



29,505 SF FOR LEASE

3785
PHEASANT
RIDGE DR NE

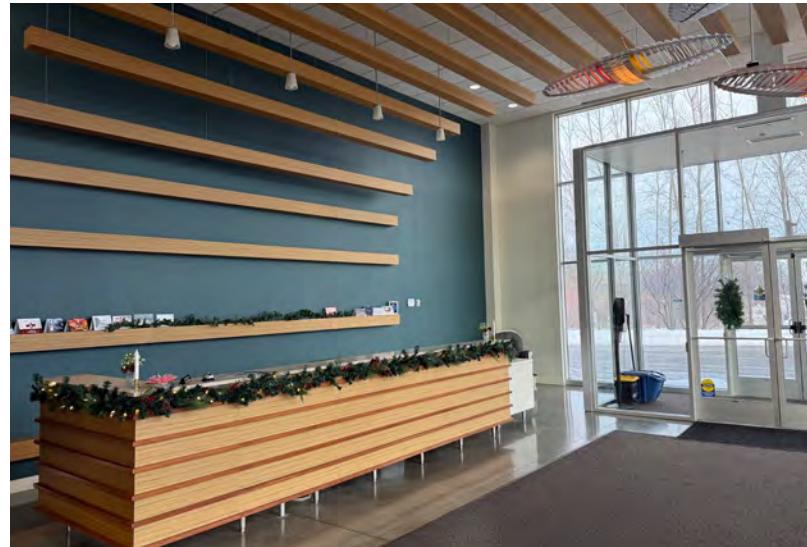
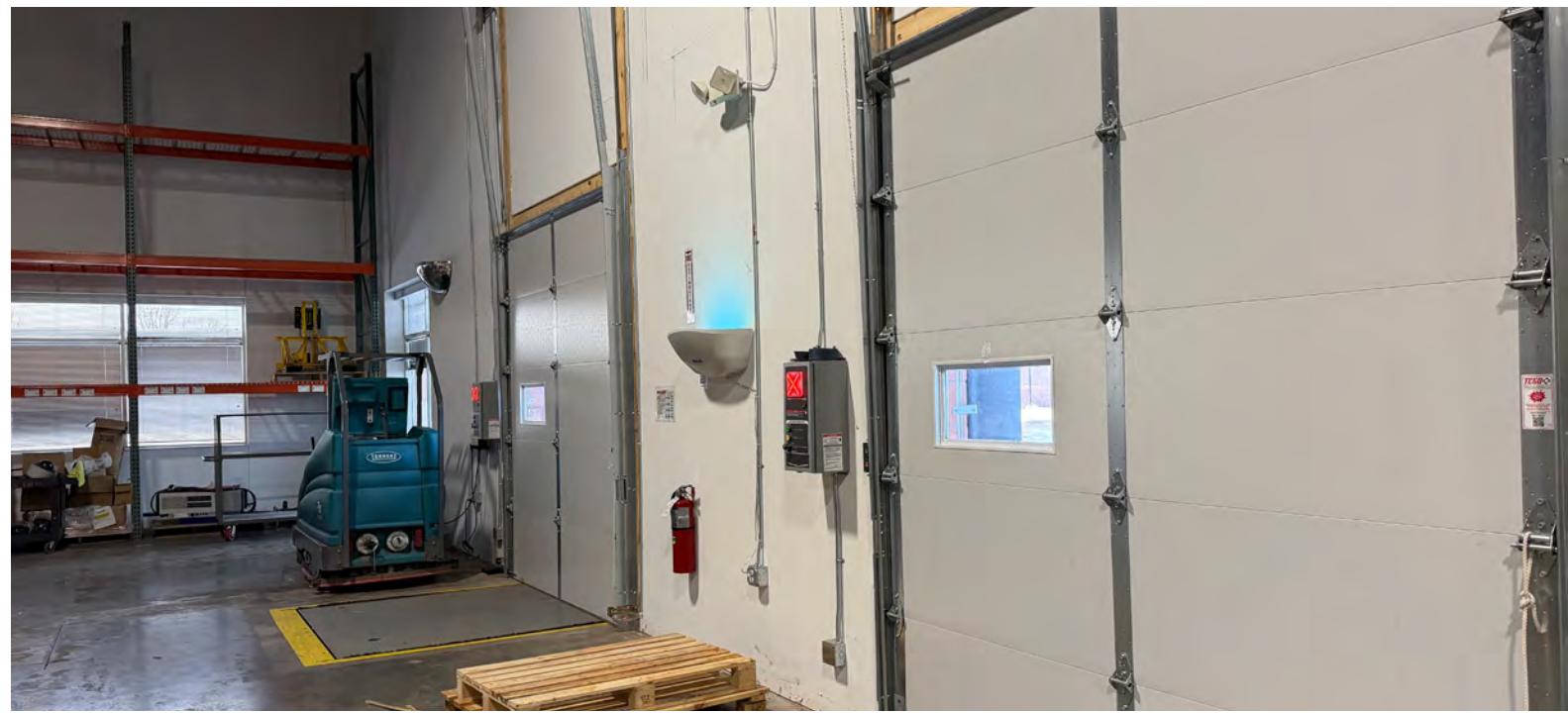
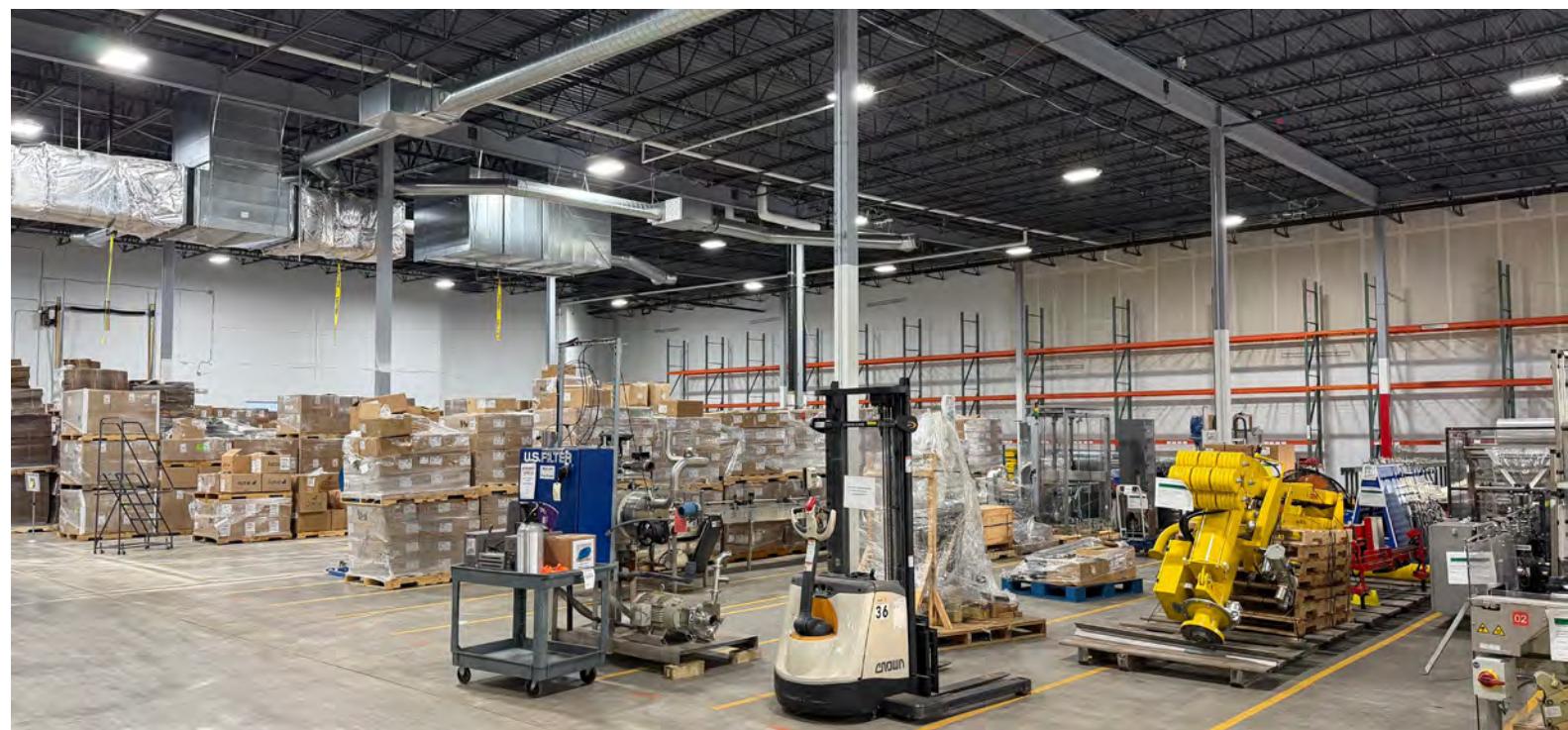
Blaine, MN



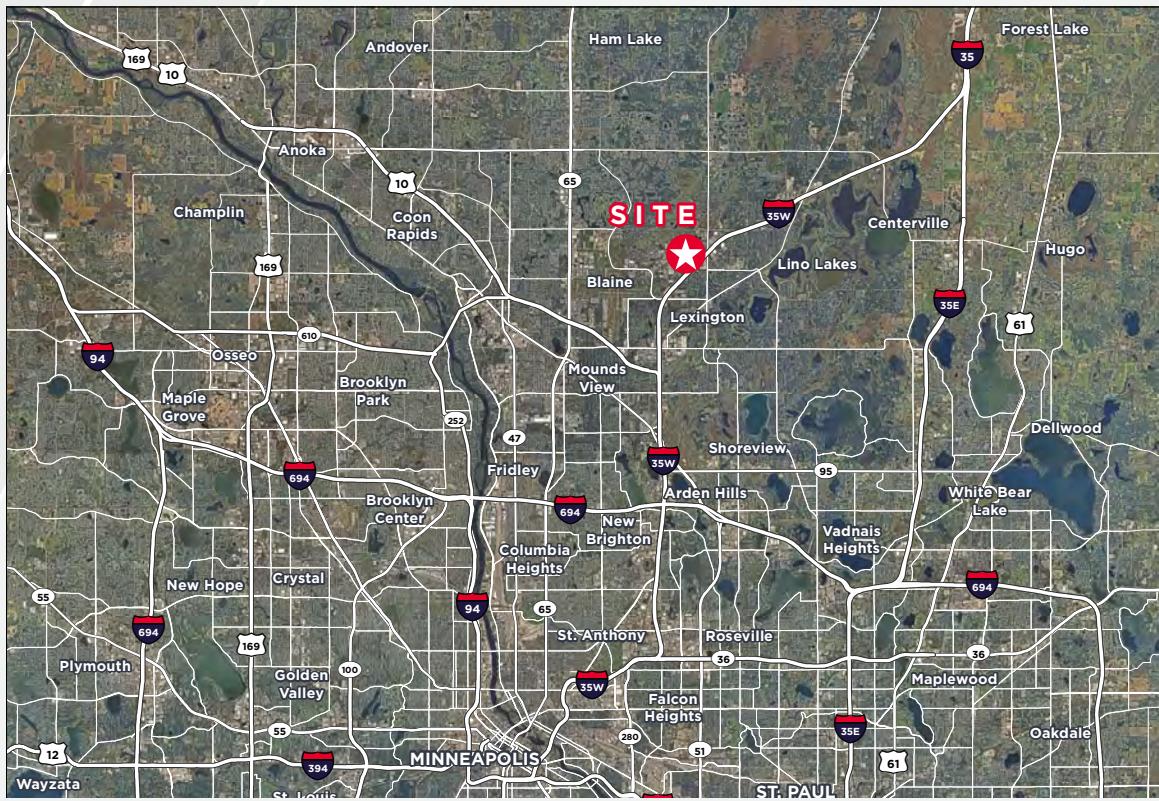


ABOUT THE PROPERTY

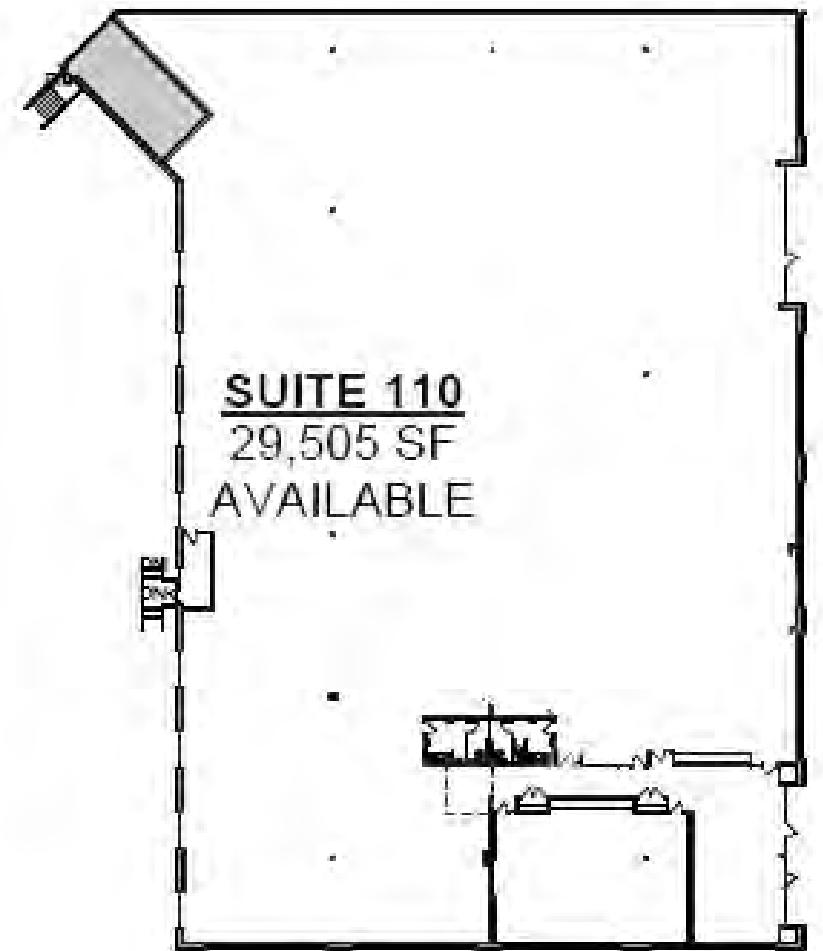
Address	3785 Pheasant Ridge Dr NE, Blaine, MN
Building Size	92,275 SF
Available Size	1,250 SF Office <u>28,255 SF Warehouse</u> 29,505 SF Total
Land	9.48 Acres
Loading	4 Docks
Power	480v
HVAC	100% Air Conditioned
Clear Height	24'
Year Built	2009
Lease Rates	Negotiable
2026 Tax & CAM	\$4.00 PSF Tax <u>\$2.33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



PROPERTY AERIAL



FLOOR PLAN



Office	1,250 SF
Warehouse	28,255 SF
Total SF	29,505 SF



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