



FOR SALE OR LEASE

1741 Radisson Rd NE, Blaine, MN

5,740 SF Building
5.41 Acres with Outdoor Storage
\$5,500,000 Sale Price



Hudson Brothen
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Property Highlights

- 5,740 SF Building
- 5.41 Acres with outdoor storage
- Floor drains
- Flammable Waste trap
- Office bathroom
- Shop bathroom
- Air make-up system
- Radiant heat
- Secured fence, lit lot with automated gate
- Security cameras
- Exterior electrical plug-in's: 24

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Building Features

Building Size	1,907 SF Office
	<u>3,833 SF Warehouse</u>
	5,740 SF Total
Sale Price	\$5,500,000
Lease Rates	\$3.00 PSF Outdoor Storage
	\$12.00 PSF Building
Loading	6 Drive-in Doors
	Drive through capability
Door Size	16' high x 12' wide
Clear Height	18'8"
Year Built	1975
Land Area	5.41 acres with outdoor storage
Sprinklered	None
Roof	TBD
Zoning	I-2
2025 Property Taxes	\$55,584.90 (3 Parcels)



Warehouse



Outdoor Storage

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Automated Gate



Warehouse



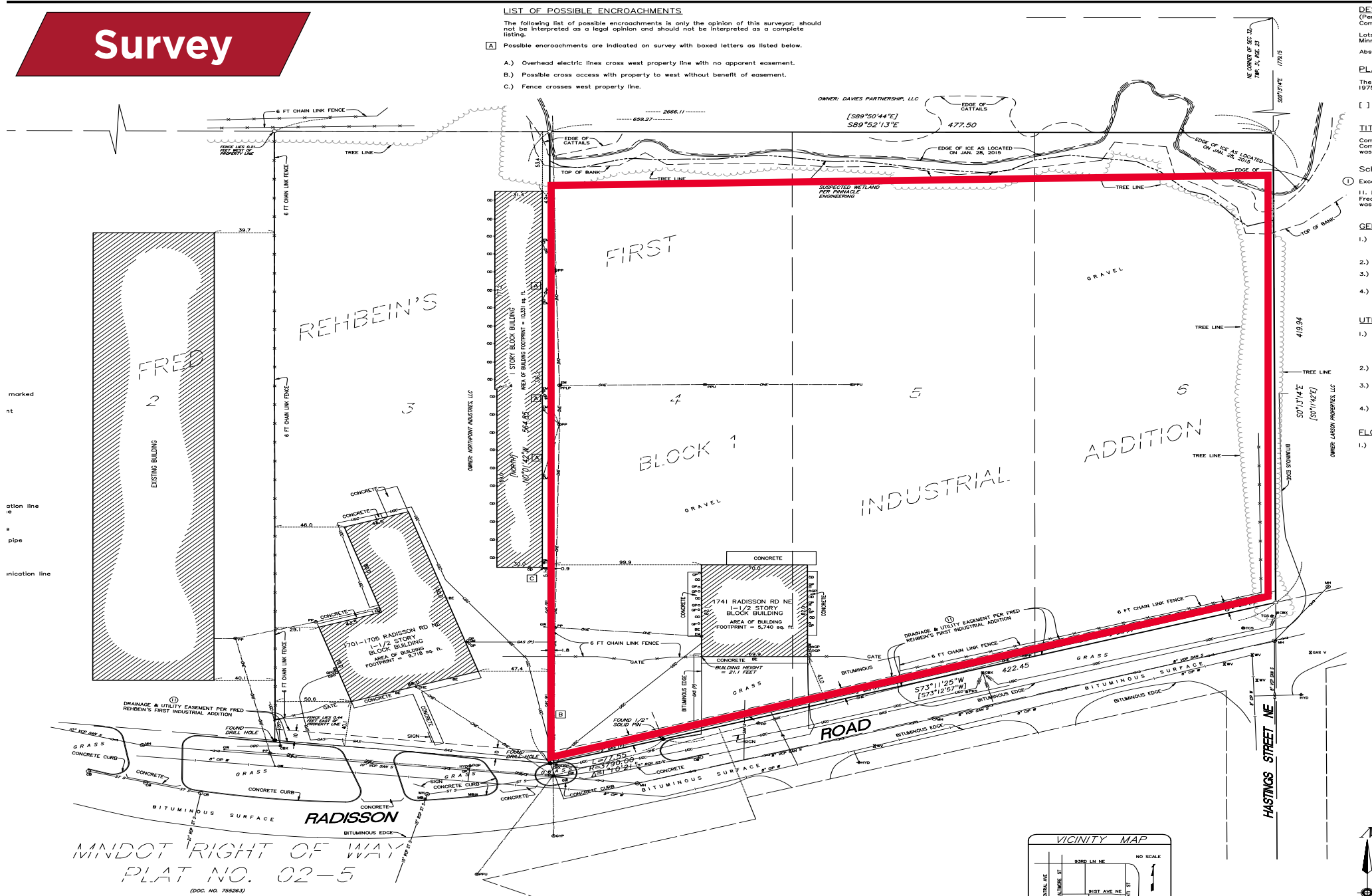
Outdoor Storage





Survey

A.) Overhead electric lines cross west property line with no apparent easement.
B.) Possible cross access with property to west without benefit of easement.
C.) Fence crosses west property line.



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