

LEXINGTON PRESERVE BUSINESS PARK

SW OF PHEASANT RIDGE DRIVE NE & LEXINGTON AVE | BLAINE, MN



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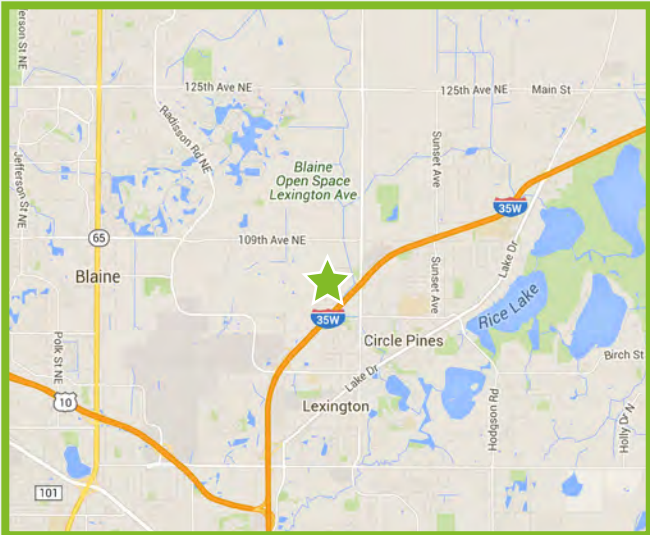
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FEATURES

- ❖ 40,000 to 152,000 SF at I-35W and Lexington Ave
- ❖ Custom design built-to-suit or lead tenant opportunity
- ❖ Prime site in a strong market location with a variety of retail and dining services close by.
- ❖ Growing workforce
- ❖ Zoning approved for industrial or office use
- ❖ Developer owned and ready for development
- ❖ Visible to 53,000 CPD on I-35W
- ❖ Beautiful, natural, campus-like setting with walking paths and numerous ponds



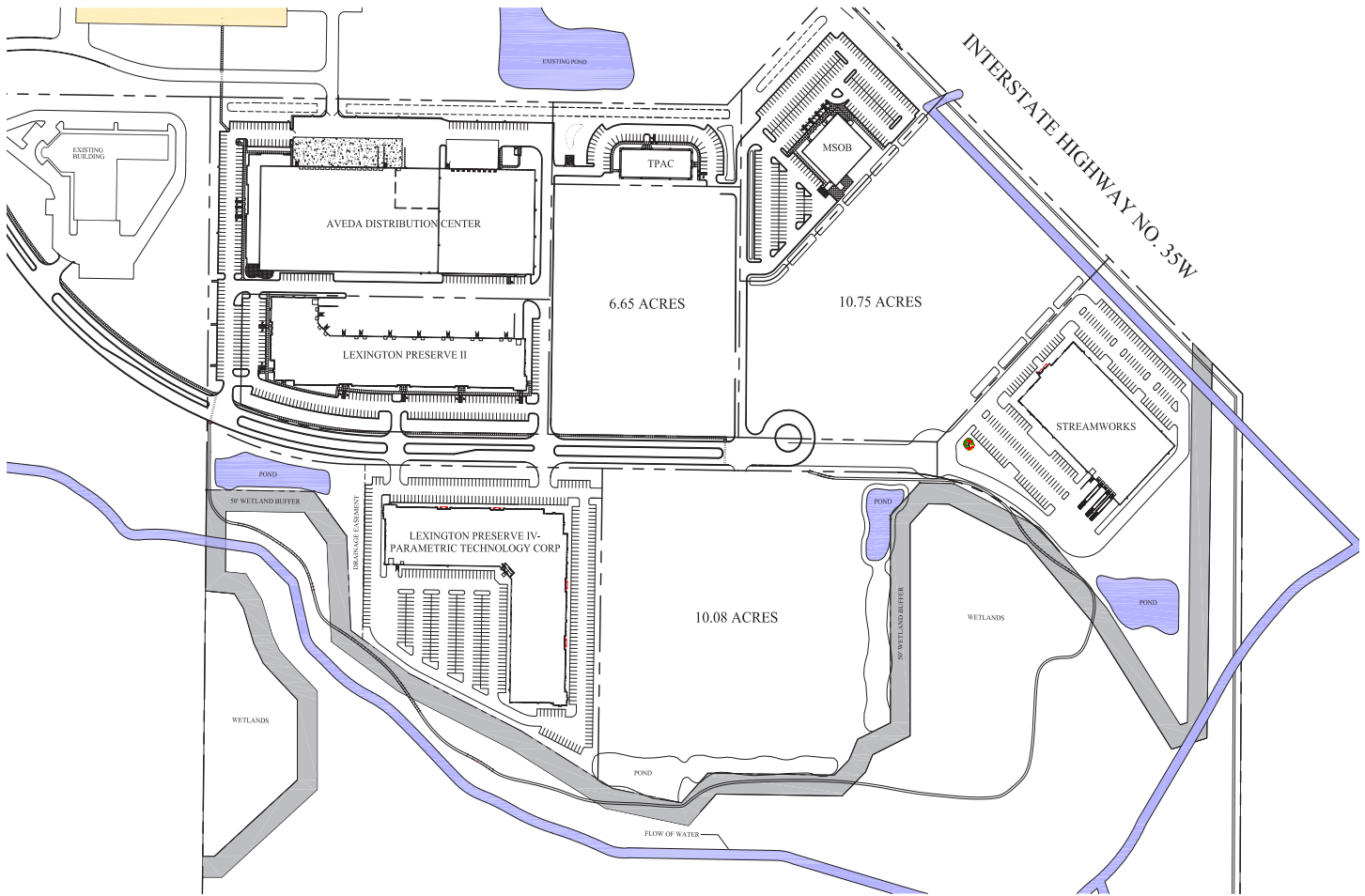
LEXINGTON PRESERVE BUSINESS PARK

PHEASANT RIDGE DRIVE NE & LEXINGTON AVE | BLAINE, MN 55449

PROPERTY DESCRIPTION

Lexington Preserve Business Park is a premier new development opportunity being developed by CSM. The development will offer state-of-the-art industrial office facilities in a premier northeast metro location. Benefits of the location include immediate freeway access to I-35W and State Hwy 610 which will offer direct access to I-94). Additionally, there are numerous hotel, retail and restaurant accommodations in close proximity.





AVAILABLE SF

Design Build from 40,000 to 152,000 SF

AVAILABLE ACREAGE

Lots from 2-10 Acres

CLEAR HEIGHT

Flexible - 20' to 32'

LOADING

Docks and drive-ins available

FIBER

Available through multiple providers

FREEWAY ACCESS

Immediate freeway access to I-35W at Lexington Avenue NE

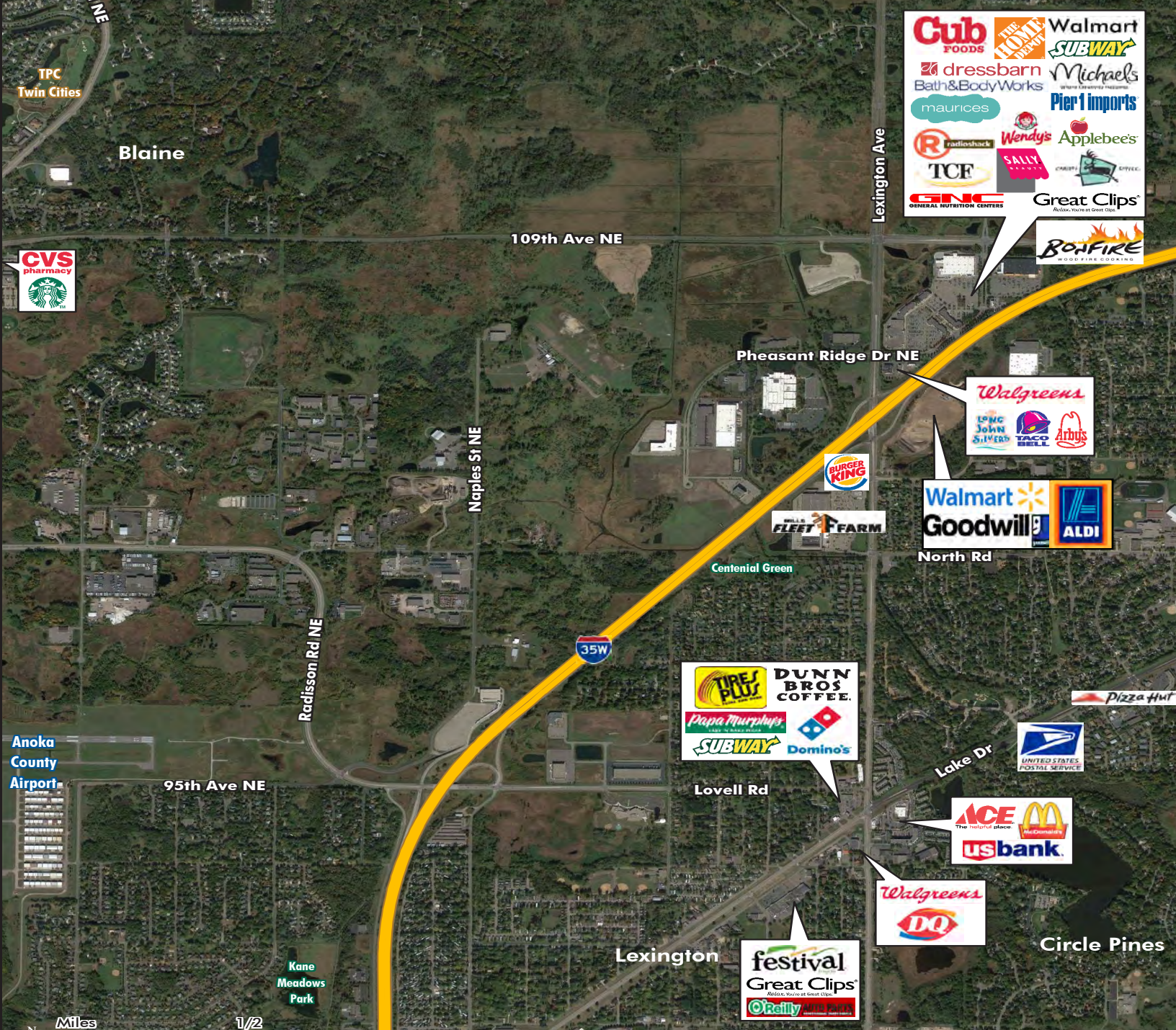
UTILITIES

All City of Blaine Municipal Utility services are installed in the street abutting the site; the site is free and clear of a Special Assessments for these services.

ZONING

Very flexible permitted uses; office and industrial

CBRE
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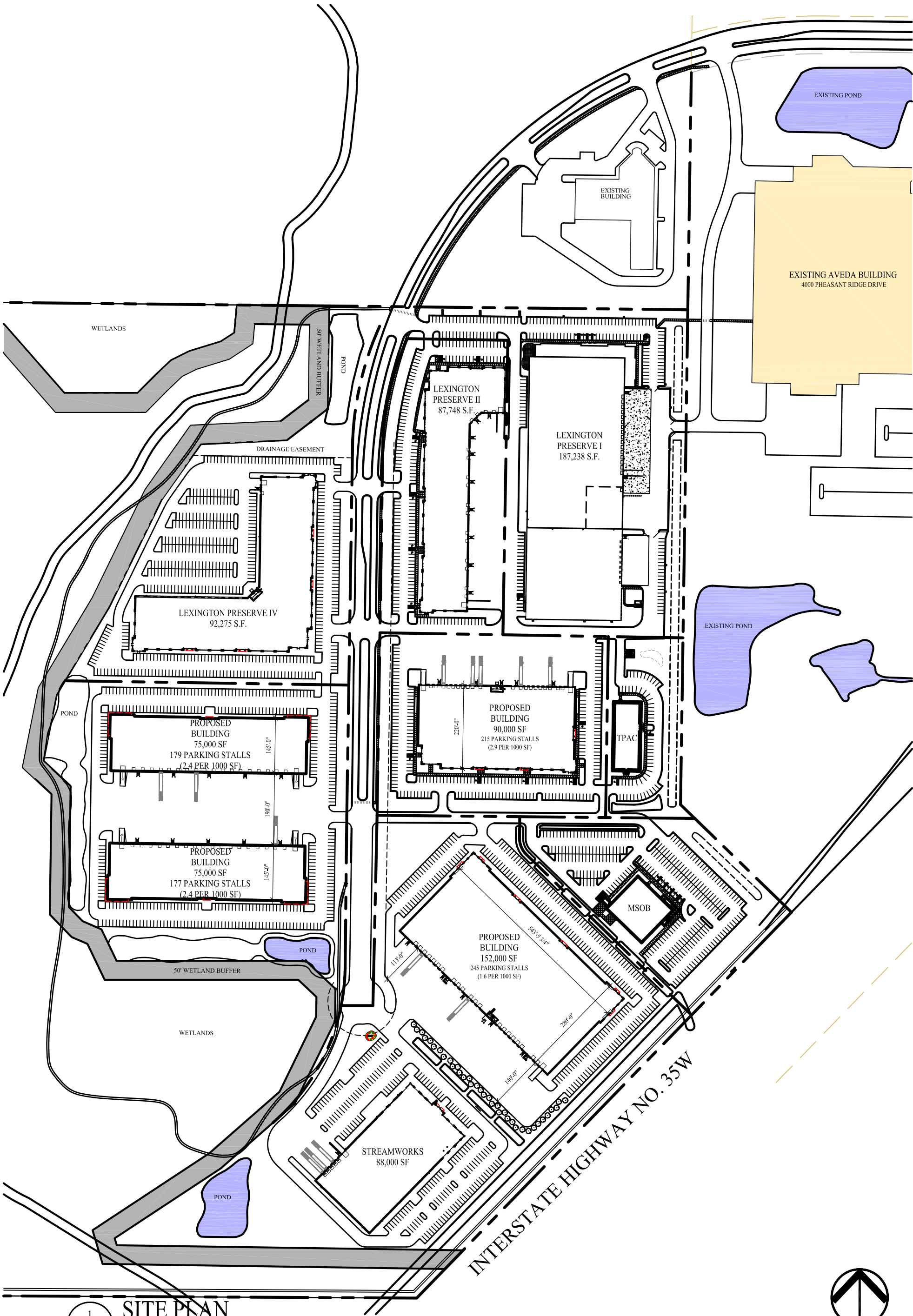
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CBRE



1 SITE PLAN
PR-1 SCALE: NTS



LEXINGTON PRESERVE

3860 PHEASANT RIDGE DRIVE N.E.
BLAINE, MN

DATE: JULY 19, 2016
DRAWN BY: JOHN FERRIER

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BUSINESS & COMMUNITIES

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