



53,900 SF AVAILABLE

# 8271 WEST 35W SERVICE RD

BLAINE, MN

For Sale or Lease





# 8271 W 35W SERVICE RD

## Blaine



### PROPERTY FEATURES

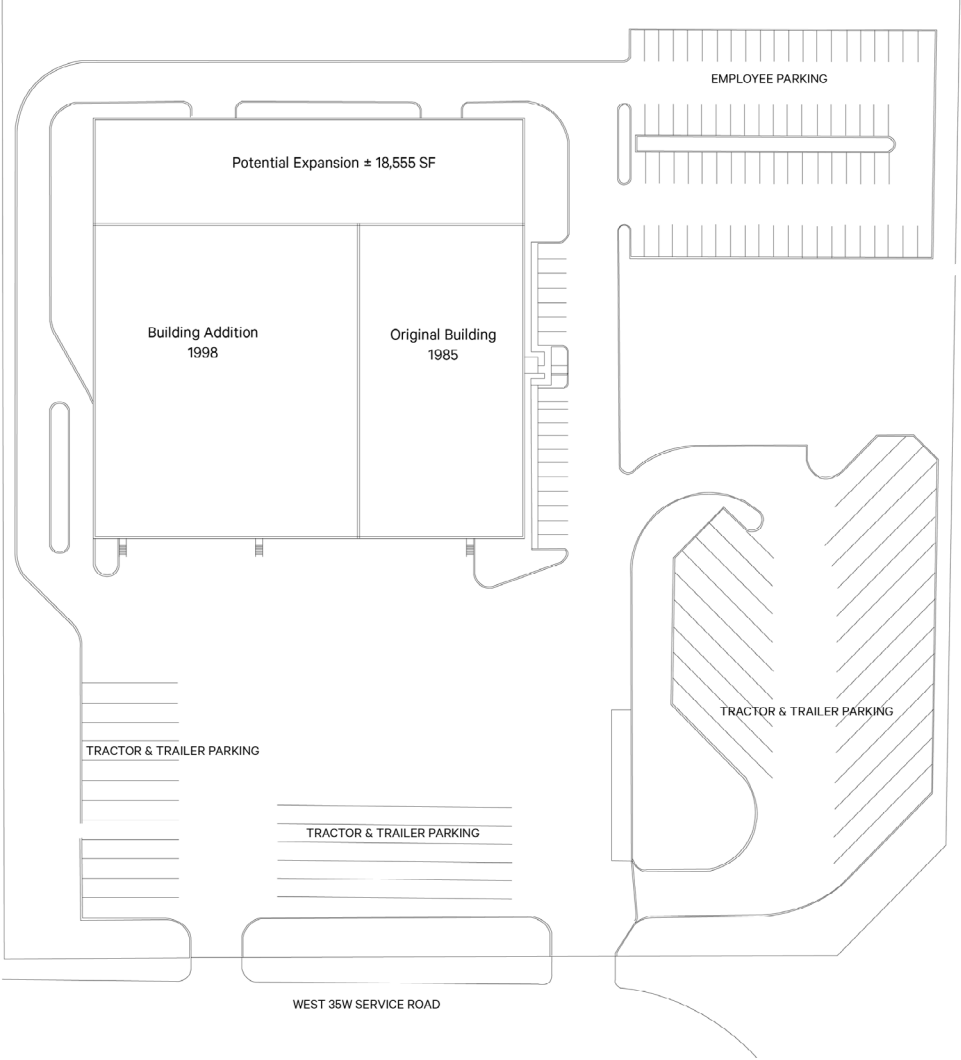
Building Size:	53,900 SF	Year Built:	1998
Main Office Area:	3,500 SF	Site Area:	8.2 Acres
2nd Level Office Area:	3,400 SF	Power:	800 amp 120/208 volt
Warehouse Area:	47,000 SF	Scale:	100,000 lb truck scale
Clear Height:	24'	Zoning:	I-2 Heavy Industrial
Loading:	8 Dock Doors 3 Drive-ins	Taxes:	\$171,080
Parking:	Approx 80 Stalls with current configuration (existing CUP allows for tractors, trailers and vehicles)	Lease Rate:	Negotiable
		Price:	\$7,000,000

## PROPERTY HIGHLIGHTS

- 54,000 SF facility on 3 parcels totaling 8.2 Acres
- Seller willing to keep 1-2 acres
- Existing CUP available to the next owner allows for parking of semi-tractors, trucks and trailers
- Immediate access to I-35W at 85th Ave (aka County Rd J West)
- Excess acreage allows the ability to expand in various configurations
- Visible to 72,000 cars per day on 35W

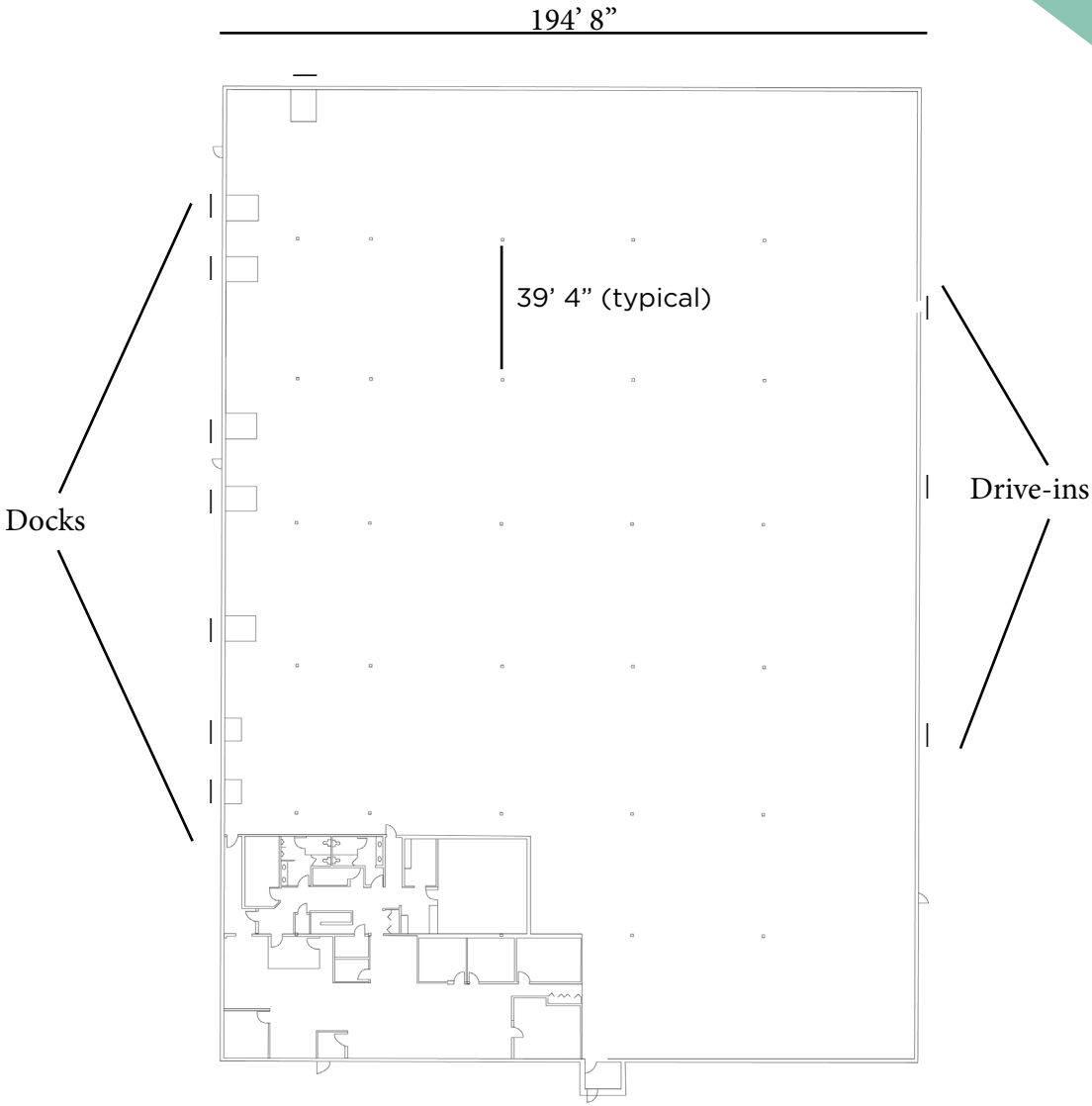
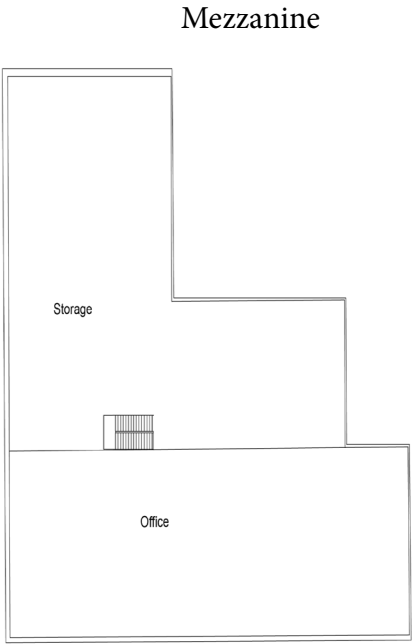
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**SITE  
PLAN**



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**FLOOR  
PLAN**





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## SITE MAP











**FOR MORE INFORMATION, CONTACT:**

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