

LXINGTON PRESERVE BUSINESS PARK VI
3860 Pheasant Ridge Drive NE
..... Blaine, MN.....



JOHN RYDEN, CCIM, SIOR
Senior Vice President
+1 952 924 4641
john.ryden@cbre.com

MATT OELSCHLAGER
Executive Vice President
+1 952 924 4848
matt.oelschlager@cbre.com

MIKE BOWEN
Senior Vice President
+1 952 924 4885
mike.bowen@cbre.com

JP MALONEY
Senior Associate
+1 612 336 4288
jp.maloney@cbre.com





FEATURES

- Custom design built-to-suit or lead tenant opportunity.
- Prime sites in a strong market location.
- Growing area workforce.
- Visible to 51,000 VPD on I-35W.
- Beautiful, natural, campus-like setting with numerous ponds.
- Corporate neighbors include: Aveda, Streamworks, Karl Dungs, Carlson McCain and Mid-State Metal Works.

NET RENTAL RATES:

Negotiable

2023 (EST.) EXPENSES:

TBD

DELIVERY:

Q1 2024

PROPERTY DESCRIPTION

Lexington Preserve Business Park is a premier new development opportunity by CSM Corporation. The development offers state-of-the-art industrial and office facilities in a premier north central metro location.

Benefits of the location include immediate freeway access to I-35W and State Hwy 610. Additionally, there are numerous retail stores and restaurants in the immediate area including the Blaine Villages Shopping Center.

CBRE

800 LaSalle Ave
Suite 1900
Minneapolis, MN 55402
www.cbre.com/minneapolis

Property Specifications

AVAILABLE SF

156,800 SF

OFFICE

Build-to-suit

CLEAR HEIGHT

Flexible - 20' - 36'

LOADING

Docks and drive-ins available

UTILITIES

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

FIBER

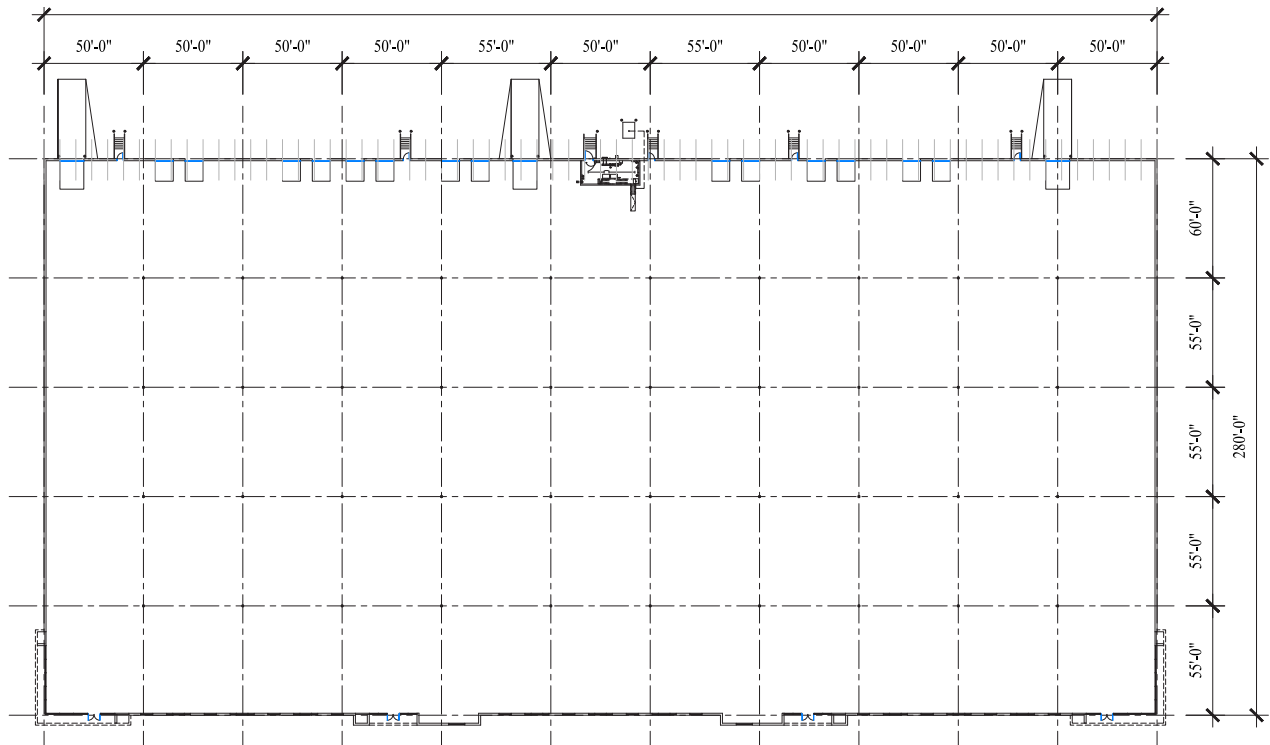
Available through multiple providers

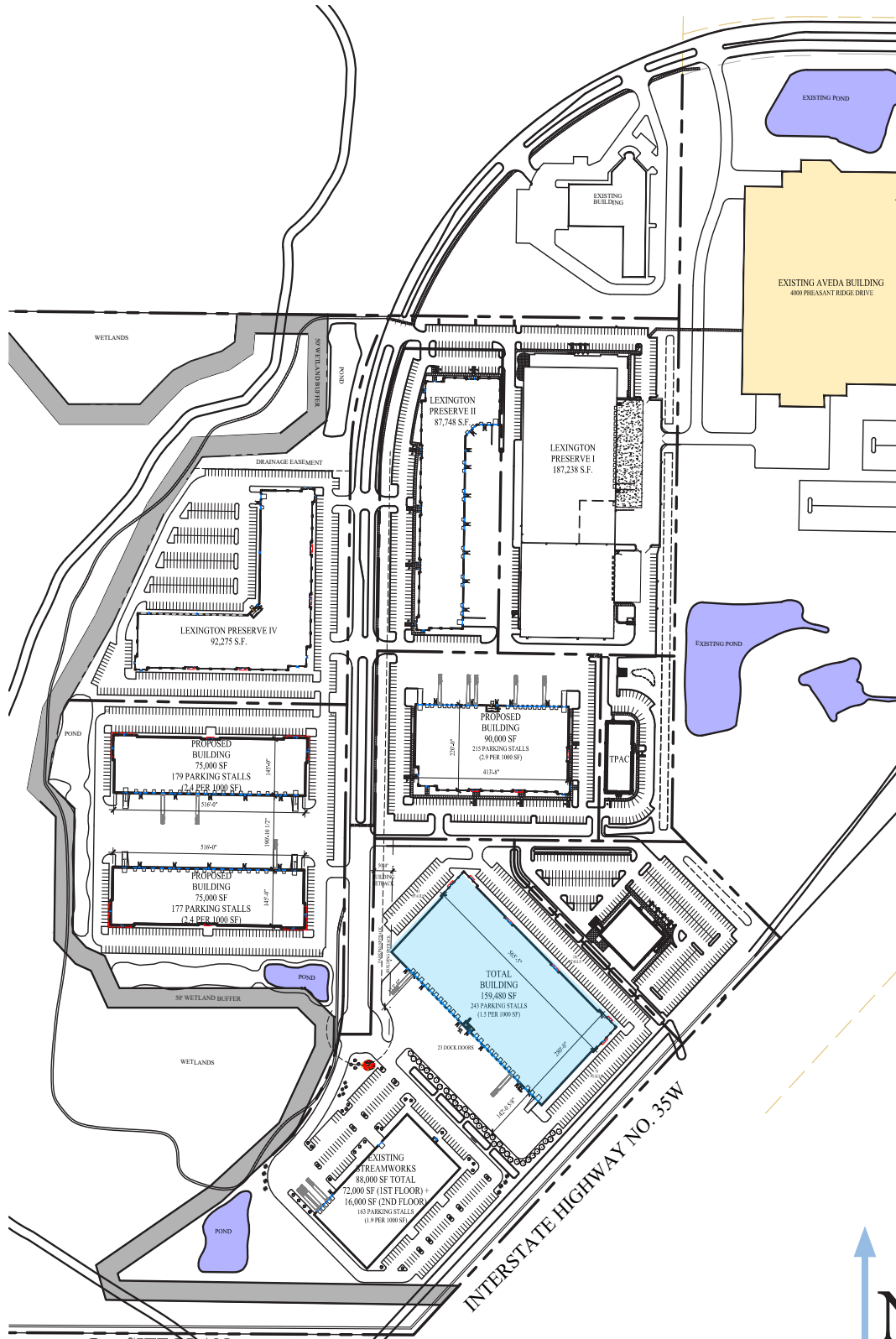
FREEWAY ACCESS

Immediate freeway access to I-35W and Lexington Ave NE

ZONING

Approved for industrial or office use







JOHN RYDEN, CCIM, SIOR
 Senior Vice President
 +1 952 924 4641
 john.ryden@cbre.com

MATT OELSCHLAGER
 Executive Vice President
 +1 952 924 4848
 matt.oelschlager@cbre.com

MIKE BOWEN
 Senior Vice President
 +1 952 924 4885
 mike.bowen@cbre.com

JP MALONEY
 Senior Associate
 +1 612 336 4288
 jp.maloney@cbre.com

CBRE | 800 LaSalle Ave | Suite 1900 | Minneapolis, MN 55402 | www.cbre.com/minneapolis



© 2021 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. PMStudio_October_2016