

FOR LEASE

6,528-13,056 SF NEW CONSTRUCTION

Endcap With 2 Drive-Ins & 2 Docks - Now Available



RADISSON ROAD BUSINESS CENTER

3100 101ST AVE NE, BLAINE, MN 55449



**CUSHMAN &
WAKEFIELD**

3100 101ST AVE NE | BLAINE, MN 55449

PROPERTY HIGHLIGHTS

- Construction complete
- 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

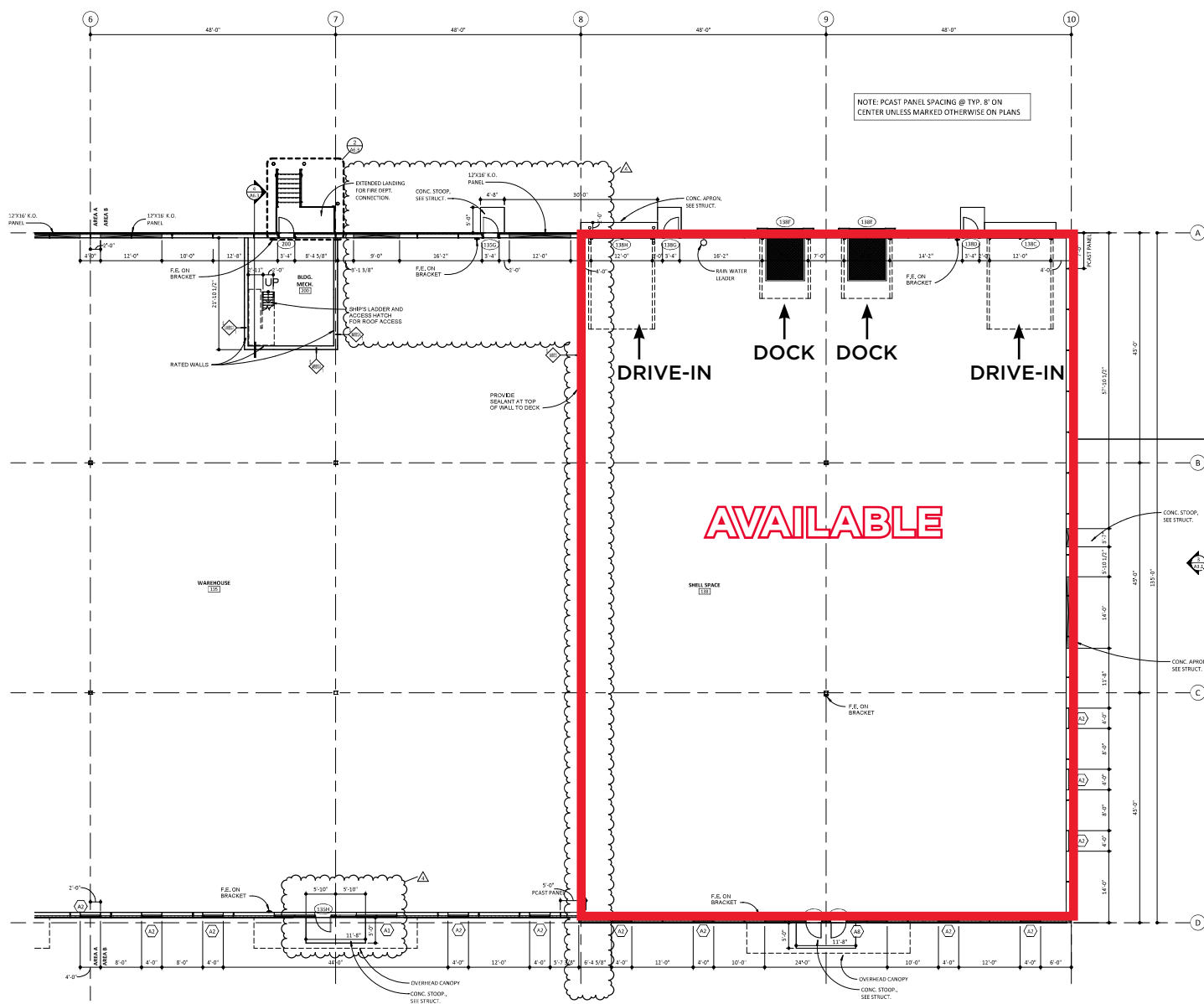
BUILDING INFORMATION

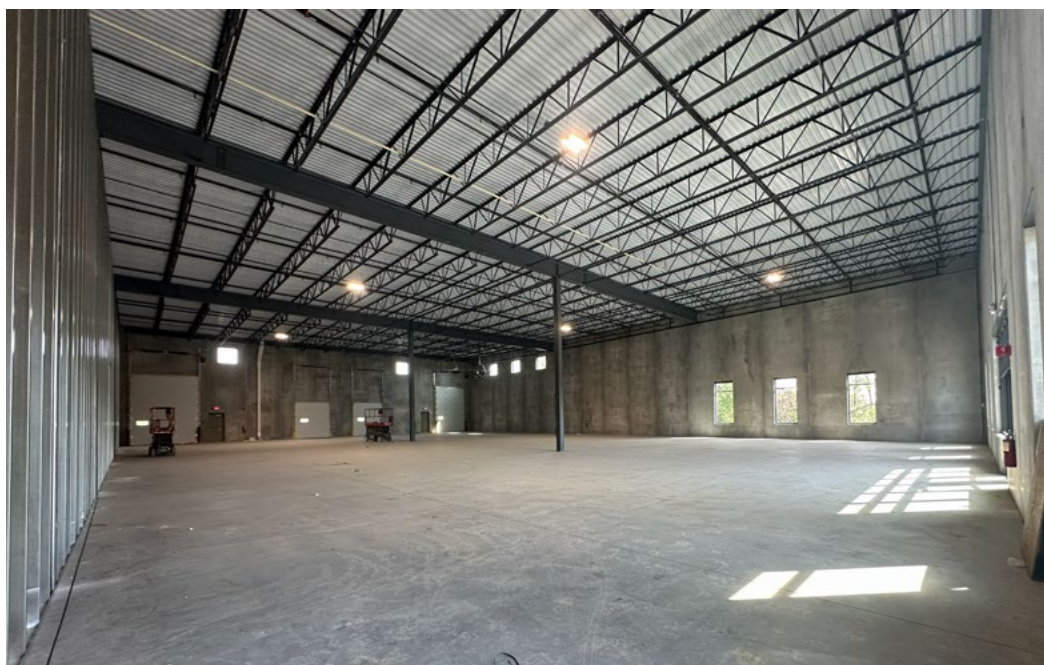
Available:	13,056 SF divisible to 6,528 SF
Lease Rates:	Negotiable
Loading	2 Docks 2 Drive-Ins
Acres	12 Acres
Clear Height:	24'
Year Built:	2025
Sprinklered:	100%
Zoning	Industrial
Available	Immediately
2025 OPEX	TBD



Demographics (2025)

	1 Mile	3 Miles	5 Miles
Population	2,244	54,452	159,291
Households	762	20,513	59,194
Average HH Income	\$150,188	\$130,113	\$124,119
Daytime Population	2,578	21,211	59,175





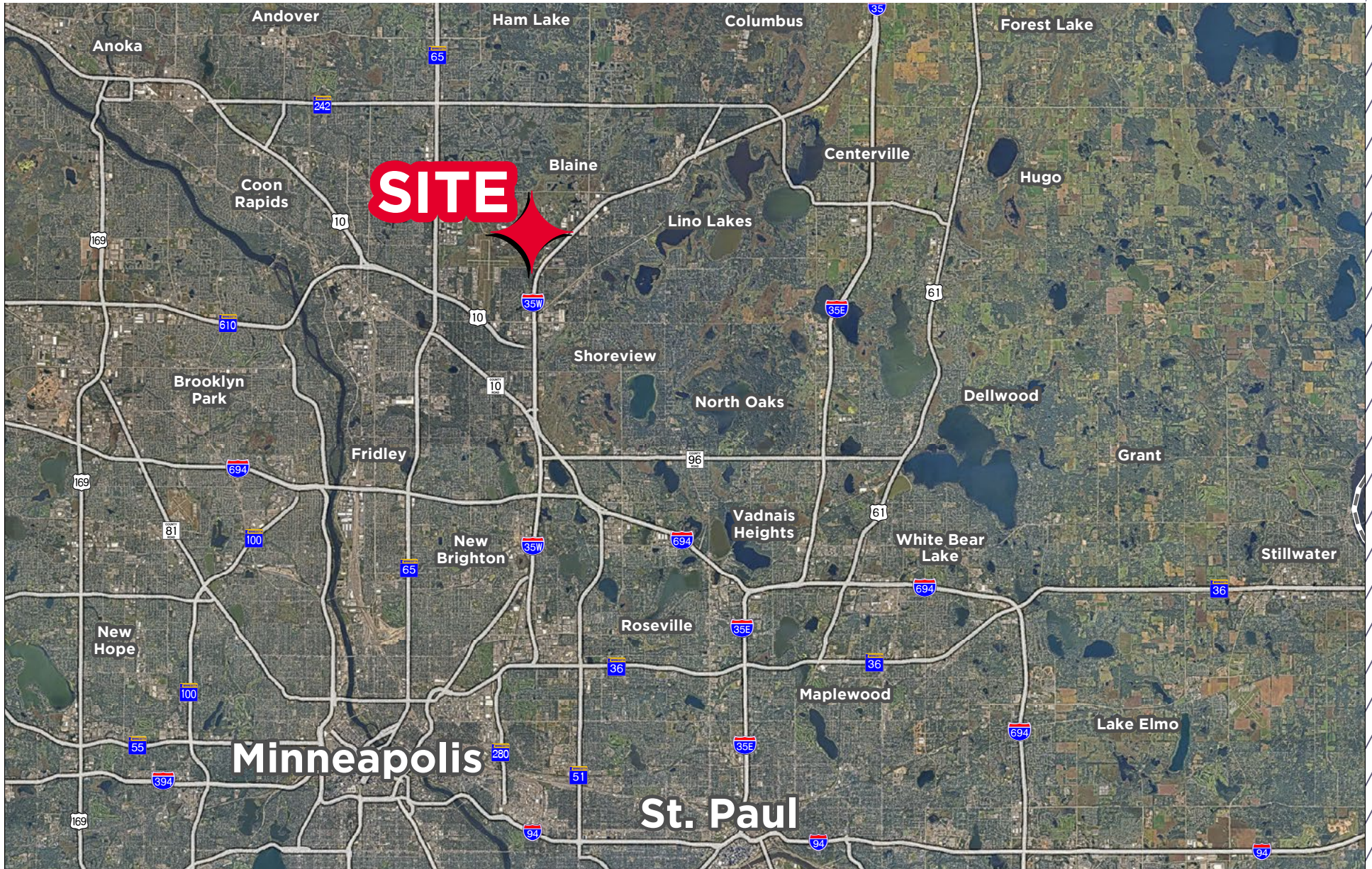
PROPERTY
PHOTOS

AERIAL VIEW





3100 101ST AVE NE | BLAINE, MN 55449



PROPERTY
AERIAL



CONTACT INFORMATION

DANNY MCNAMARA

Managing Director

+1 952 893 8895

danny.mcnamara@cushwake.com

LUKE APPERT

Executive Director

+1 651 315 6641

luke.appert@cushwake.com

THEO PETRIE

Associate

+1 763 234 6362

theo.petrie@cushwake.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.