

# LEXINGTON PRESERVE

## Business Park

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

NEW CONSTRUCTION





## 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 90,000 – 160,000 SF of industrial space over two 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

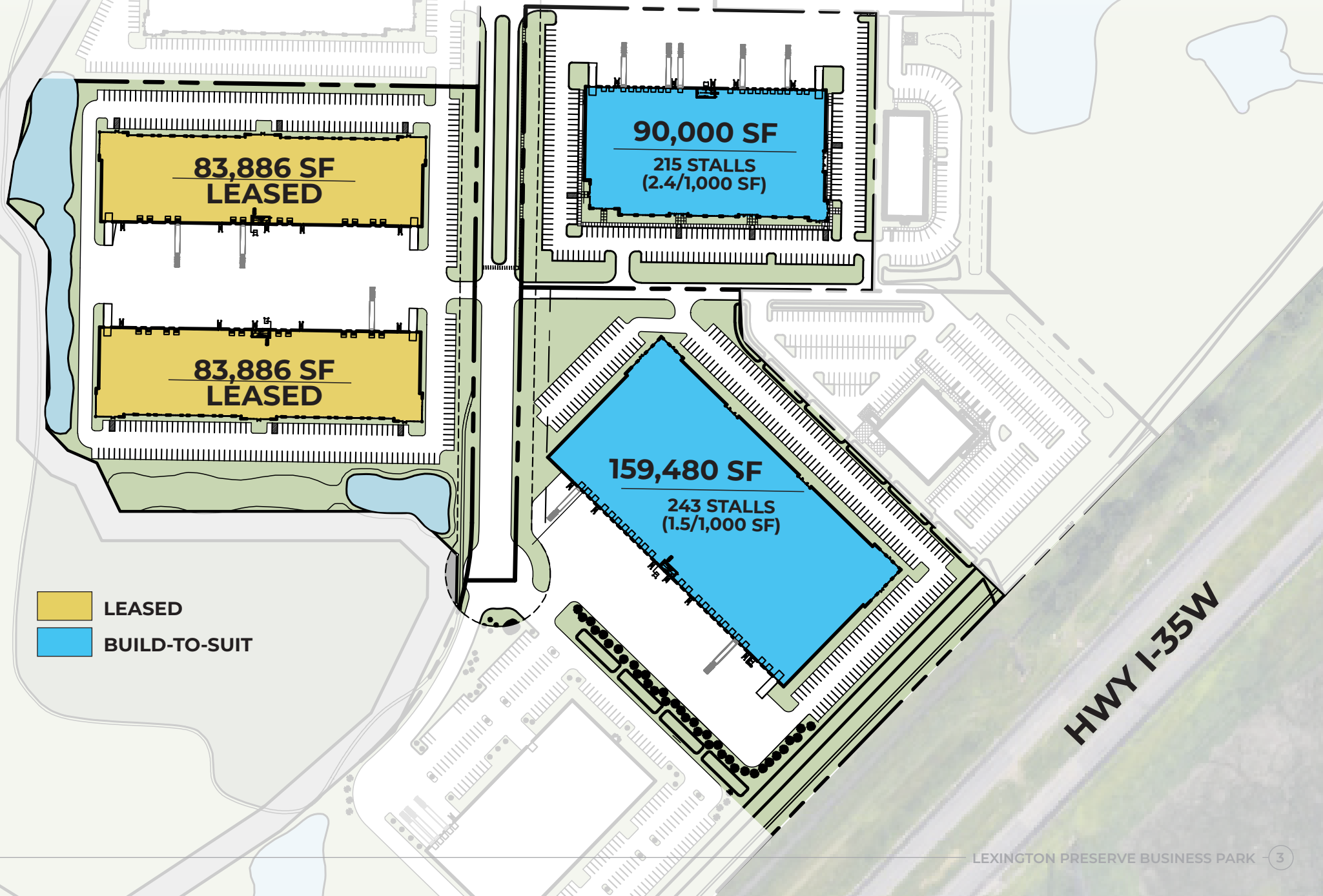


Proximity to gas, grocery, and dining



20 minute commute from MSP offers  
access to wide ranging workforce

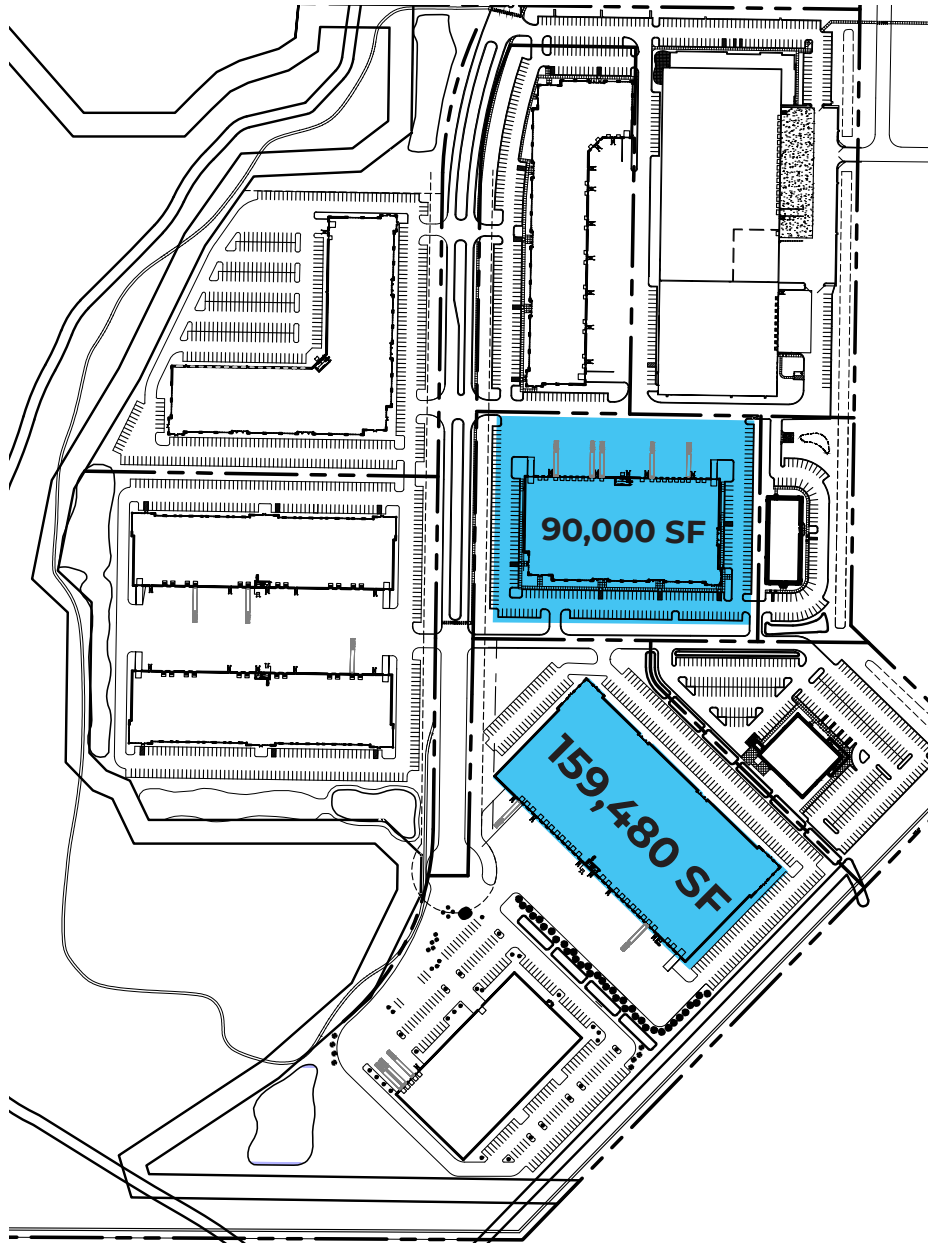
# PROPOSED CONCEPTS





PROPOSED

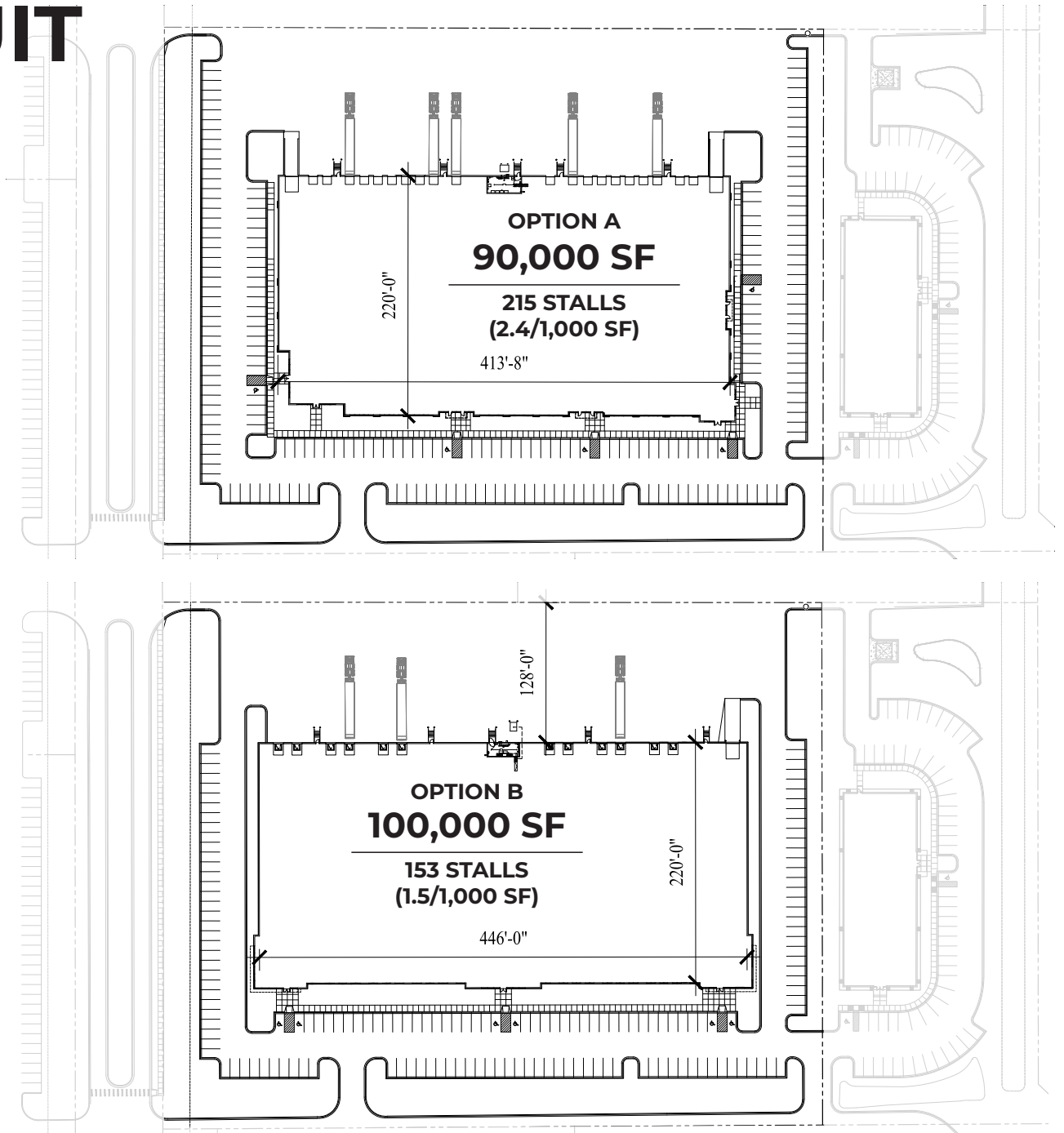
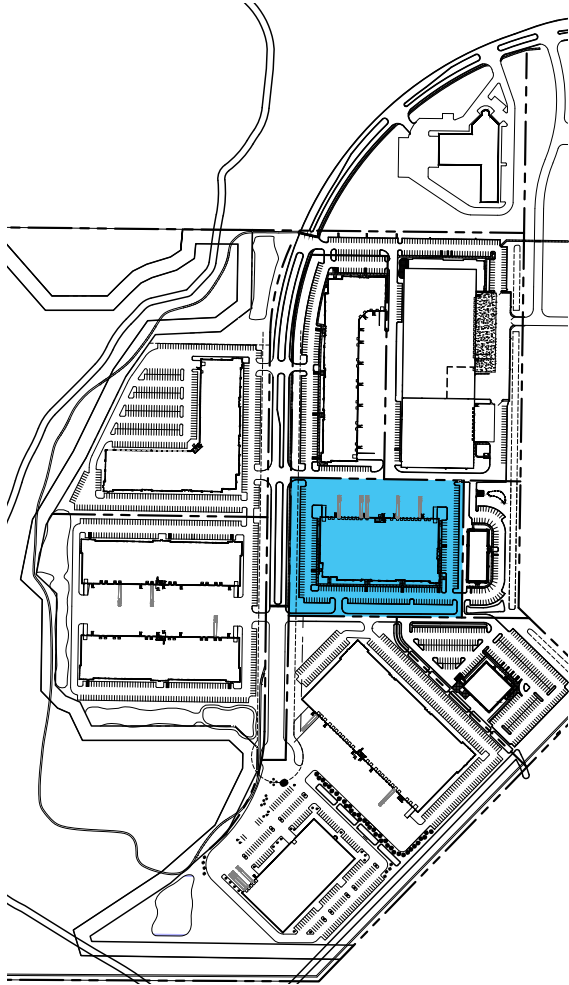
# BUILD-TO-SUIT



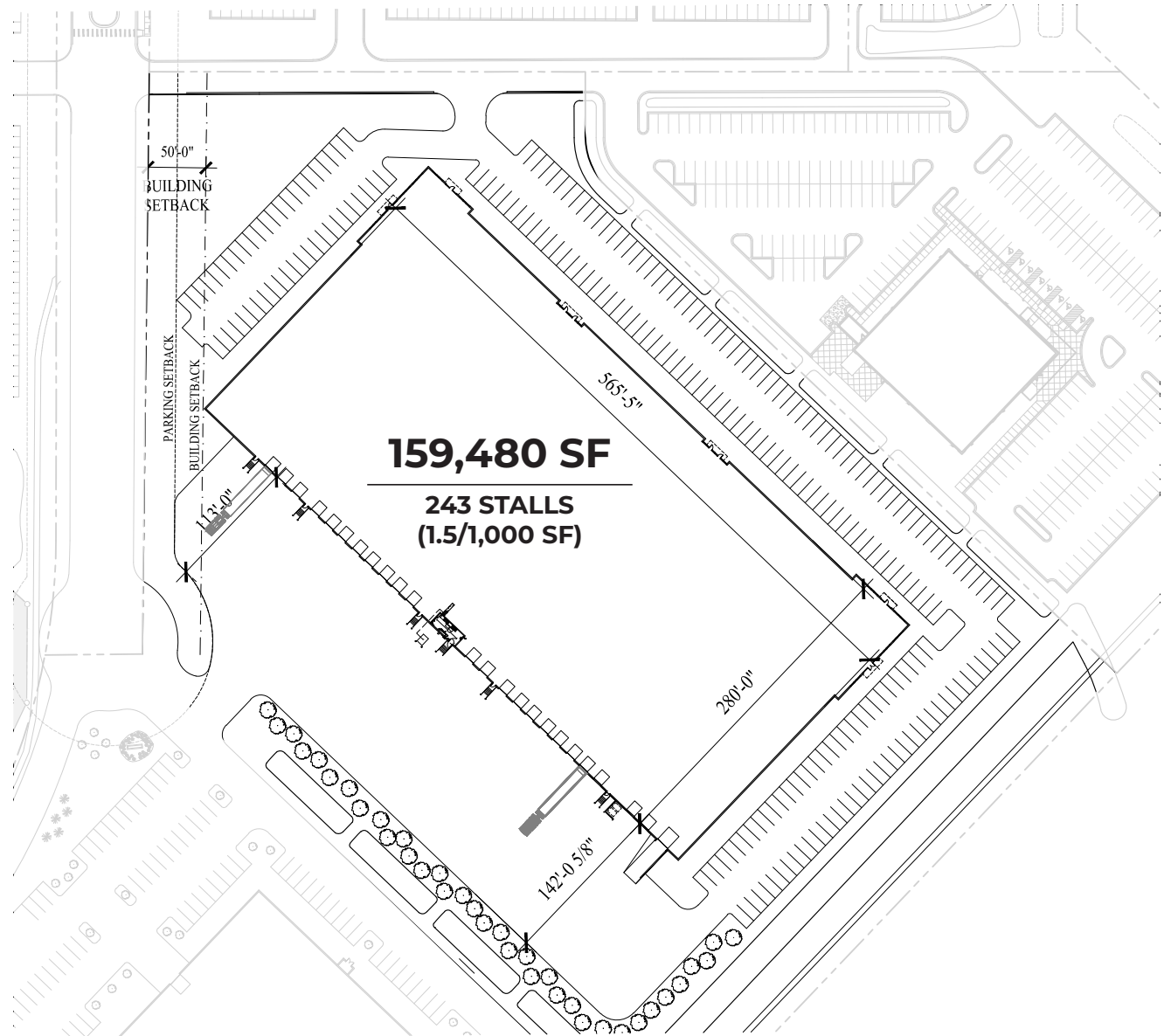
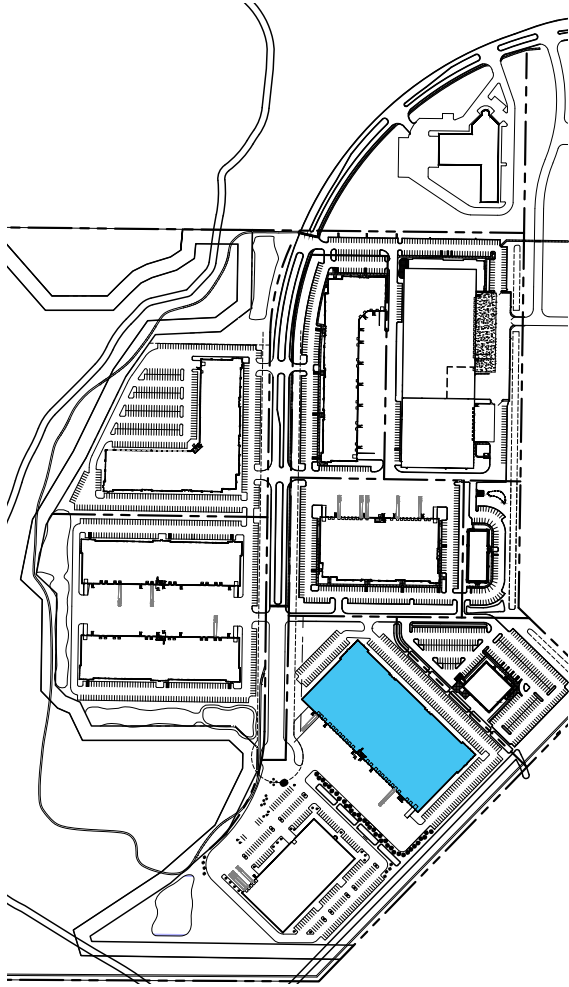
## Building Details

|                           |                                                                           |
|---------------------------|---------------------------------------------------------------------------|
| <b>Building Size</b>      | 90,000 SF<br>159,480 SF                                                   |
| <b>Min. Divisible</b>     | 50,000 SF                                                                 |
| <b>Clear Height</b>       | 32'                                                                       |
| <b>Building Depth</b>     | 220' – 280'                                                               |
| <b>Truck Court</b>        | 180' depth                                                                |
| <b>Dock Doors</b>         | TBD                                                                       |
| <b>Drive-In Doors</b>     | TBD                                                                       |
| <b>Column Spacing</b>     | 50'x 50'                                                                  |
| <b>Bay Size</b>           | TBD<br>(Building depth 220' – 280')                                       |
| <b>Parking Stalls</b>     | 90,000 SF: 153-215 stalls<br>159,480 SF: 243 stalls                       |
| <b>Zoning</b>             | Planned Business District                                                 |
| <b>Power (3-Phase)</b>    | 2,000 amp 277/480-volt<br>100 amp 120/206-volt                            |
| <b>Sprinkler System</b>   | ESFR                                                                      |
| <b>Utility Providers</b>  | Natural Gas: Centerpoint<br>Electric: Xcel<br>Water/Sewer: City of Blaine |
| <b>Concrete</b>           | 7" Non-reinforced slab on<br>6" granular fill                             |
| <b>Clerestory Windows</b> | Natural light into<br>warehouse                                           |
| <b>Net Rate</b>           | Negotiable                                                                |
| <b>2026 CAM Tax</b>       | TBD (Significant tax<br>savings first two years)                          |

# BUILD-TO-SUIT



# BUILD-TO-SUIT





UNBEATABLE ACCESSIBILITY

# NEARBY AMENITIES



Fleet Farm



Aveda Building

Lexington Preserve II

Lexington Preserve I

Lexington Preserve IV

6.65 ACRES

10.75 ACRES

LEASED

Streamworks

HWY I-35W

LEXINGTON AVE NE

HWY I-35W

PHEASANT RIDGE DR NE

HALF MILE







**LEXINGTON PRESERVE**  
Business Park

**BLAINE**

**MOUNDS  
VIEW**

**LONG LAKE**

**COLUMBIA  
HEIGHTS**

7 MILE

3 MILES

5 MILES

**SHOREVIEW**

**ARDEN  
HILLS**

**AVAILABLE NOW**

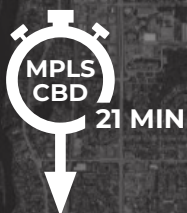
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## LET'S TALK

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CSM

