

LEXINGTON PRESERVE BUSINESS PARK

SW of Pheasant Ridge Drive NE & Lexington Ave

..... Blaine, MN.....



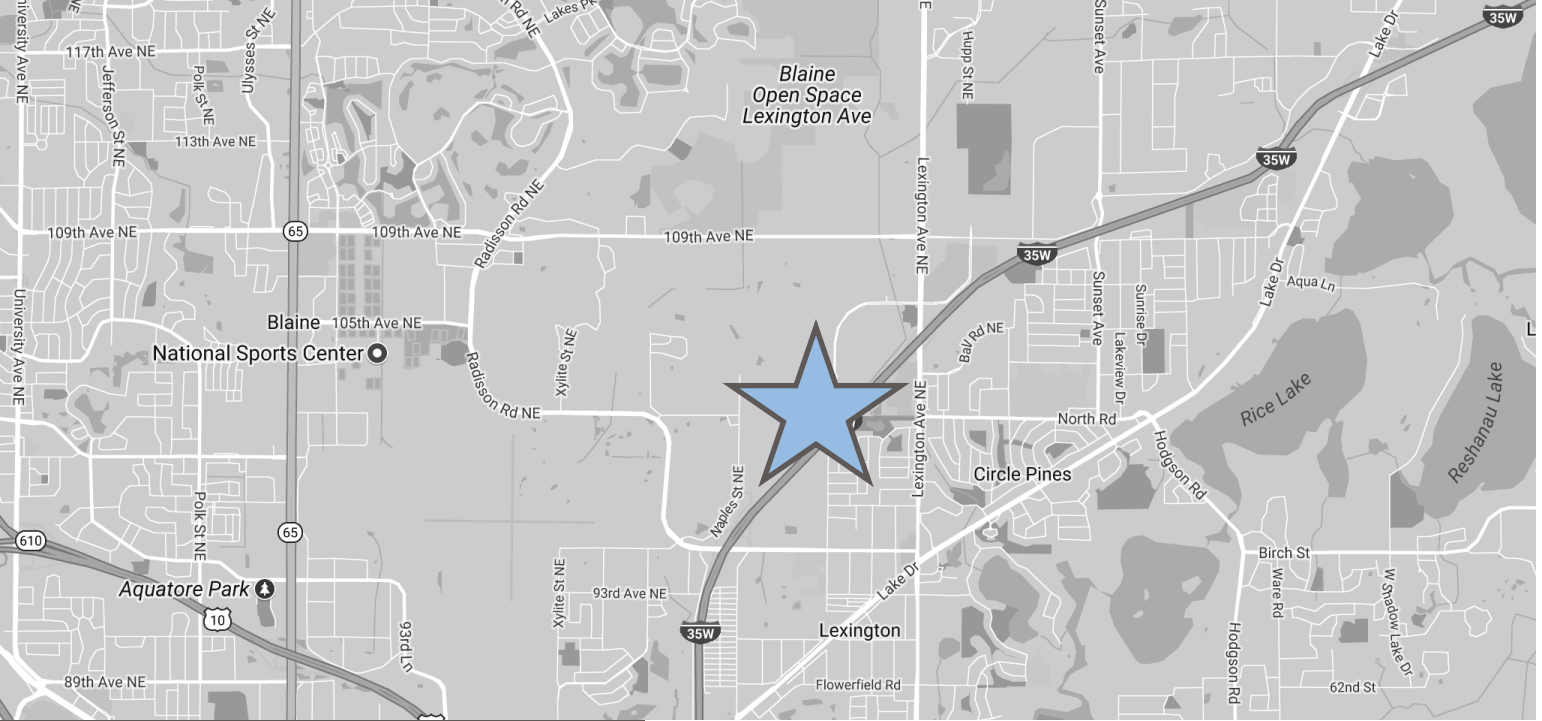
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FEATURES

- 40,000 to 152,000 SF at I-35W and Lexington Avenue NE.
- Custom design built-to-suit or lead tenant opportunity
- Prime site in a strong market location with a variety of retail and dining services close by.
- Growing workforce
- Zoning approved for industrial or office use
- Developer owned and ready for development
- Visible to 53,000 CPD on I-35W
- Beautiful, natural, campus-like setting with numerous ponds

PROPERTY DESCRIPTION

Lexington Preserve Business Park is a premier new development opportunity being developed by CSM. The development will offer state-of-the art industrial office facilities in a premier northeast metro location.

Benefits of the location include immediate freeway access to I-35W and State Hwy 610 which will offer direct access to I-94. Additionally, there are numerous retail services, restaurants, and in close proximity to Blaine Villages Shopping Center.

CBRE

800 LaSalle Ave
Suite 1900
Minneapolis, MN 55402
www.cbre.com/minneapolis

Property Specifications

AVAILABLE SF

Design build from 40,000 SF to 152,000 SF

AVAILABLE ACREAGE

Lots from 2-10 Acres

CLEAR HEIGHT

Flexible - 20' - 32'

LOADING

Docks and drive-ins available

FIBER

Available through multiple providers

FREEWAY ACCESS

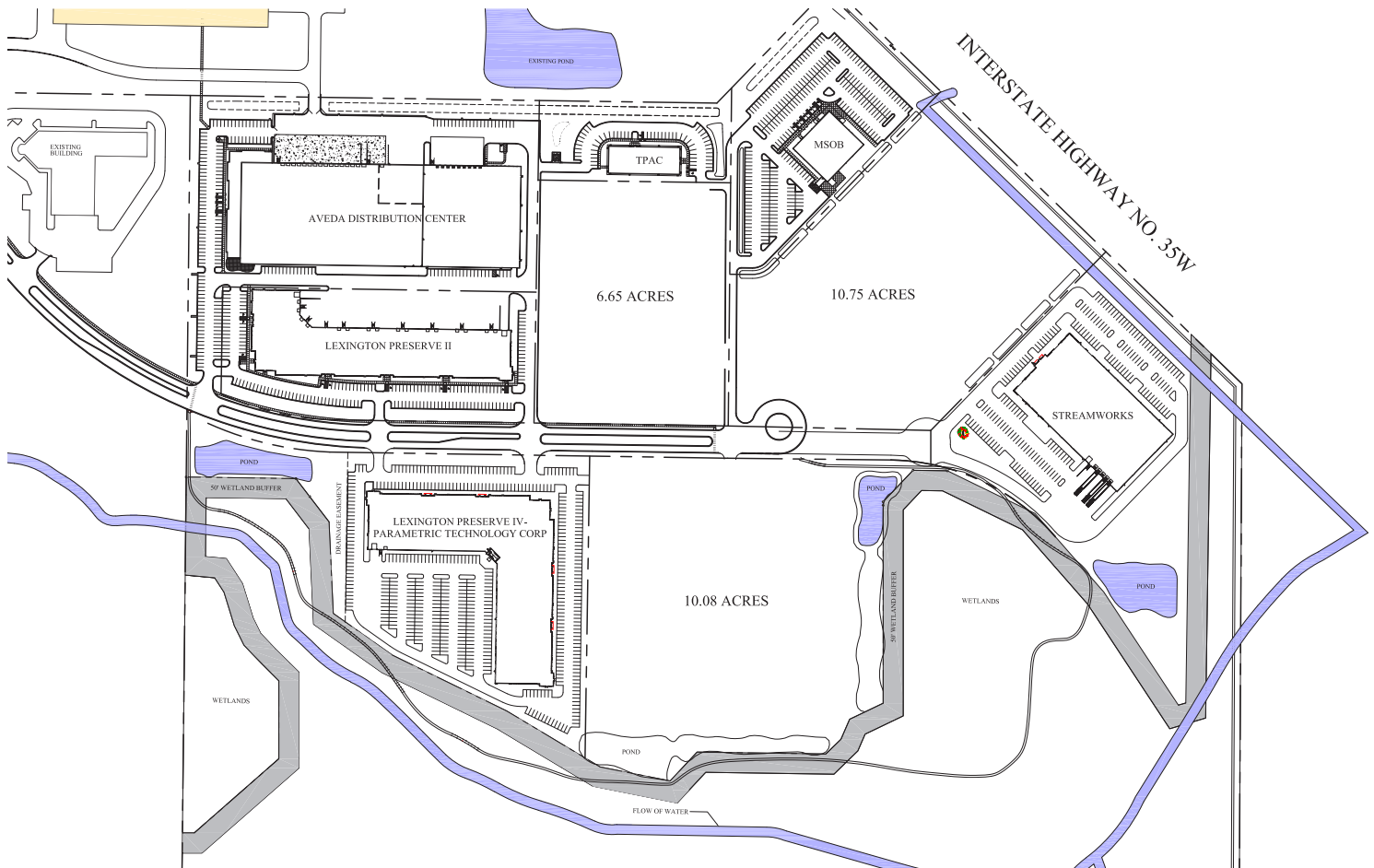
Immediate freeway access to I-35W and Lexington Ave NE

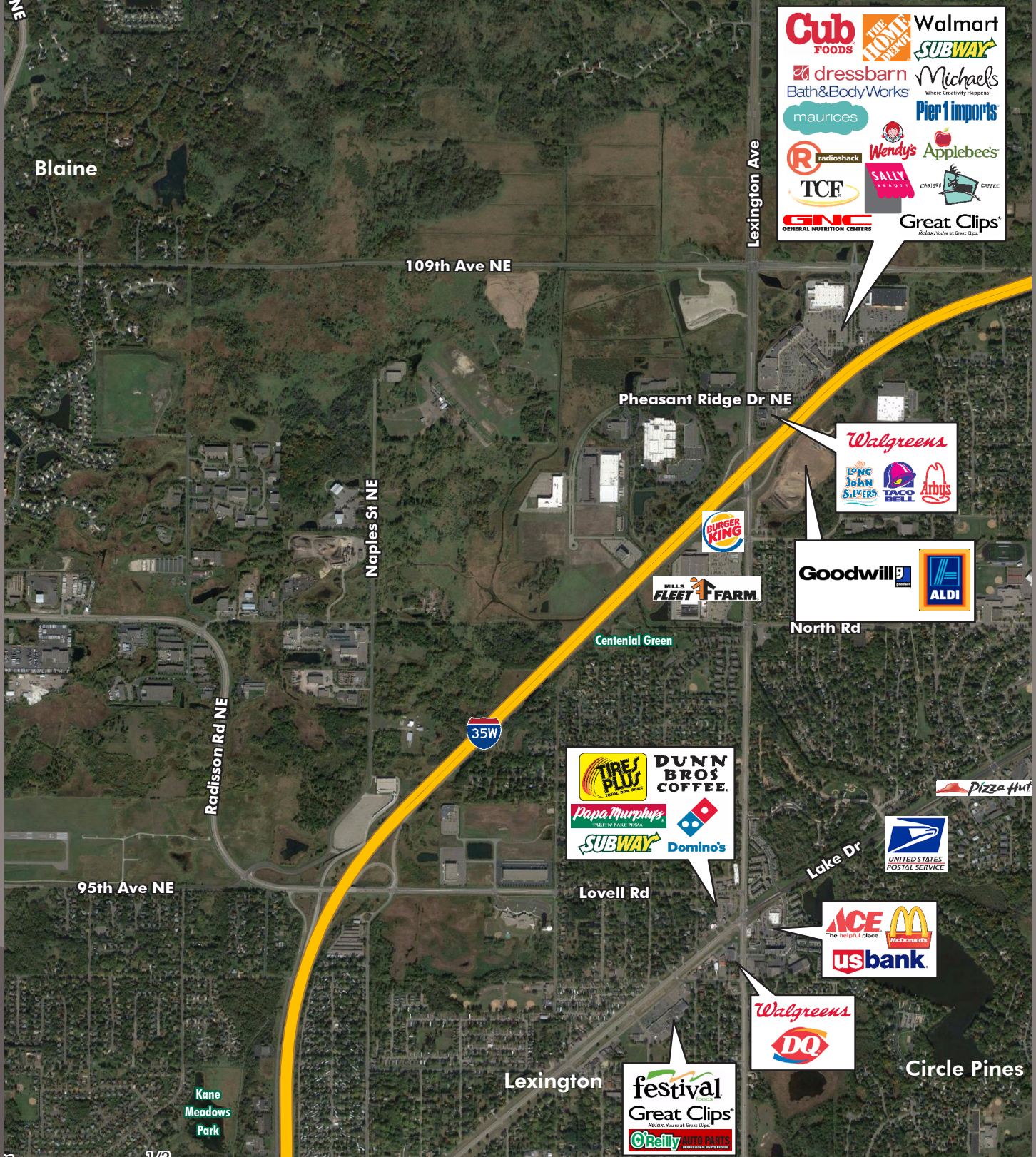
ZONING

Approved for industrial or office use

UTILITIES

All City of Blaine Municipal Utility services are installed in the street abutting the site; the site is free and clear of a Special Assessments for these services





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