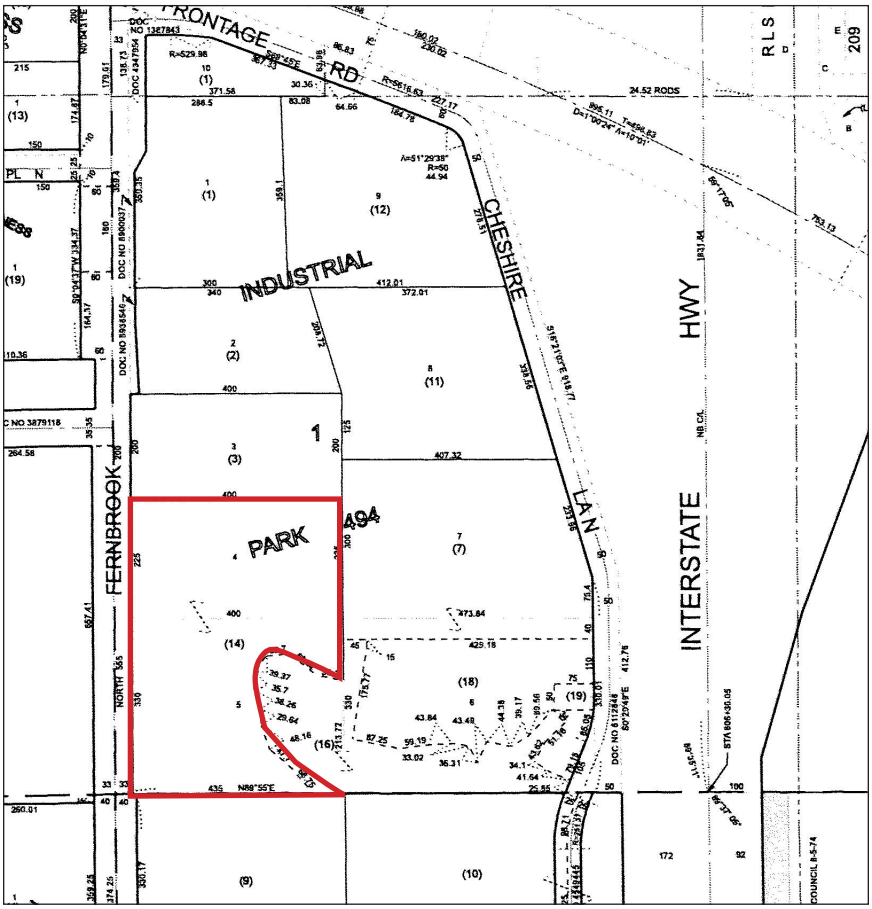
Leased & Managed by

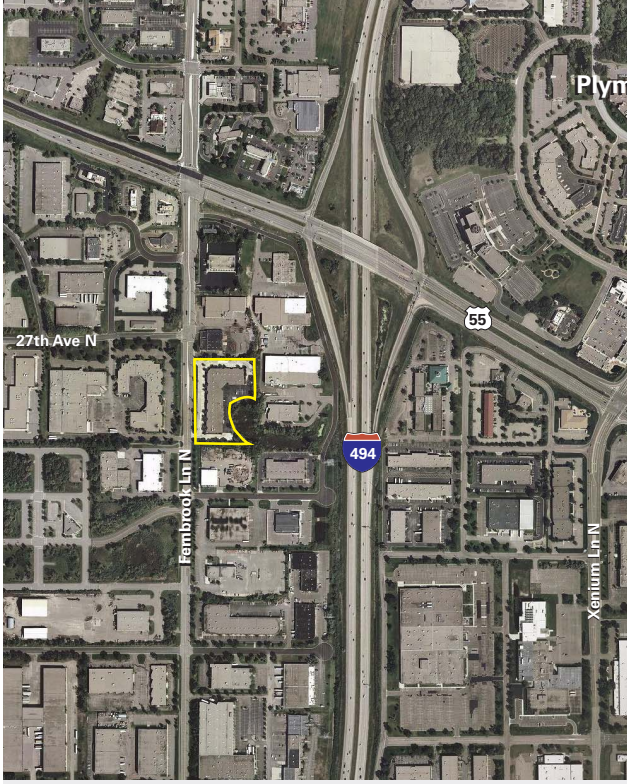
COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com/msp

Owned by

Washington Capital MANAGEMENT, INC.

CHESHIRE BUSINESS CENTRE > PLAT





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PROPERTY FACT SHEET ›

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 100
3,356 square feet total
3,356 square feet office
• One (1) drive-in

SUITE 108
3,795 square feet total
2,201 square feet office
1,594 square feet whse
• One (1) drive-in

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:

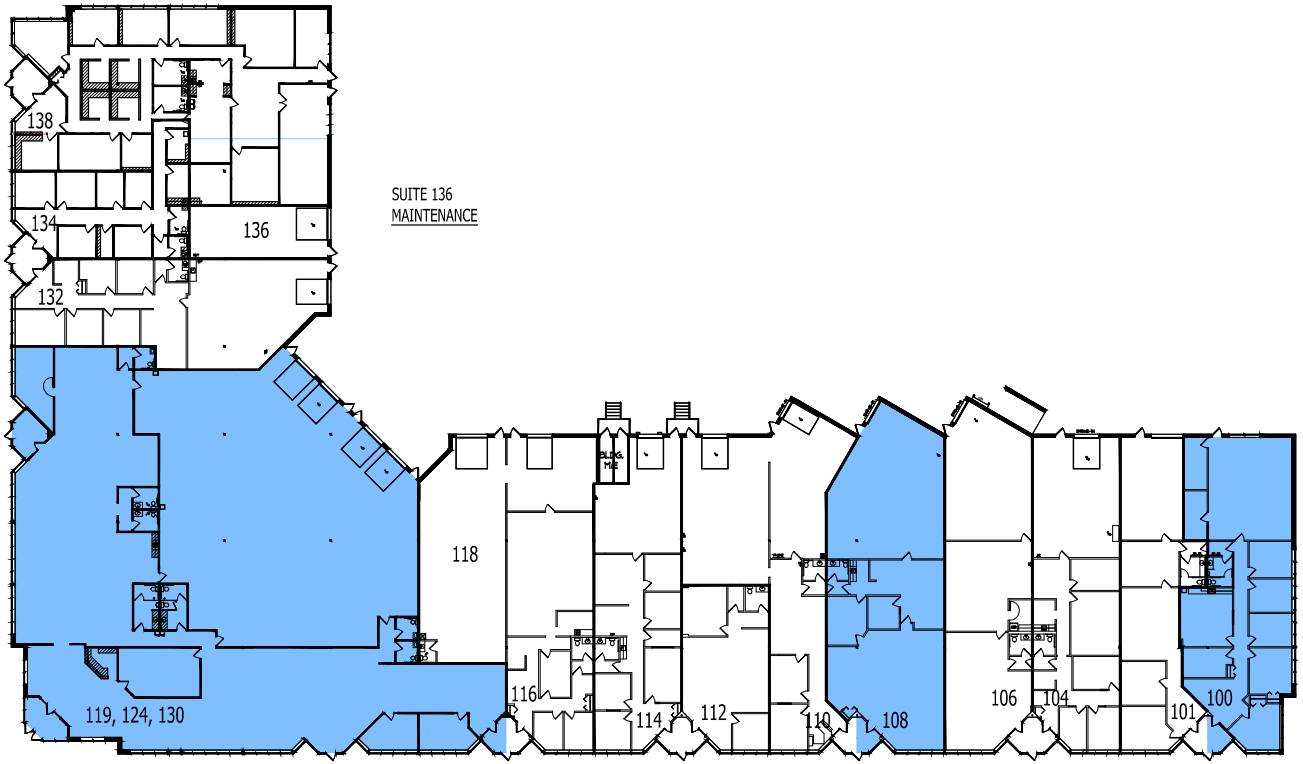
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Colliers International | Minneapolis-St. Paul
4350 Baker Road, Suite 400, Minnetonka, MN 55343
www.colliers.com

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SUITE 134/138
AUTISM MATTERS

SUITE 132
SUMMIT SALON

SUITE 136
MAINTENANCE

SUITE 100
VACANT

OFFICE TECH	2,129 S.F.
WAREHOUSE	0 S.F.
MECHANICAL	1,217 S.F.
TOTAL	10 S.F.
EXP: --	3,356 S.F.

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
RGB / EXTRON

SUITE 112
SOURCE ENGINEERING

SUITE 108
VACANT

OFFICE	2,201 S.F.
TECH	0 S.F.
WAREHOUSE	1,582 S.F.
BLDG M/E	12 S.F.
TOTAL	3,795 S.F.
EXP:--	

SUITE 104
PT & C FORENSICS

SUITE 110
SOURCE ENGINEERING

SUITE 106
ESI, INC

1
1

BUILDING KEY PLAN

14.01444.00/ EAS

05/30/18
NOT TO SCALE

NORTH

LEASED & MANAGED BY:

Colliers INTERNATIONAL

CHESHIRE BUSINESS CENTRE

2600 FERNBROOK LANE NORTH
PLYMOUTH, MINNESOTA

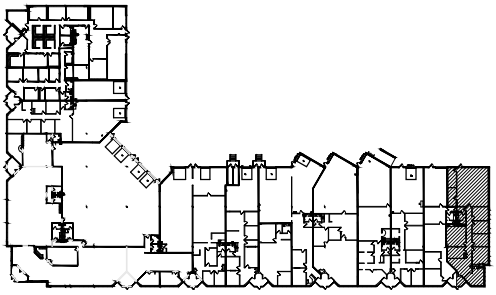
NELSON

Nelson Upper Midwest Operating Company, LLC
a licensed affiliate

1201 Marquette Avenue South - Suite 200
Minneapolis, MN 55403
Phone: (612) 822-1211
Fax: (612) 822-1006

SQUARE FOOTAGE SUMMARY

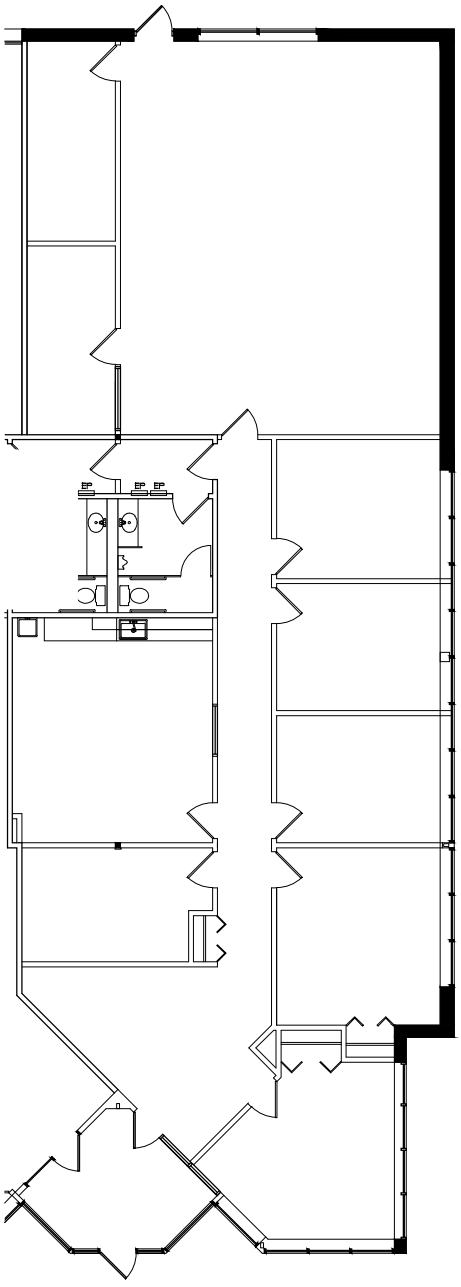
OFFICE	3,346 S.F.
BLDG M/E	10 S.F.
TOTAL	3,356 S.F.



KEY PLAN

NOT TO SCALE

NORTH



1
1

FLOOR PLAN - SUITE 100

14.01440.00/ EAS

05/02/18

SCALE: 1/16" = 1'-0"

NORTH

LEASED & MANAGED BY:

Colliers INTERNATIONAL

CHESHIRE BUSINESS CENTRE

2600 FERNBROOK LANE

PLYMOUTH, MINNESOTA

NELSON

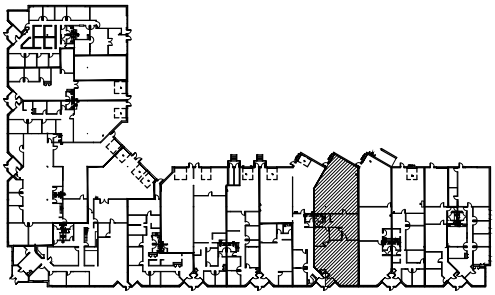
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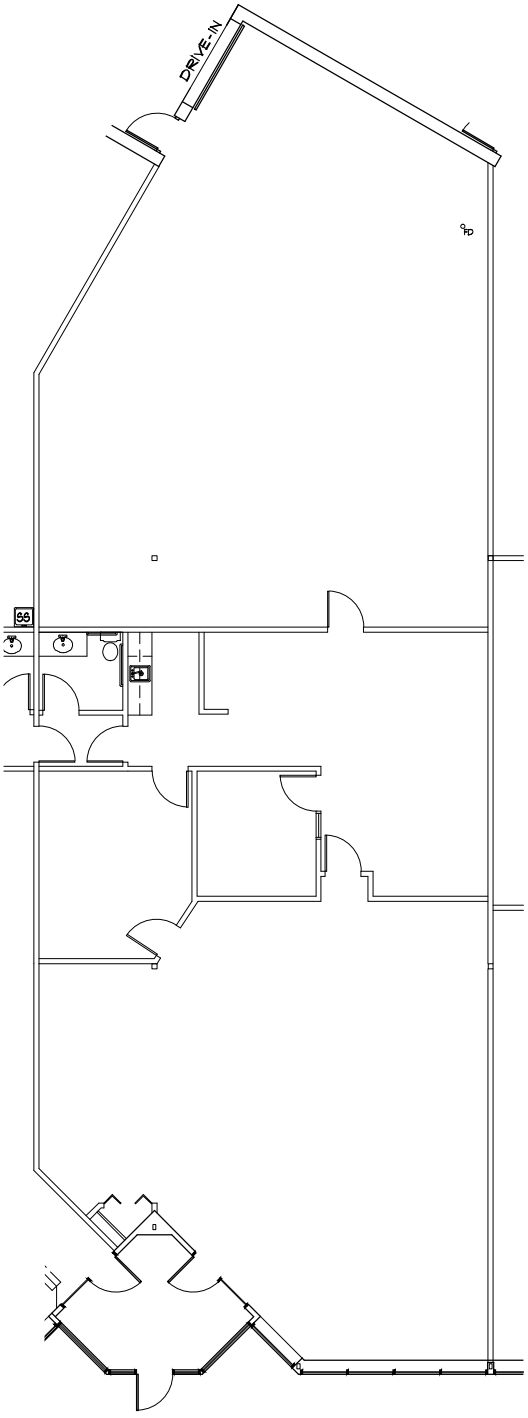
OFFICE	2,201 S.F.
TECH	0 S.F.
WAREHOUSE	1,582 S.F.
BLDG M/E	12 S.F.
TOTAL	3,795 S.F.



KEY PLAN

NOT TO SCALE

NORTH



1/1 FLOOR PLAN - SUITE 108

1131026/ TTL

12-27-13

SCALE: 1/16"=1'-0"

NORTH

LEASED & MANAGED BY:

Colliers INTERNATIONAL

CHESHIRE BUSINESS CENTRE

2600 FERNBROOK LANE

PLYMOUTH, MINNESOTA

WCL Associates, Inc.

4931 West 35th Street
Suite 200
St. Louis Park, Minnesota
55416

T..952..541-9989
F..952..541-9554

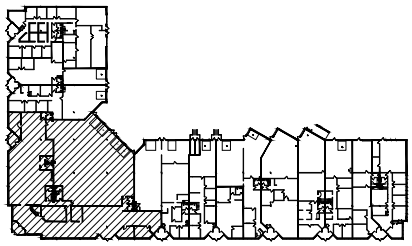
www.wcla.com

NELSON

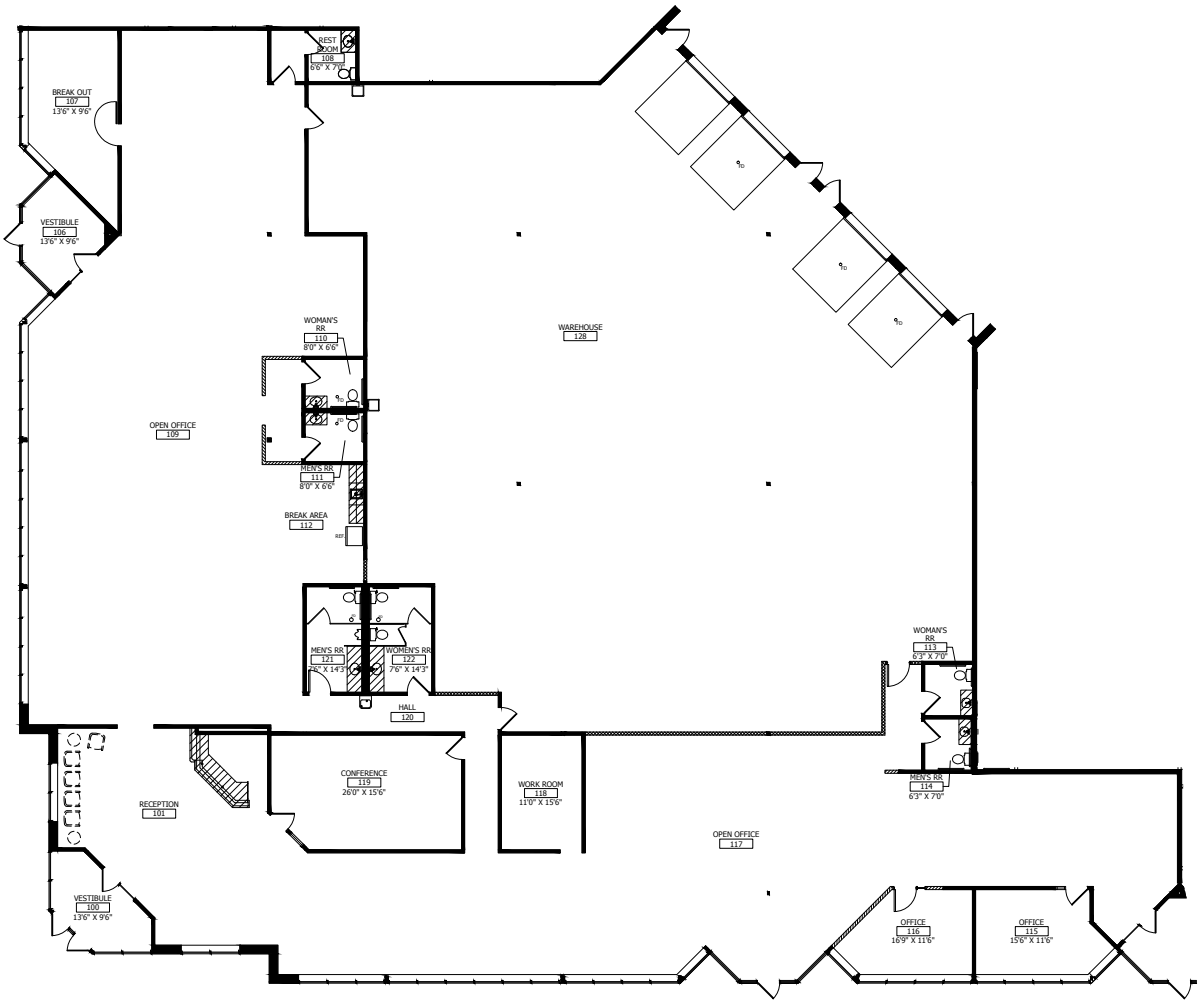
Colliers INTERNATIONAL

Square Footage Summary

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



N 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.: SK-2
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	

1201 Marquette Avenue South, Suite 200, Minneapolis, MN 55403 Phone (612) 822-1211 Fax (612) 822-1006
www.nelsononline.com


Thermo/Dyne, Inc.

