

FOR LEASE

6,528-13,056 SF NEW CONSTRUCTION

Endcap With 2 Drive-Ins & 2 Docks - Available October 2025



RADISSON ROAD BUSINESS CENTER

3100 101ST AVE NE, BLAINE, MN 55449



**CUSHMAN &
WAKEFIELD**

3100 101ST AVE NE | BLAINE, MN 55449

PROPERTY HIGHLIGHTS

- Construction complete October 2025
- Endcap with 2 drive-ins and 2 docks
- Easy access to I-35W
- 16,000 vehicles per day
- Many local amenities in the area
- Full intersection with stop light

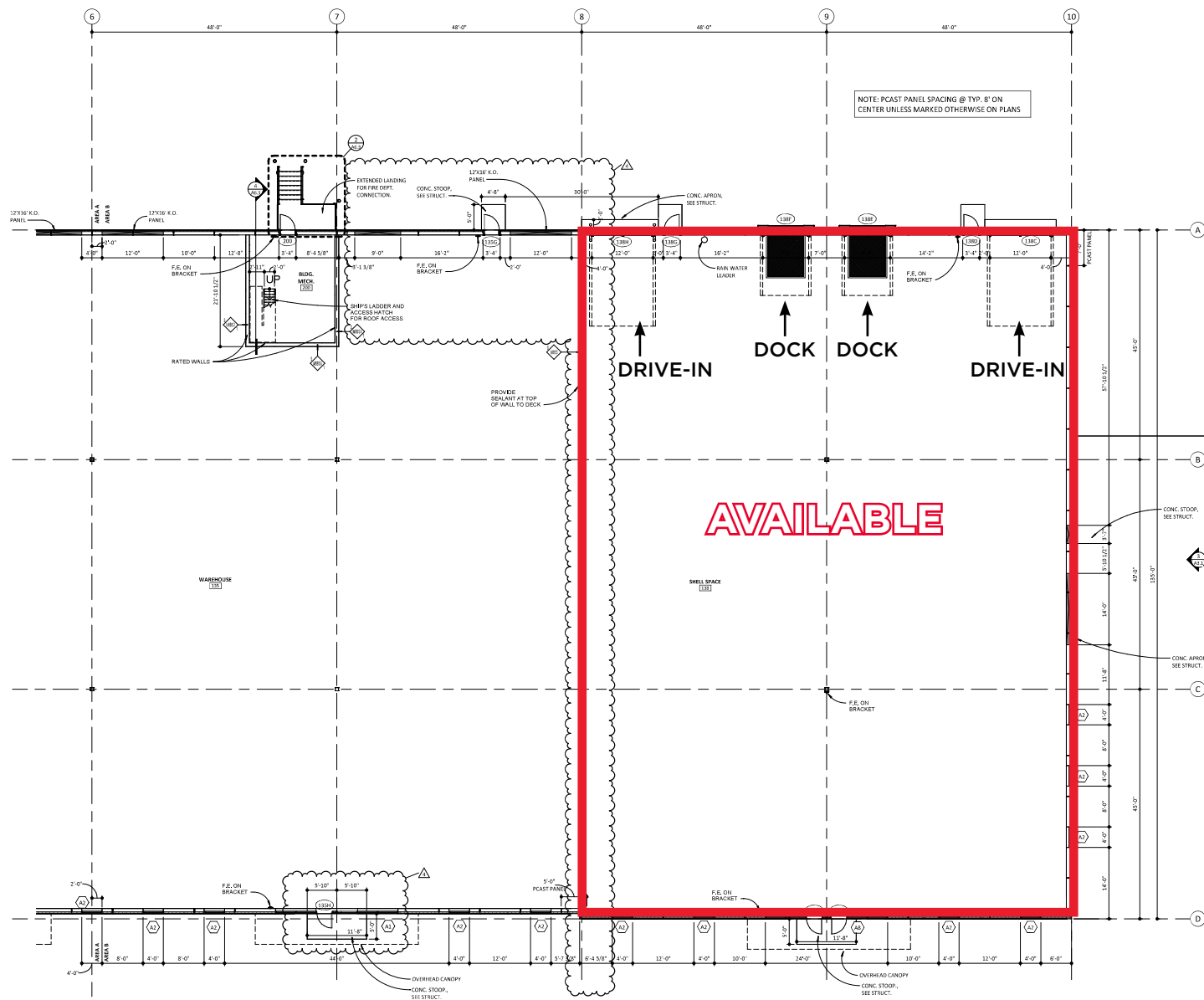
BUILDING INFORMATION

Available:	13,056 SF divisible to 6,528 SF
Lease Rates:	Negotiable
Loading	2 Docks 2 Drive-Ins
Acres	12 Acres
Clear Height:	24'
Year Built:	Under construction
Sprinklered:	100%
Zoning	Industrial
Available	October 2025
2025 OPEX	TBD



Demographics (2024)

	1 Mile	3 Miles	5 Miles
Population	1,570	53,266	159,133
Households	524	19,804	58,719
Average HH Income	\$131,175	\$124,502	\$119,135
Daytime Population	1,779	20,529	59,193



FLOOR PLAN

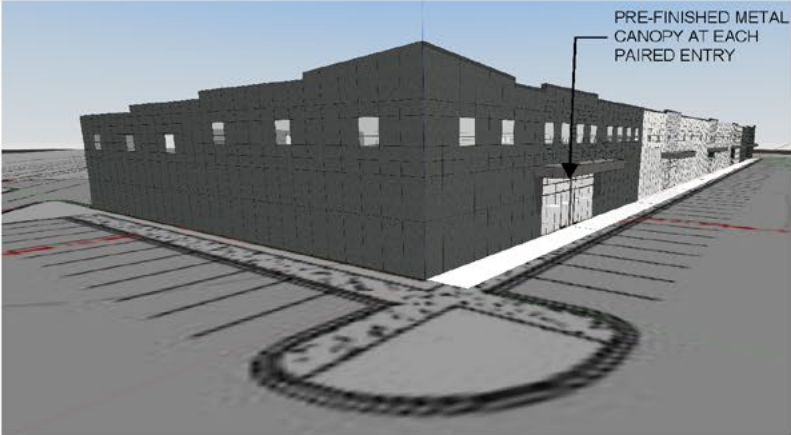
6,528-13,056 SF

VIEW FROM NORTHEAST

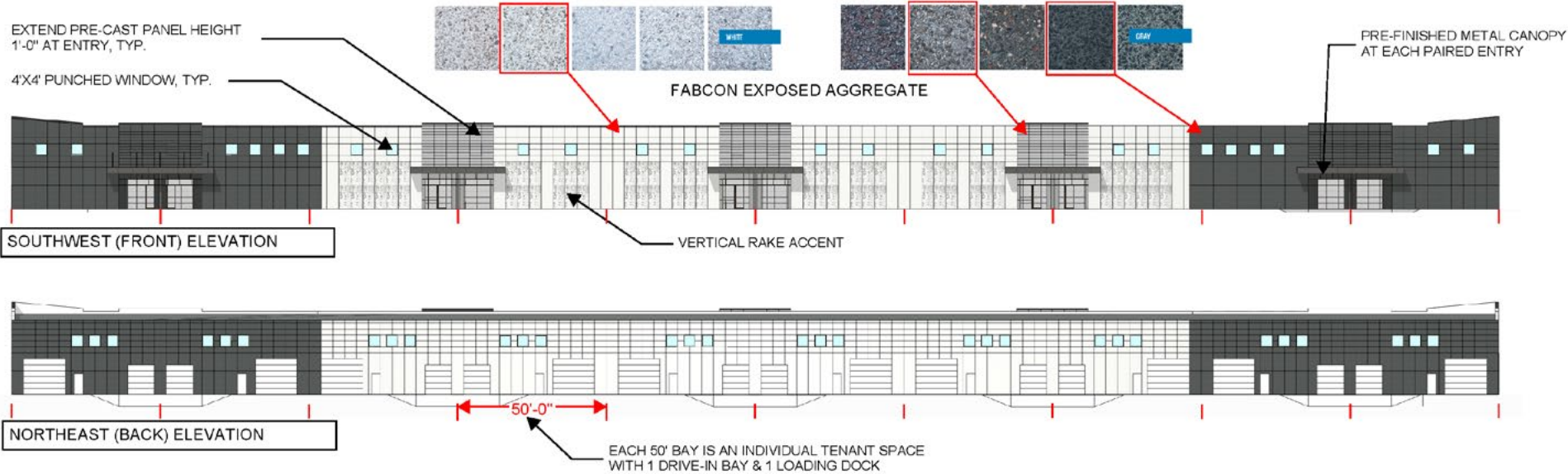


NORTHEAST CORNER PERSPECTIVE

VIEW FROM NORTHWEST



NORTHWEST CORNER PERSPECTIVE



EXTERIOR
ELEVATIONS



PROPERTY
PHOTOS

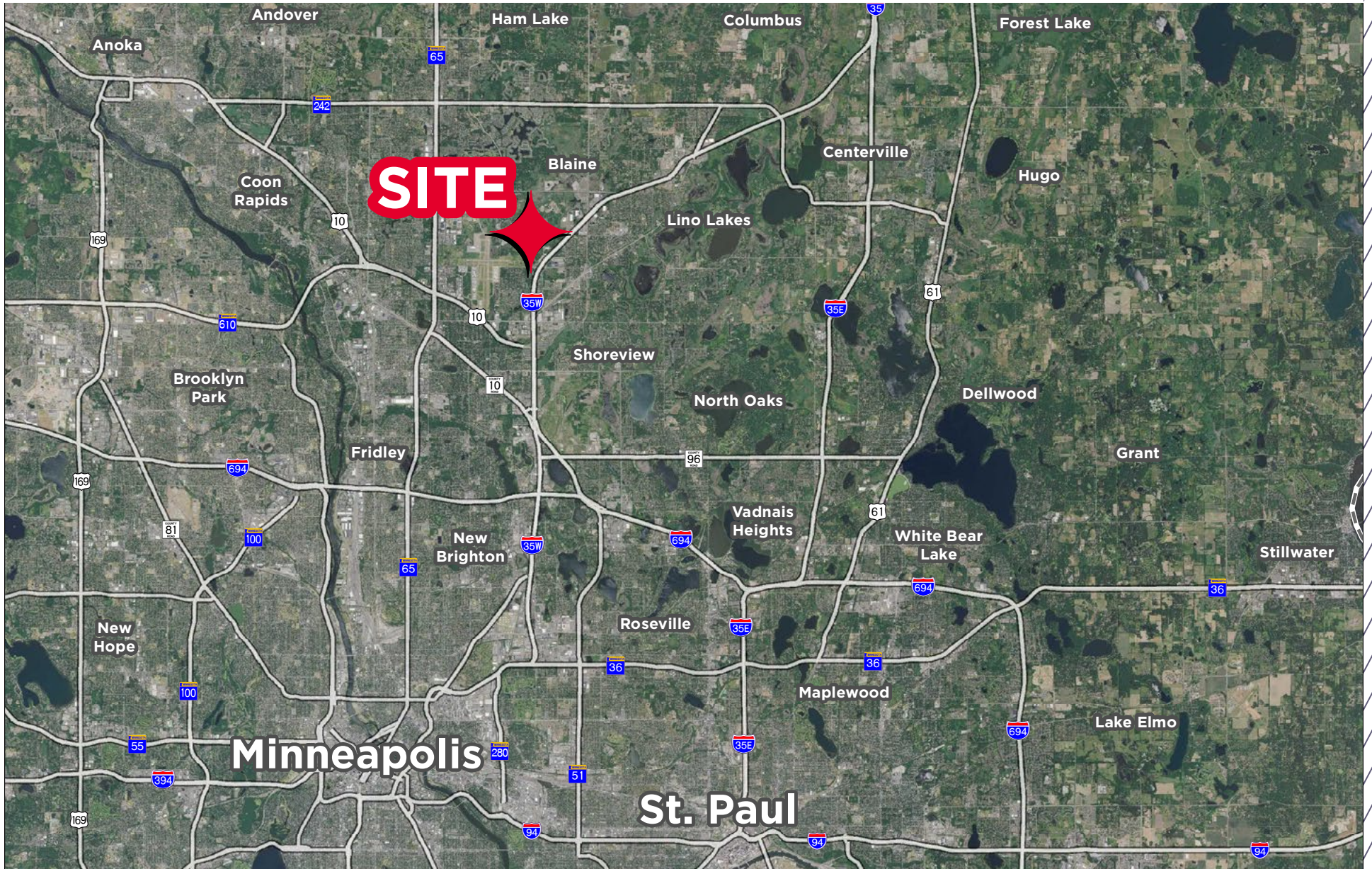
AERIAL VIEW



AERIAL VIEW



3100 101ST AVE NE | BLAINE, MN 55449



PROPERTY
AERIAL



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