



FOR LEASE

BLAINE PRESERVE I
BLAINE, MN

19,949 SF FOR LEASE

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FOR LEASE

Blaine Preserve I

3787 NE 95th Ave, Blaine, Minnesota



19,949 SF AVAILABLE

Property Highlights

- Beautifully designed office space
- Located directly off a full interchange (35W & 95th Ave)
- 20 minutes to downtown Minneapolis



Contact

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Building Features

BUILDING SIZE	98,973 SF	LEASE RATES	Negotiable
AVAILABLE SQUARE FEET	19,949 SF Total	ESTIMATED 2026 TAX/CAM	\$2.87 CAM \$3.41 Tax \$6.28 PSF Total
LOADING	4 docks		
CLEAR HEIGHT	24'		

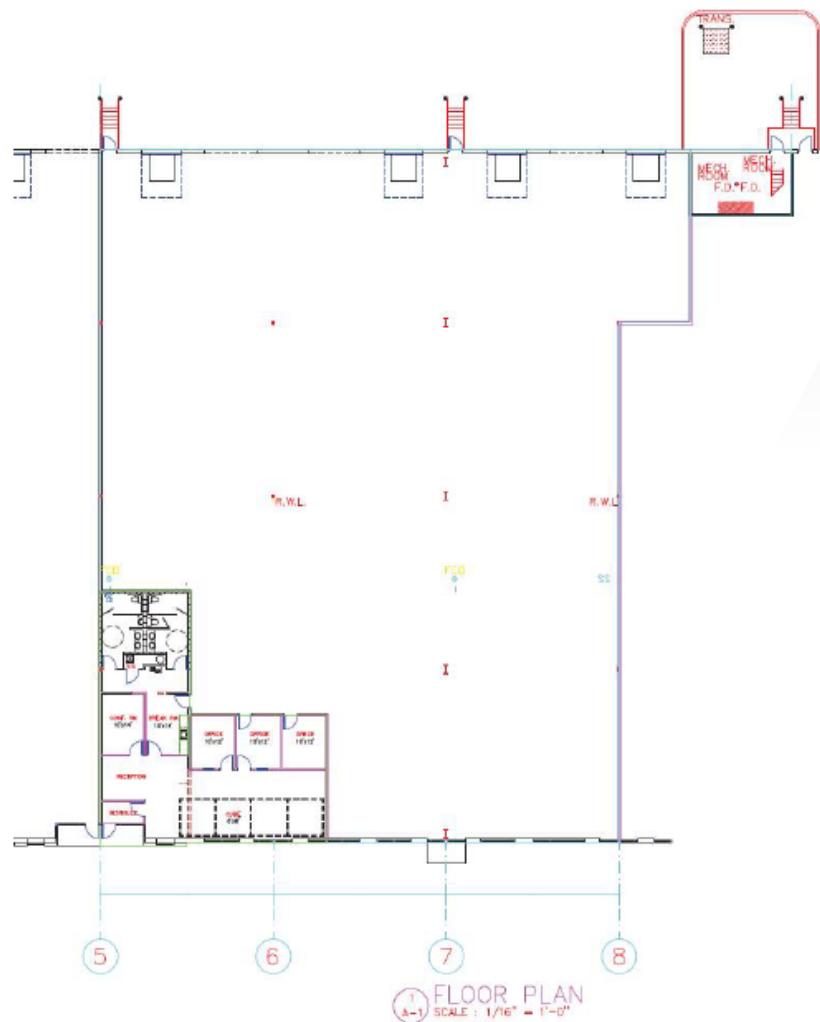
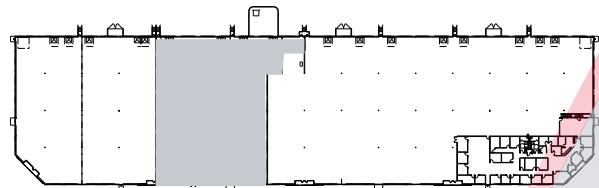


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Floor Plan

2,141 SF OFFICE
17,808 SF WAREHOUSE
19,949 SF TOTAL

4 DOCKS



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