

CARLSON BUSINESS CENTER III

MINNEAPOLIS-ST. PAUL
NORTHWEST INDUSTRIAL

131 Cheshire Lane North
Minnetonka, MN 55305



FOR LEASE

UNIT 500

12,187 SF – 63,645 SF AVAILABLE



LEASED BY



ODNEYGROUP



CARLSON BUSINESS CENTER III

Building Size	90,166 SF
Year Built	1996
Clear Height	24'
Column Spacing	35' x 40'
Loading	Nine (9) Dock Doors Four (4) Glass Packs

**Glass packs can be converted to dock doors.*



Power	800 Amp 480/277 Volt Service
2026 CAM & Tax	\$1.99 PSF CAM \$3.56 PSF Tax \$5.55 PSF Total
UNIT 500	26,292 SF Office 12,187 SF Office/Tech 25,166 SF Warehouse 63,645 SF Total

**Divisible to 12,187 SF. See floor plan for configuration options.*

Carlson Business Center is an eight building campus that can accommodate a wide range of square footages.

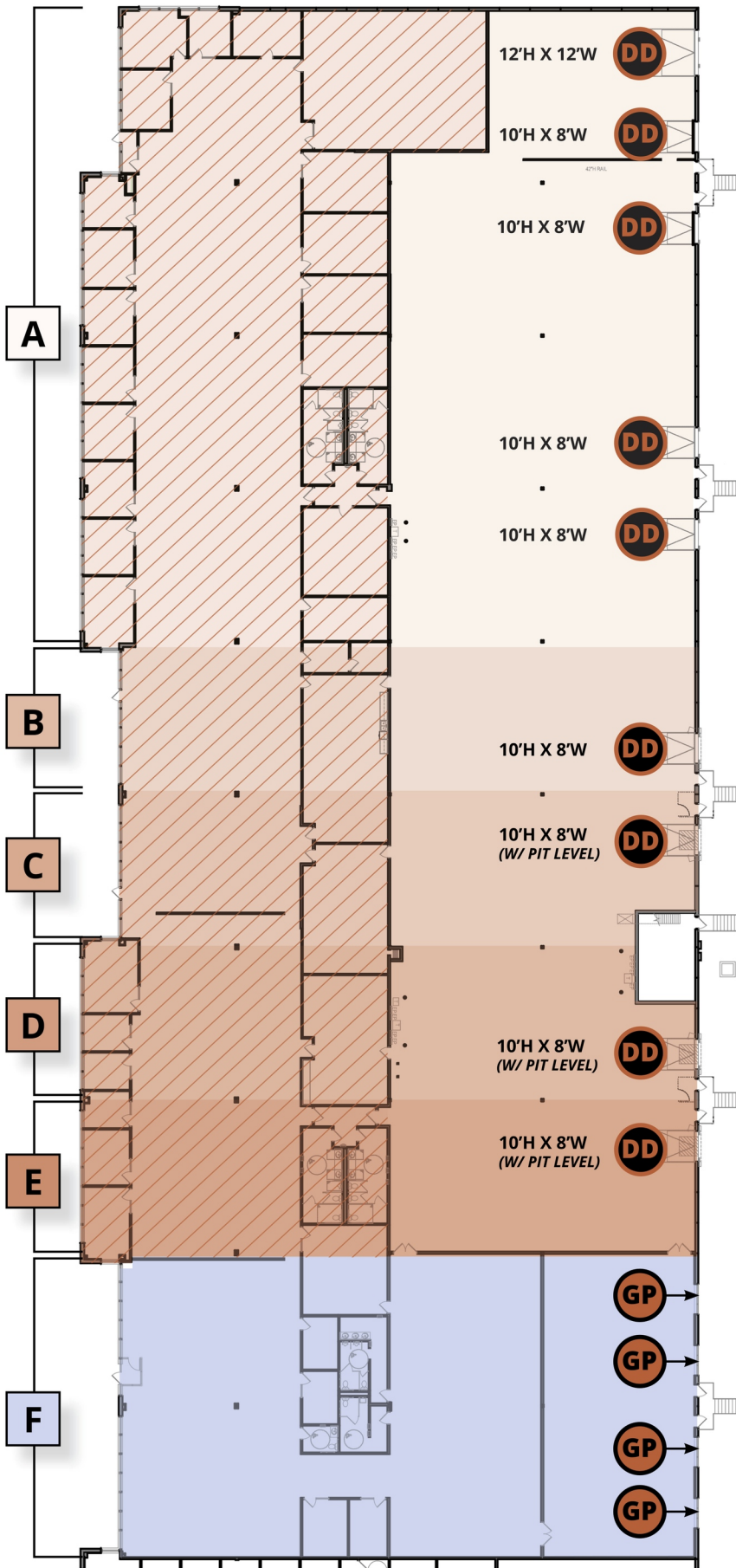


FOR LEASE 12,187 SF – 63,645 SF





- 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

UNIT 500

63,645 SF












AREA KEY

-  OFFICE
-  OFFICE/TECH
-   WAREHOUSE

LOADING KEY

-  DOCK DOORS
-  GLASS PACKS (can be converted to dock doors)

UNIT 500 IS DIVISIBLE IN THE FOLLOWING INCREMENTS:

- | | | |
|---|--|---|
| 1 |  | 14,042 SF OFFICE 12,536 SF WHSE
26,578 SF TOTAL |
| 2 |  | 16,885 SF OFFICE 15,791 SF WHSE
32,676 SF TOTAL |
| 3 |  | 19,721 SF OFFICE 18,890 SF WHSE
38,611 SF TOTAL |
| 4 |  | 23,009 SF OFFICE 21,905 SF WHSE
44,914 SF TOTAL |
| 5 |  | 26,292 SF OFFICE 25,166 SF WHSE
51,458 SF TOTAL |
| 6 |  | 31,959 SF OFFICE 6,520 SF TECH 25,166 SF WHSE
63,645 SF TOTAL |
| 7 |  | 5,667 SF OFFICE 6,520 SF TECH
12,187 SF TOTAL |
| 8 |  | 15,074 SF OFFICE 6,520 SF TECH 9,375 SF WHSE
30,969 SF TOTAL |
| 9 |  | 17,917 SF OFFICE 6,520 SF TECH 12,630 SF WHSE
37,067 SF TOTAL |

NOTE: Will consider reduction of office/tech space for warehouse use



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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