

30,000-160,000 SF AVAILABLE

LEXINGTON PRESERVE

Business Park

3705 - 3745 Pheasant Ridge Drive North East, Blaine, MN 55449



CORPORATE HQ OPPORTUNITY

LEXINGTON PRESERVE Business Park

3705 - 3745 Pheasant Ridge Dr NE
Blaine, MN 55449



Welcome to Lexington Preserve Business Park, a CSM development offering 30,000 - 160,000 SF of industrial space over three sites that are well-suited for tenants requiring Distribution & Manufacturing, Office, Warehouse, or Technology facilities.

This site in the growing North Central submarket, provides the opportunity to strengthen your business through the development of space that is as unique as your brand, in a location where it is sure to be noticed.



Spec Industrial & Build-to-suit



HQ campus opportunity



Highly visible from I-35W:
51,000 VPD



Natural setting with adjacent wetlands and protected wildlife area



Multiple docks and drive-in doors to support industrial tenants



Abundant natural light



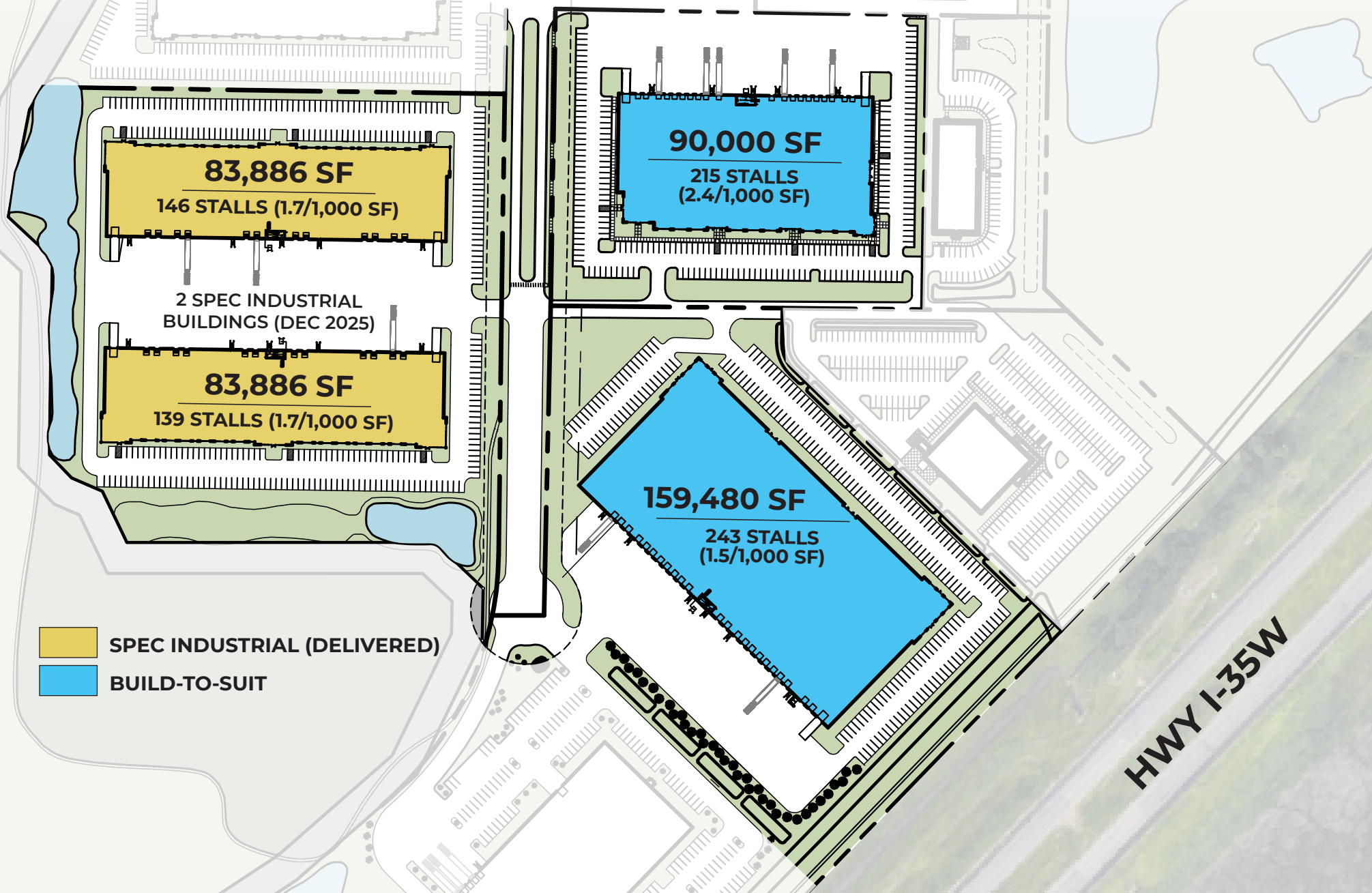
Proximity to gas, grocery, and dining



20 minute commute from MSP offers access to wide ranging workforce

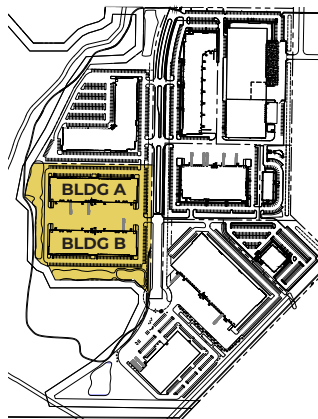
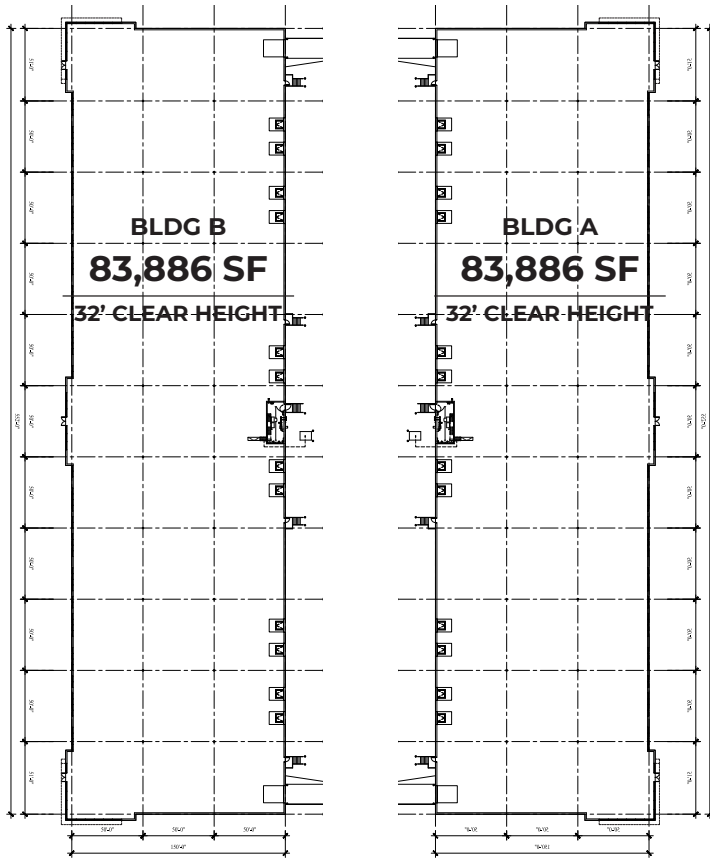
SPEC INDUSTRIAL & BUILD-TO-SUIT BUILDINGS

PROPOSED CONCEPTS



CONSTRUCTION COMPLETE

SPEC INDUSTRIAL



**3705 & 3745 PHEASANT RIDGE ROAD
NEW CONSTRUCTION COMPLETED**

Details Of Each Building

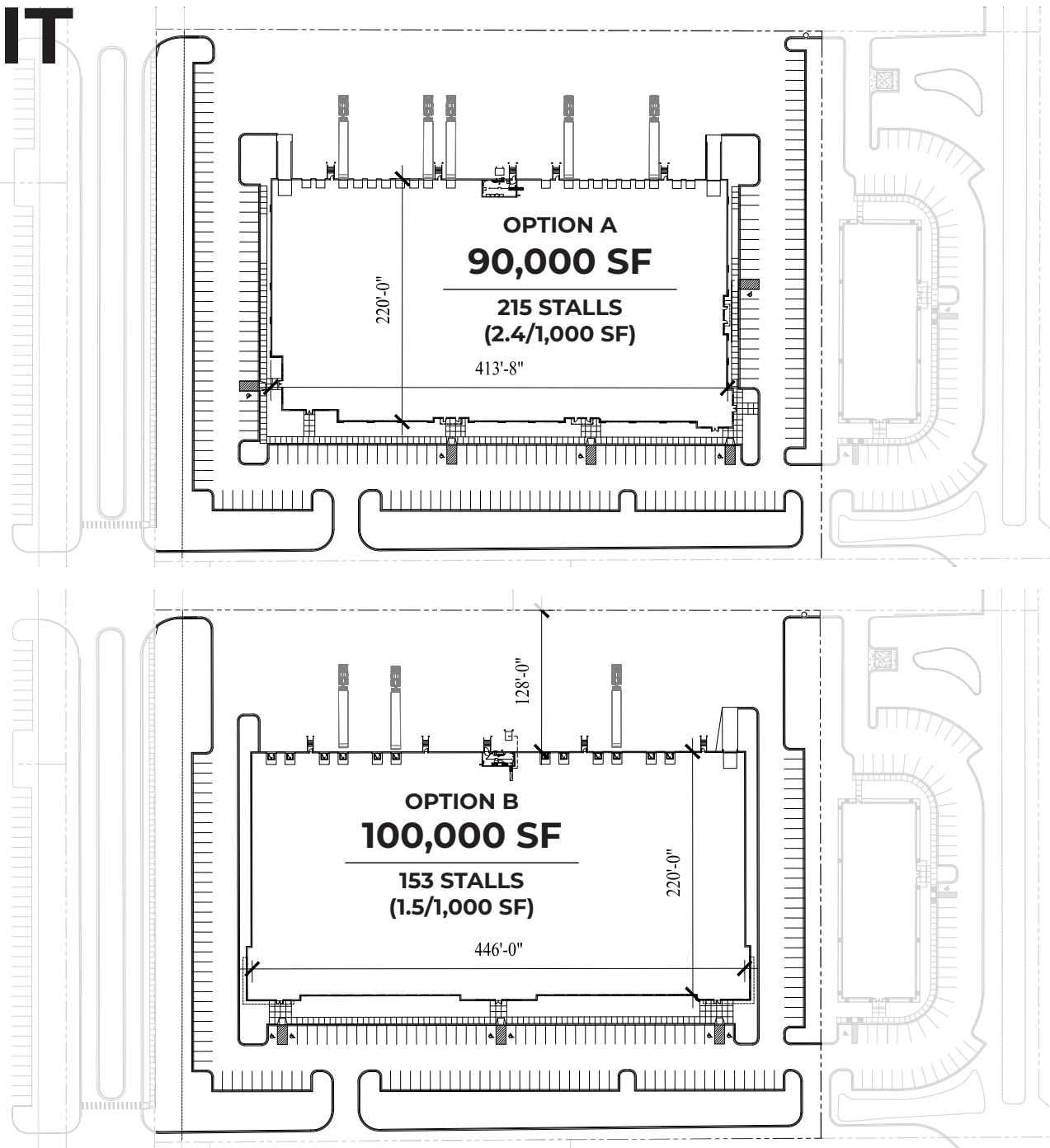
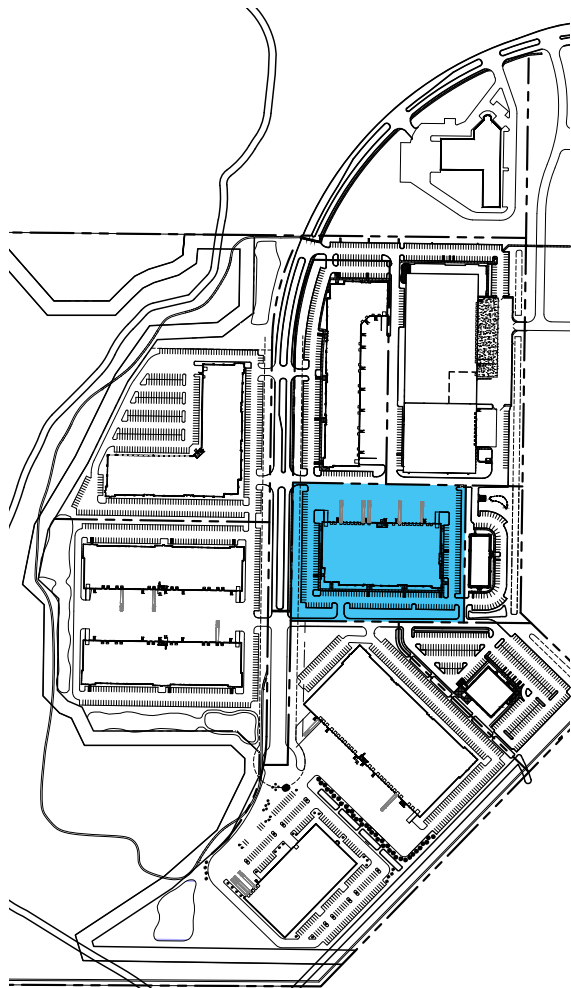
Building Size	(2) 83,886 SF each	Power (3-Phase)	2,000 amp 277/480-volt 100 amp 120/206-volt
Min. Divisible	30,000 SF	Sprinkler System	ESFR
Clear Height	32'	Utility Providers	Natural Gas: Centerpoint Electric: Xcel Water/Sewer: City of Blaine
Truck Court	180' depth	Concrete	7" Non-reinforced slab on 6" granular fill
Dock Doors	(12) 9' x 10' each Levelers included	Clerestory Windows	Natural light into warehouse
Drive-In Doors	(2) 12' x 14' each	Net Rate	Negotiable
Column Spacing	50' x 50'	2026 CAM Tax	TBD (Significant tax savings first two years)
Bay Size	7,500 SF (Bldg. depth 150')		
Parking Stalls	Bldg A: 146 Bldg B: 139		
Zoning	Planned Business District		

CONSTRUCTION COMPLETE

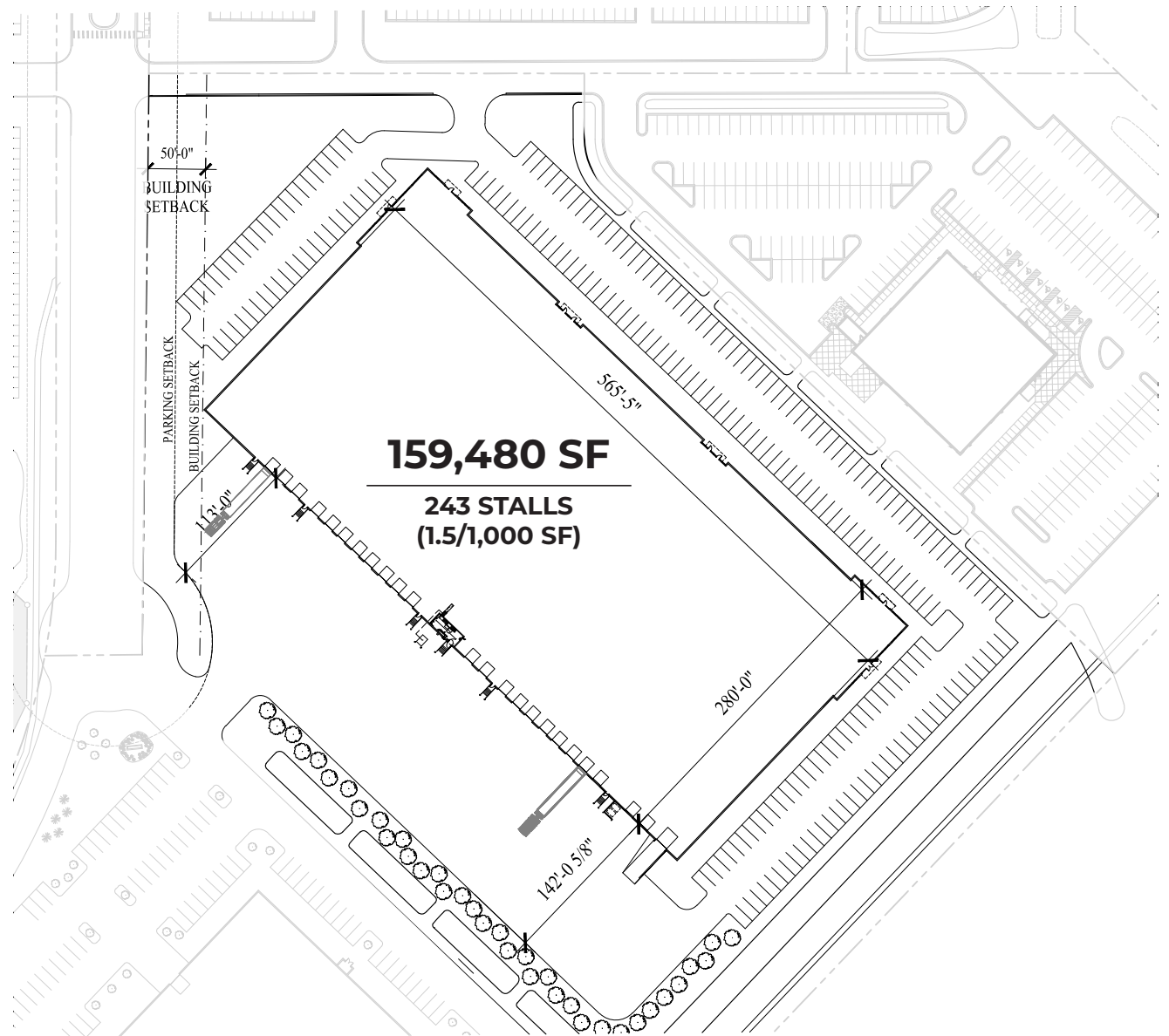
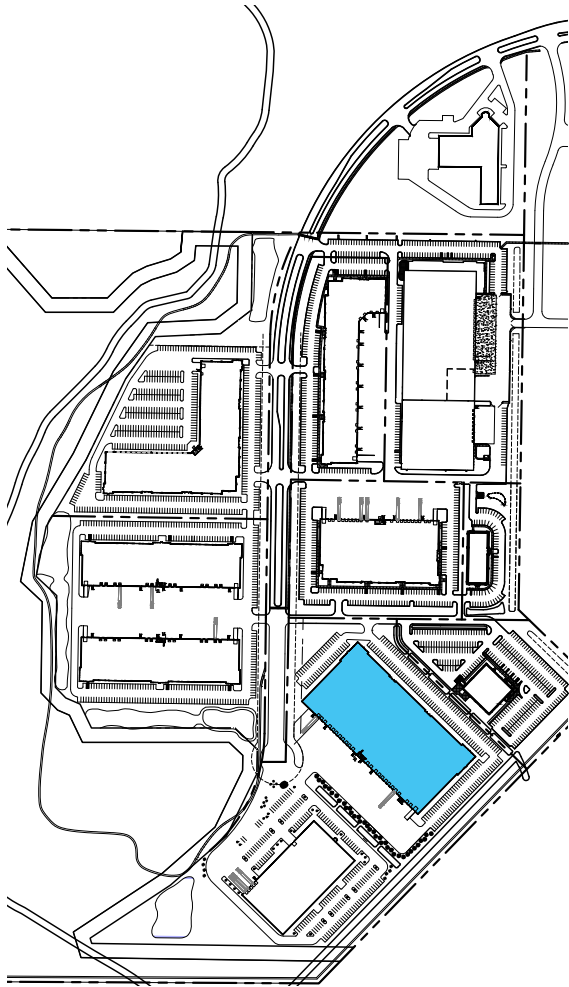
BUILDING PHOTOS



BUILD-TO-SUIT



BUILD-TO-SUIT



UNBEATABLE ACCESSIBILITY

NEARBY AMENITIES

Applebee's
Cub FOODS
Michaels at home
Wendy's
Caribou COFFEE
Planet Fitness
SALLY BEAUTY.
Bath & Body Works
Misono
SLUSH & ASIAN BISTRO
tcf

Arby's
TACO BELL
Walgreens

Walmart
SUBWAY
goodwill

BURGER KING
Holiday

Fleet Farm

ALDI

MPLS
CBD
21 MIN

STP
CBD
19 MIN

Lexington Preserve IV

Lexington Preserve II

Lexington Preserve I

Aveda Building

6.65
ACRES

10.75
ACRES

83,886 SF

83,886 SF

Streamworks

PHEASANT RIDGE DR NE

HWY I-35W

HWY I-35W

LEXINGTON AVE NE

HALF MILE





LEXINGTON PRESERVE
Business Park

BLAINE

MOUNDS VIEW

LONG LAKE

COLUMBIA HEIGHTS

7 MILE

3 MILES

5 MILES



21 MIN



19 MIN

AVAILABLE NOW

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Blaine, MN 55449

LET'S TALK

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CSM



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