



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
Executive Director
+1 612 730 4473
hudson.brothen@cushwake.com

Chris Weirens
Senior Vice President
+1 651 373 9641
chris.weirens@transwestern.com

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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cushmanwakefield.com

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)



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Automated Gate



Warehouse



Outdoor Storage



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