

# Flexible Office/Warehouse Space for Lease

3001-3023 82ND LANE NE | BLAINE, MN

2,700 SF Spaces Available

Central Blaine Location

Easy Access to 35W



## Cetra Partners

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# Property Overview

## LOCATION

3001-3023 82nd Lane NE | Blaine, MN

## AVAILABLE SPACE

### Suite 3003:

Approx. 364 SF - Office

Approx. 2,336 SF - Warehouse

**Approx. 2,700 SF - Total**

One (1) Drive-In Door

Available May 1, 2026

### Suite 3007:

Approx. 200 SF - Office

Approx. 2,500 SF - Warehouse

**Approx. 2,700 SF - Total**

One (1) Drive-In Door

Available October 1, 2026

## LEASE RATES

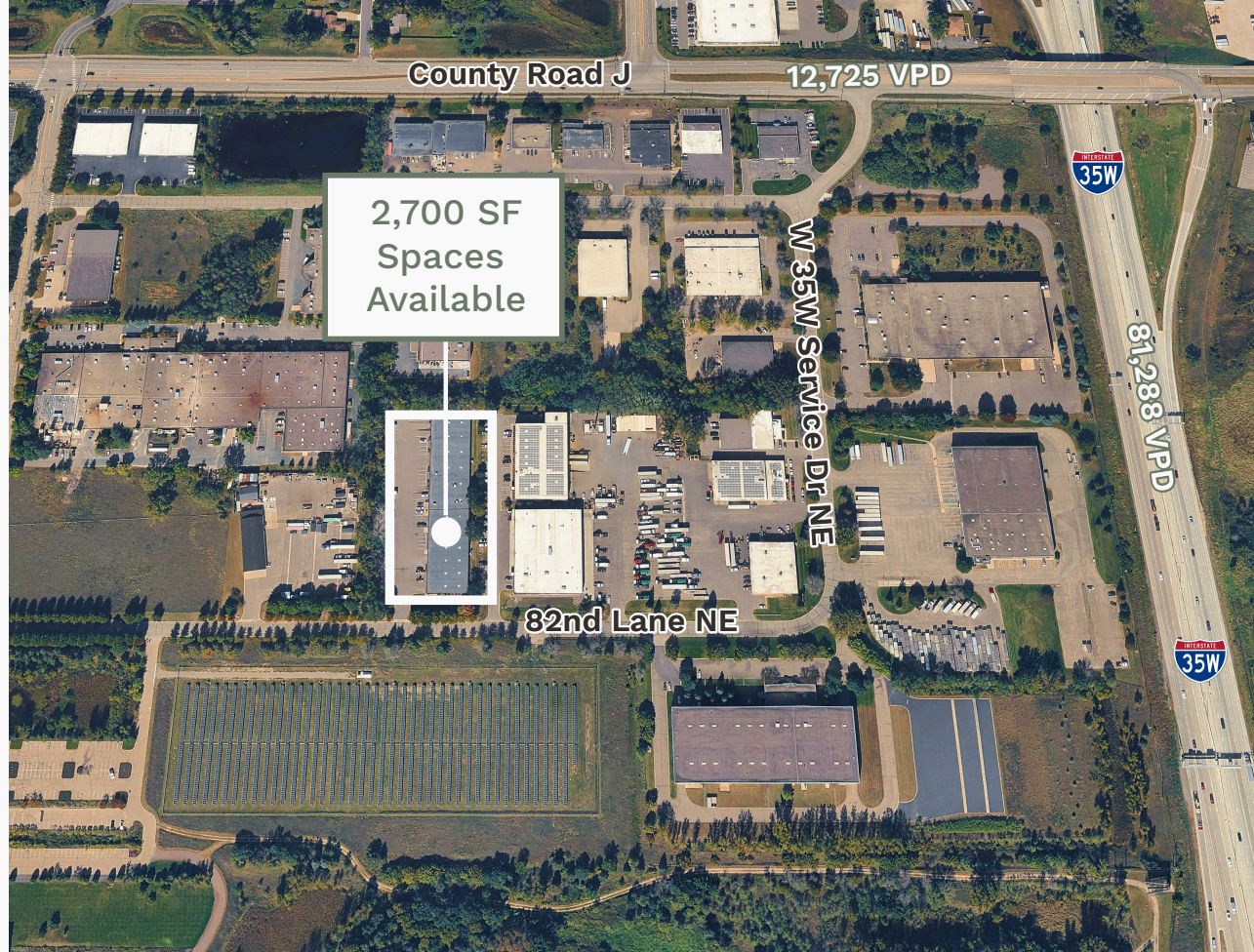
Negotiable

## EST. CAM/TAX

\$4.51 PSF Total

## PROPERTY HIGHLIGHTS

- Near many retail shops, restaurants and hotels
- Ample surface parking
- 16' clear height



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Floor Plan -  
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Regional Map -  
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