

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



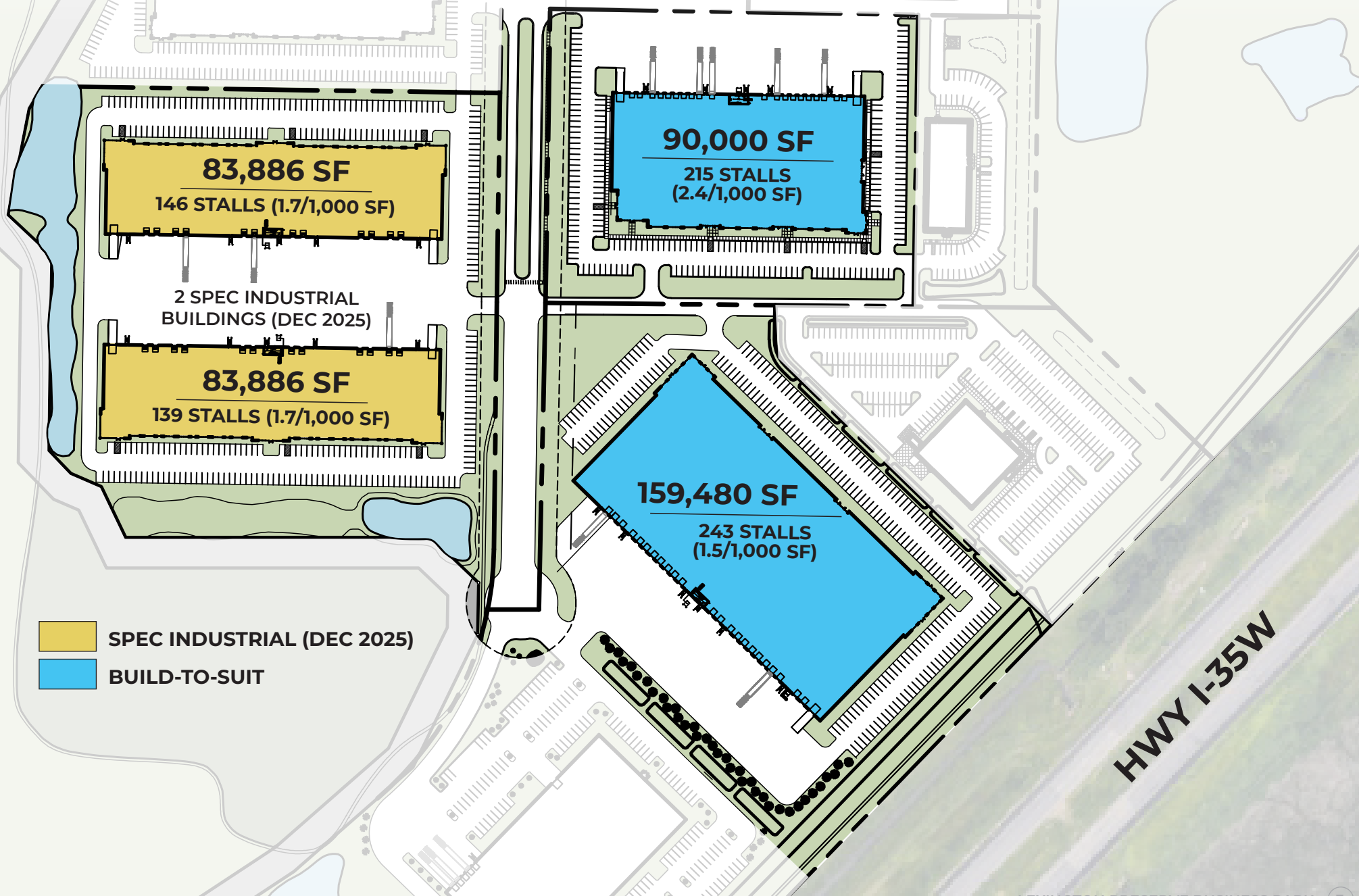
Proximity to gas, grocery, and dining



20 minute commute from MSP offers access to wide ranging workforce

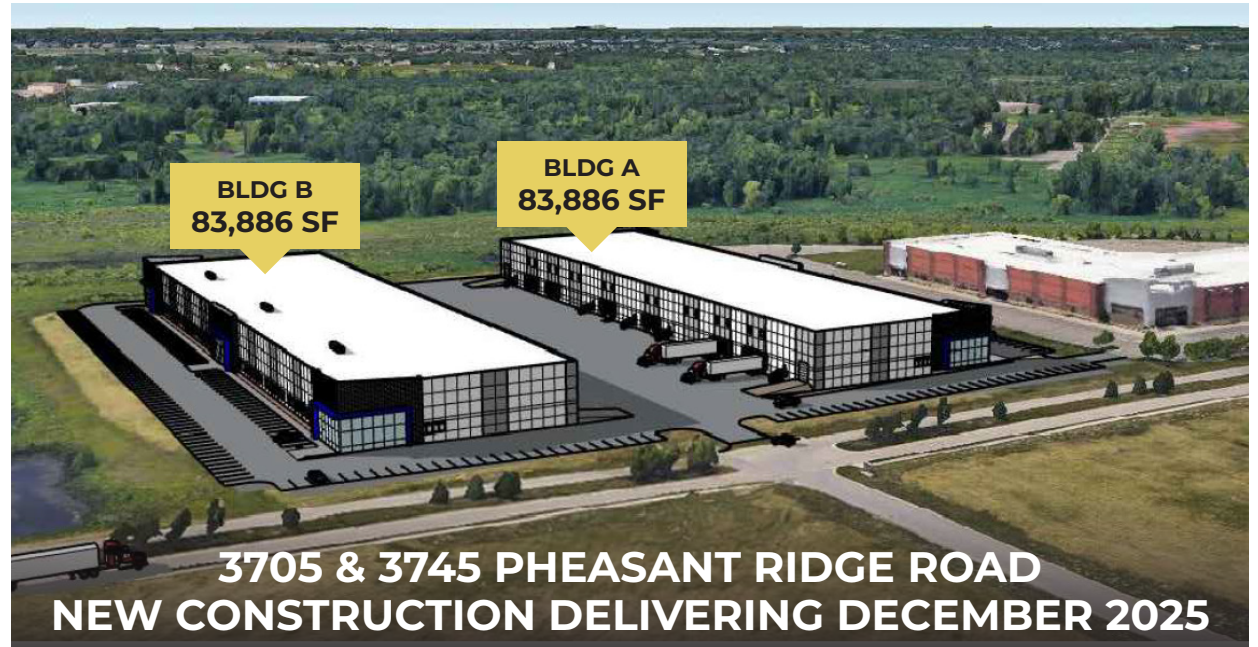
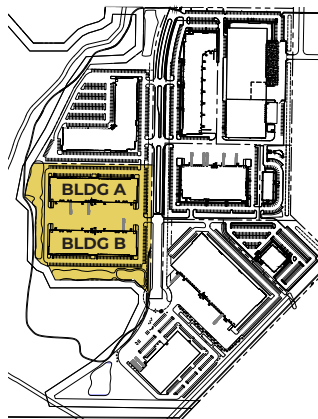
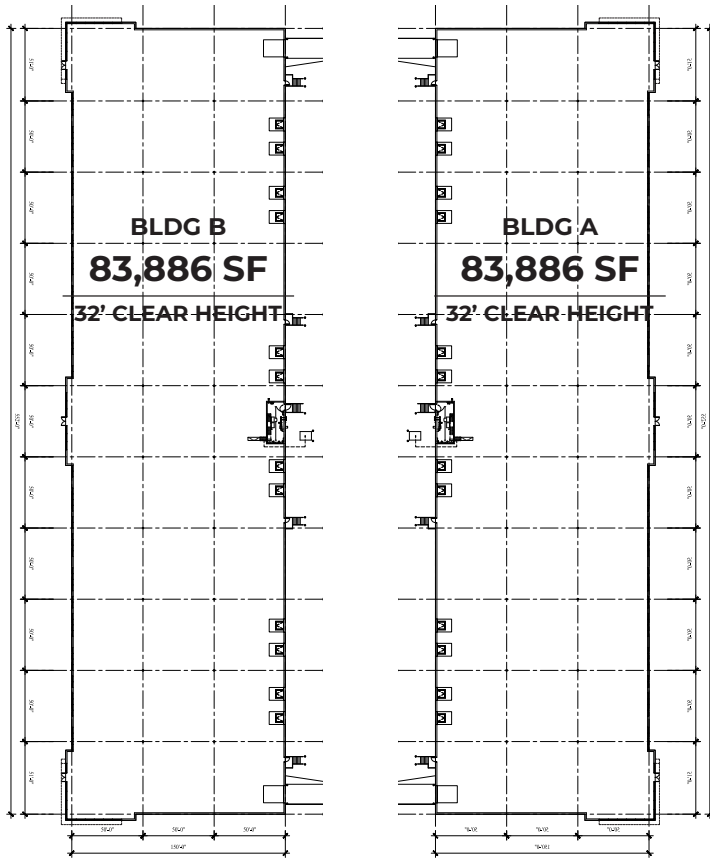
# SPEC INDUSTRIAL & BUILD-TO-SUIT BUILDINGS

## PROPOSED CONCEPTS



DELIVERING DECEMBER 2025

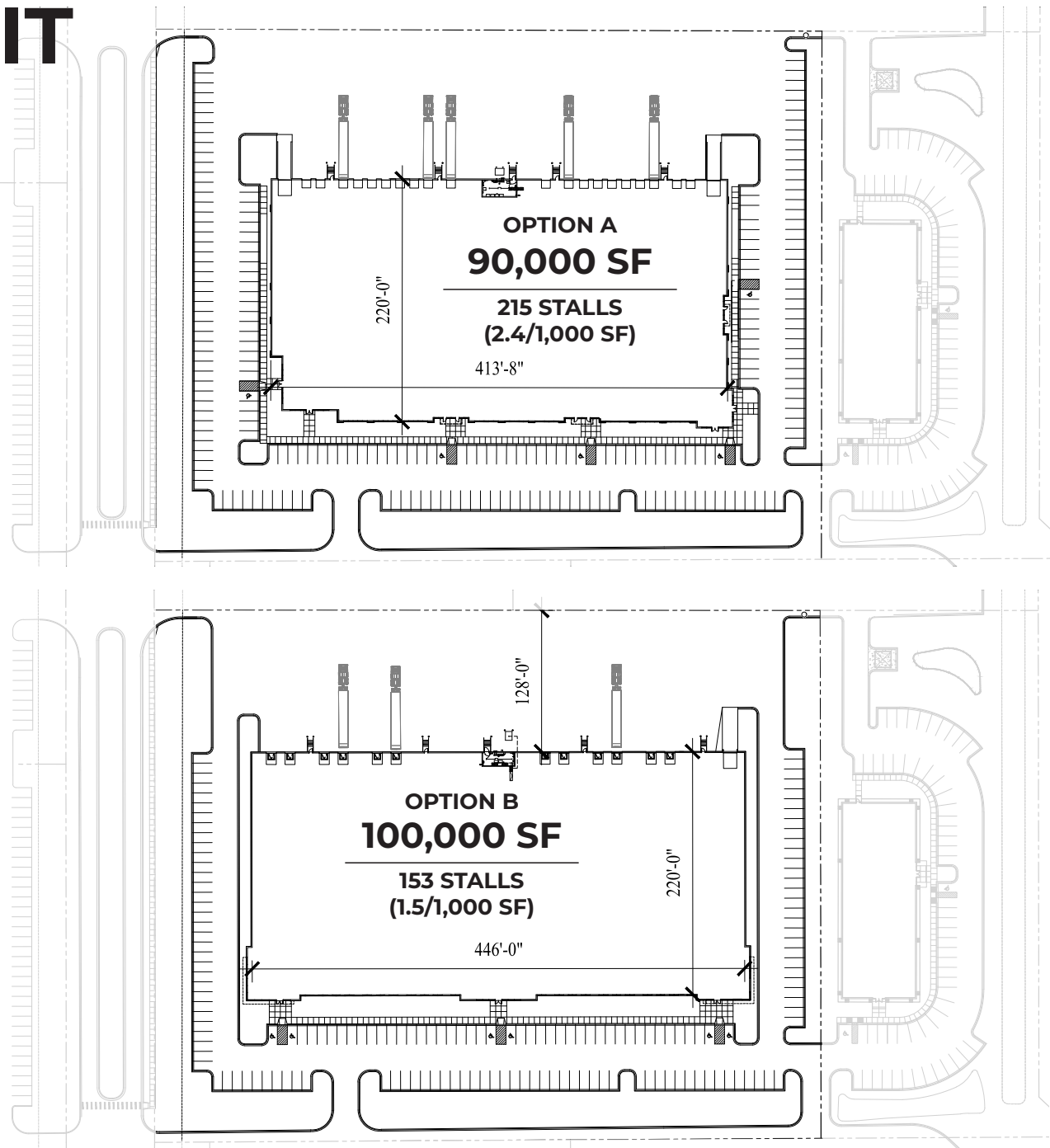
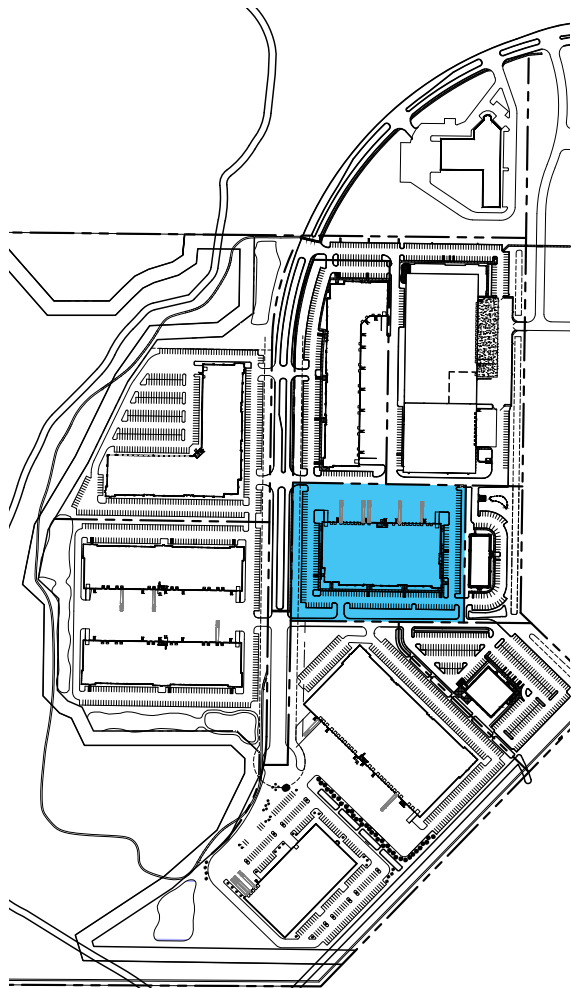
# SPEC INDUSTRIAL



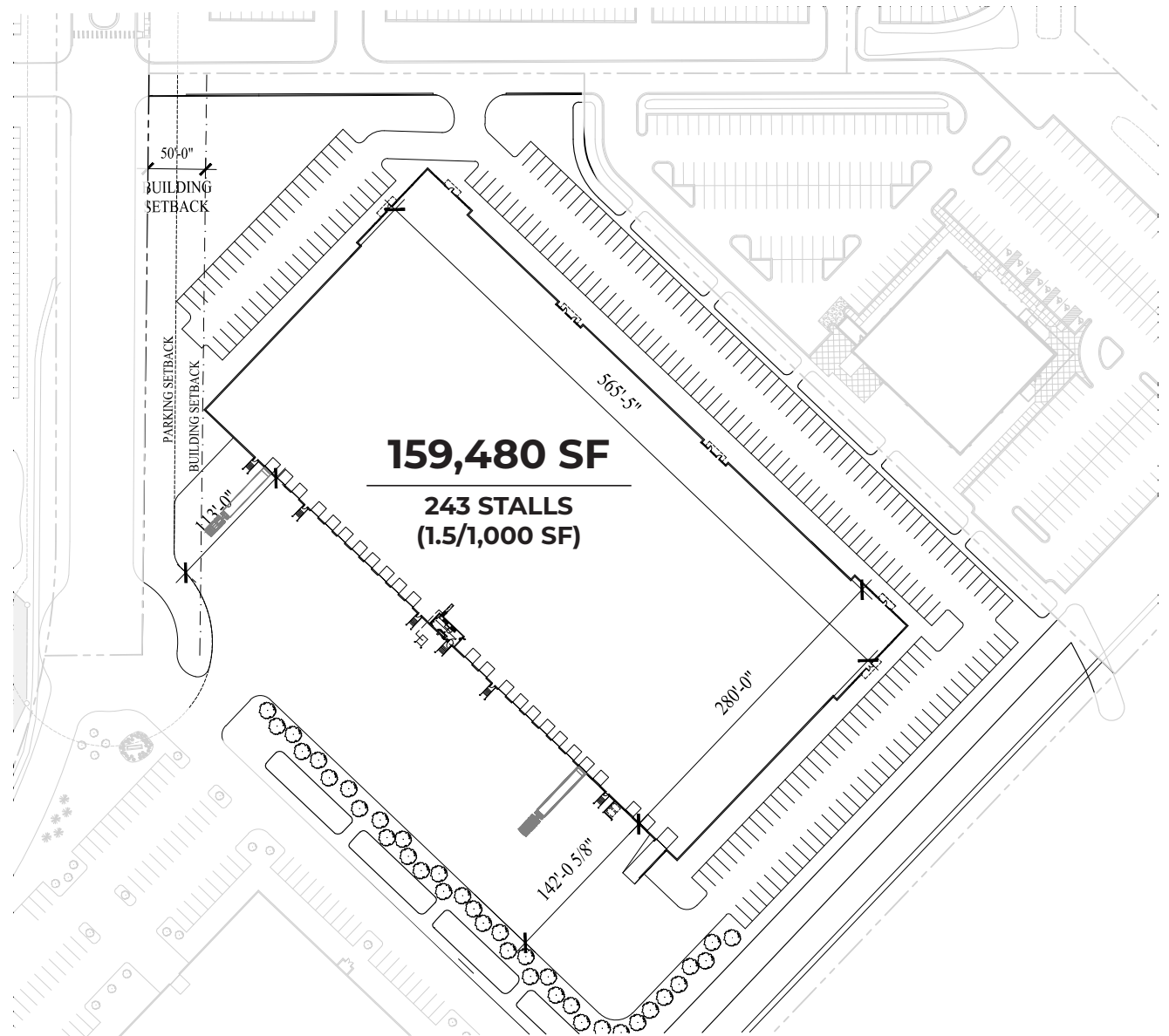
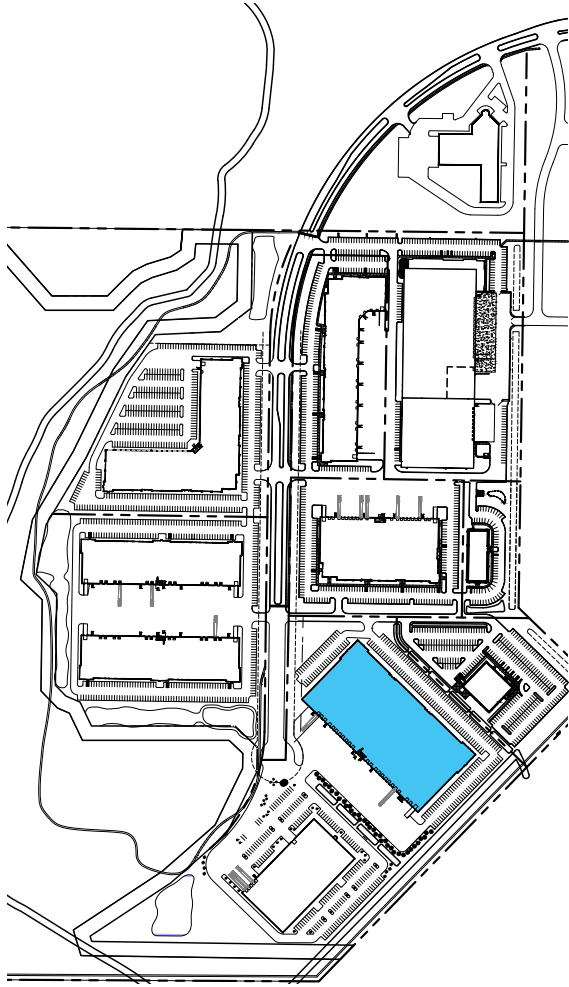
## Details Of Each Building

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

# BUILD-TO-SUIT



# BUILD-TO-SUIT



UNBEATABLE ACCESSIBILITY

# NEARBY AMENITIES

Applebee's  
Cub FOODS  
Michaels at home  
THE HOME DEPOT  
Wendy's  
Caribou COFFEE  
Planet Fitness  
SALLY BEAUTY.  
Bath & Body Works  
Misono  
SUSHI & 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

83,886 SF  
83,886 SF

6.65  
ACRES

10.75  
ACRES

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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