



SPACE FOR LEASE

Industrial I-2 or Flex



10661 Nassau St. NE, Suite 400
Blaine, MN 55449



Available
1/1/27



Rate:
9.25 sq. ft. NNN



Office 3 - 9' x 9.5'



Office 1 - 12' x 13.5'



Warehouse - 72' x 31'

Highlights

- Central Heat and A/C
- Fully Sprinkled
- 16' clear height
- 16' wide oversized drive-in door
- I-2, heavy industrial zoning, city open to flex
- Fast access to 35W and Hwy 65
- Near new Scheels and Blaine's "The Farm" development

PROPERTY INFO



4 Offices
Total 550 s.f.



16' x 16'
drive-in



1 Bathroom



2,800 s.f. total



2,250 s.f. warehouse

CONTACT OWNER

BRENT YOUNKIN



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Built in 2008



Rent: 9.25 sq. ft. NNN
CAM: \$4.21 sq. ft.



6 Exclusive-use parking spots



1 minute to Hwy 65
5 minutes to I-35W

INDUSTRIAL I-2 OR FLEX

This building is in an industrial park and zoned I-2, making it excellent for light or heavy industrial uses.

Blaine's new retail district "The Farm" and a new Scheels is close to this property. Therefore, Blaine has been accommodating in also "flexing" the space to non-industrial uses, if requested.



Neighboring Tenants:

- Chiropractor's Office
- Welding Shop
- Drywall and Painting
- Cabinet Maker (storage only)
- Lawn Care and Snow Removal
- Hydraulic Cylinder Repair
- Auto Body Repair
- Wholesale Vape-product Distribution
- Sport Court Surfacing / Repair



Parking - 6 exclusive stalls



16' wide drive-in door & driveway

BRENT YOUNKIN

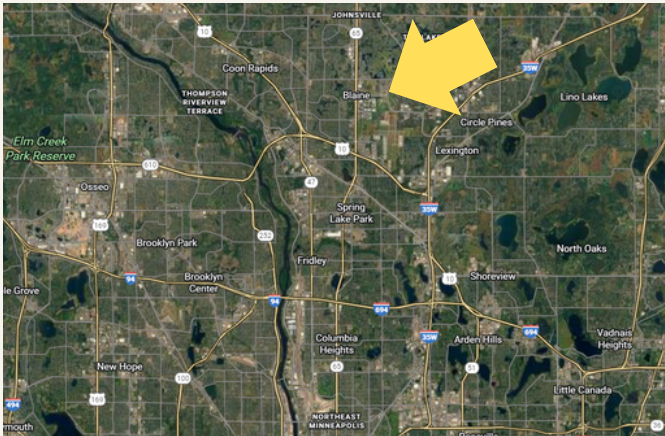


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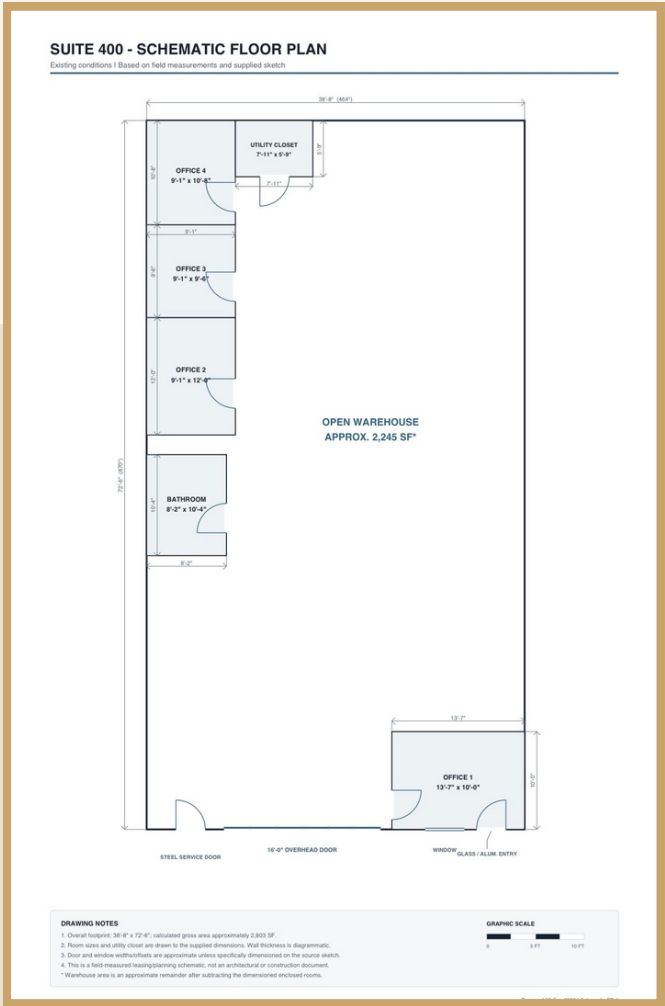
Additional Photos



North Metro location



Large ADA Bathroom



Floorplan



Office 4 - 9' x 10.5'



16' wide drive-in door

