

BLAINE INDUSTRIAL CENTER I

BLAINE

8720 35W West Service Dr
Blaine, MN 55449



FOR LEASE

±35,463 SF



LEASED BY





PROPERTY OVERVIEW

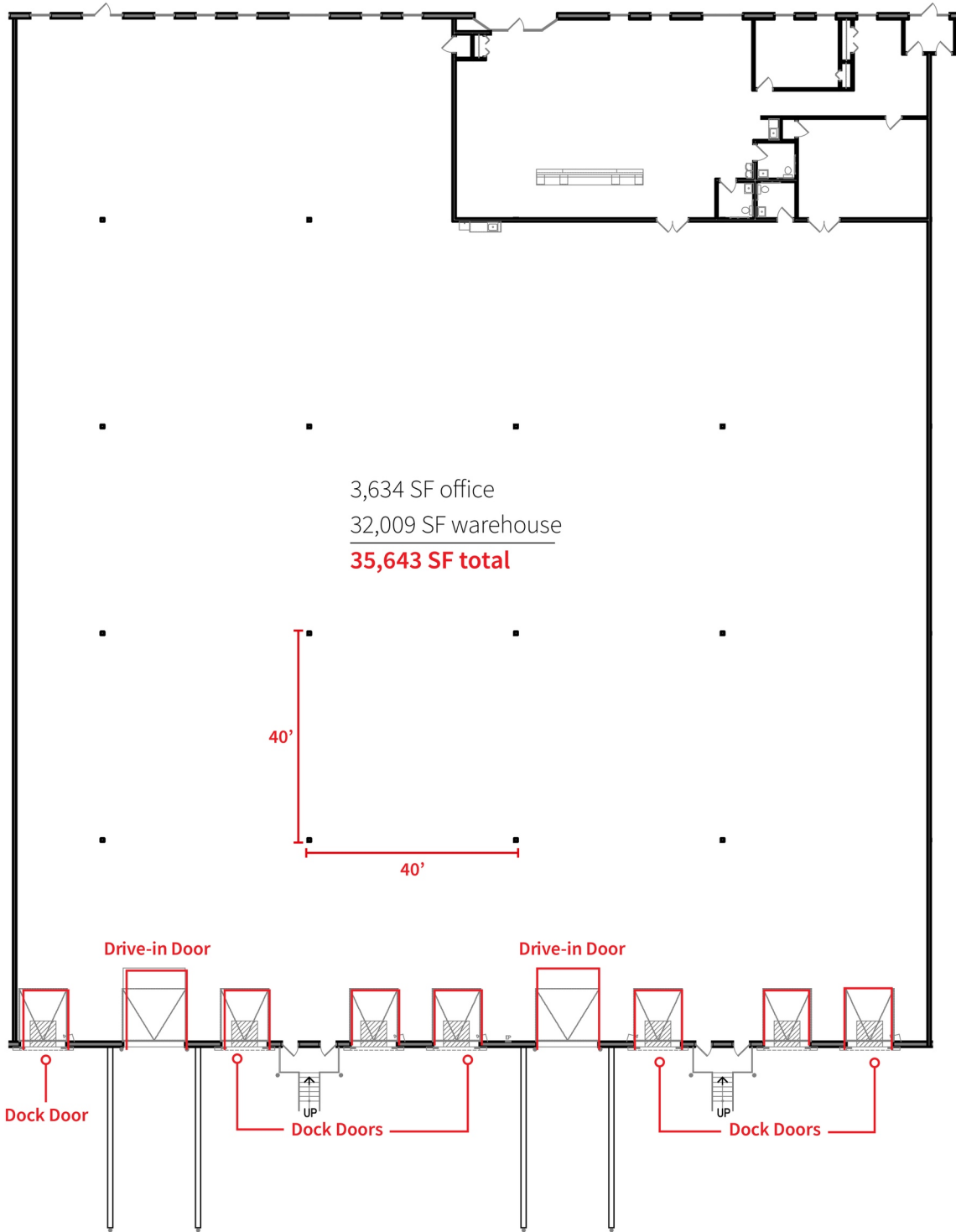
Blaine Industrial Center I is a 92,001 SF office/warehouse building featuring immediate access to I-35W in a business park setting.

- > 92,001 SF Office/Warehouse Building
- > Convenient location
- > Abundant parking
- > Excellent warehousing opportunity
- > Business park setting
- > Immediate access to I-35W and Hwy 10
- > ESFR sprinkler system

BUILDING SPECIFICATIONS

| | |
|----------------|------------|
| Available SF | 35,643 SF |
| Clear Height | 24' |
| Dock Doors | Seven (7) |
| Drive-in Doors | Two (2) |
| Year Built | 1997 |
| Lease Rate | Negotiable |
| 2026 Tax & CAM | \$4.45 |

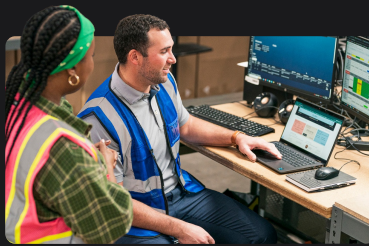
FLOOR PLAN



Committed to Driving Value for Our Customers

Properties with a Competitive Edge

Our scale, proprietary data and local relationships allow our 1,200+ skilled team members to help customers stay ahead of market trends.

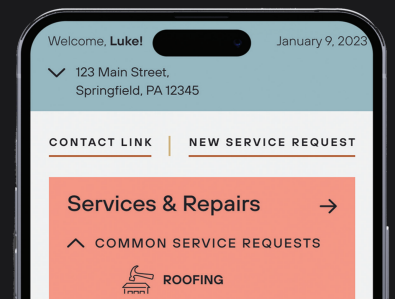


Best-in-Class Customer Service

Our on-the-ground regional teams provide you with local expertise, leveraging data-driven insights to find the right solutions for your business.

Link+

Our digital customer experience platform provides easy access to your property management teams, lease documents, billing and service requests. Sign up today!



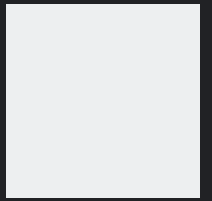
500 Million Square Foot Portfolio

Energy Solutions

Link Logistics' award-winning utility management program helps customers save time and money while unlocking energy efficiency opportunities. Enroll today through Link+.



CONTACT INFORMATION



8720 35W West Service Dr
Blaine, MN 55449

Eric Batiza, SIOR

eric.batiza@jll.com
(612) 217-5123

Connor Ott

connor.ott@jll.com
(612) 217-6741

Dan Larew, CCIM SIOR

dan.larew@jll.com
(612) 217-6726

This document is for informational purposes only and does not constitute an offer or acceptance of a lease. Any lease agreement must be in writing and signed by the landlord. No representations or warranties are made except as expressly stated in a signed lease. Information is provided "as is" and may be subject to errors or change without notice.



LEASED BY

