



**29,505 SF FOR LEASE**

**3785 PHEASANT  
RIDGE DR NE**

Blaine, MN





# ABOUT THE PROPERTY

<b>Address</b>	3785 Pheasant Ridge Dr NE, Blaine, MN
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<b>Building Size</b>	92,275 SF
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<b>Available Size</b>	1,250 SF Office <u>28,255 SF Warehouse</u> <b>29,505 SF Total</b>
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<b>Land</b>	9.48 Acres
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<b>Loading</b>	4 Docks
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<b>Power</b>	480v
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<b>HVAC</b>	100% Air Conditioned
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<b>Clear Height</b>	24'
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<b>Year Built</b>	2009
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<b>Lease Rates</b>	Negotiable
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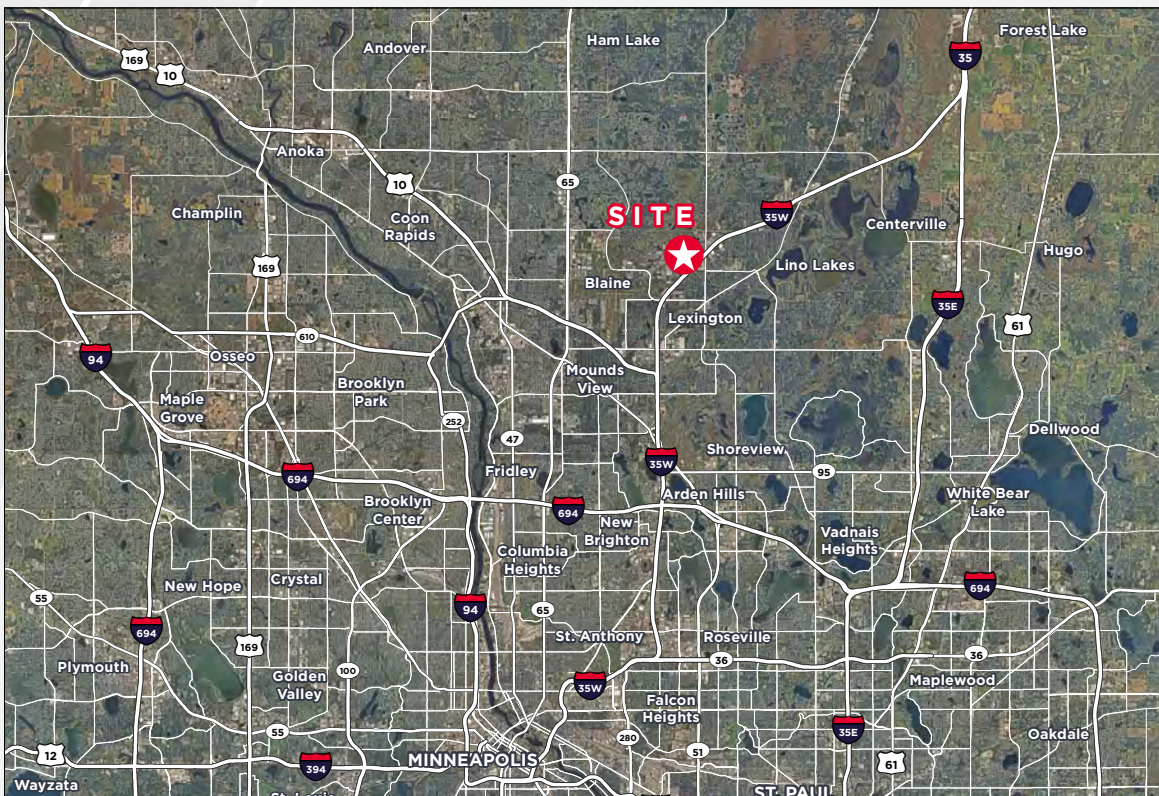
<b>2026 Tax &amp; CAM</b>	\$4.00 PSF Tax <u>\$2.33 PSF CAM</u> <b>\$6.33 PSF Total</b>
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# PROPERTY AERIAL



# FLOOR PLAN



<b>Office</b>	1,250 SF
<b>Warehouse</b>	28,255 SF
<b>Total SF</b>	29,505 SF





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