

61,200 SF FOR SUBLEASE

**STACK**  
INDUSTRIAL PARTNERS

# 3860 PHEASANT RIDGE DRIVE NE

Blaine, MN 55449



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# PROPERTY OVERVIEW

## General Building Information

**Total Square Footage**  
187,328 SF

**Parcel Size**  
9.61 acres

**Year Built**  
2004 | 2014 Renovation

**Clear Height**  
36'

**Zoning**  
Planned Business District

**Building Ownership**  
Nicola Wealth

## Sublease Vacancy Specifications

**Vacancy Size**  
61,200 SF

**Available**  
June 1, 2026

**Warehouse Size**  
Approx. 57,200 SF

**Lease Expiration**  
04/30/2030

**Office Size**  
Approx. 4,000 SF

**Parking**  
Ample

**Dock Doors**  
9 Dock Doors w/ Levelers, Bumpers, & Seals

**Drive-In Doors**  
1 Drive-In

**Column Spacing**  
45' x 43'

**Restrooms**  
3 Sets

**Warehouse Climate Control**  
Radiant & Unit Heaters

**Office Climate Control**  
A/C

**Sprinklers**  
ESFR

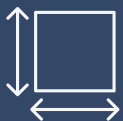
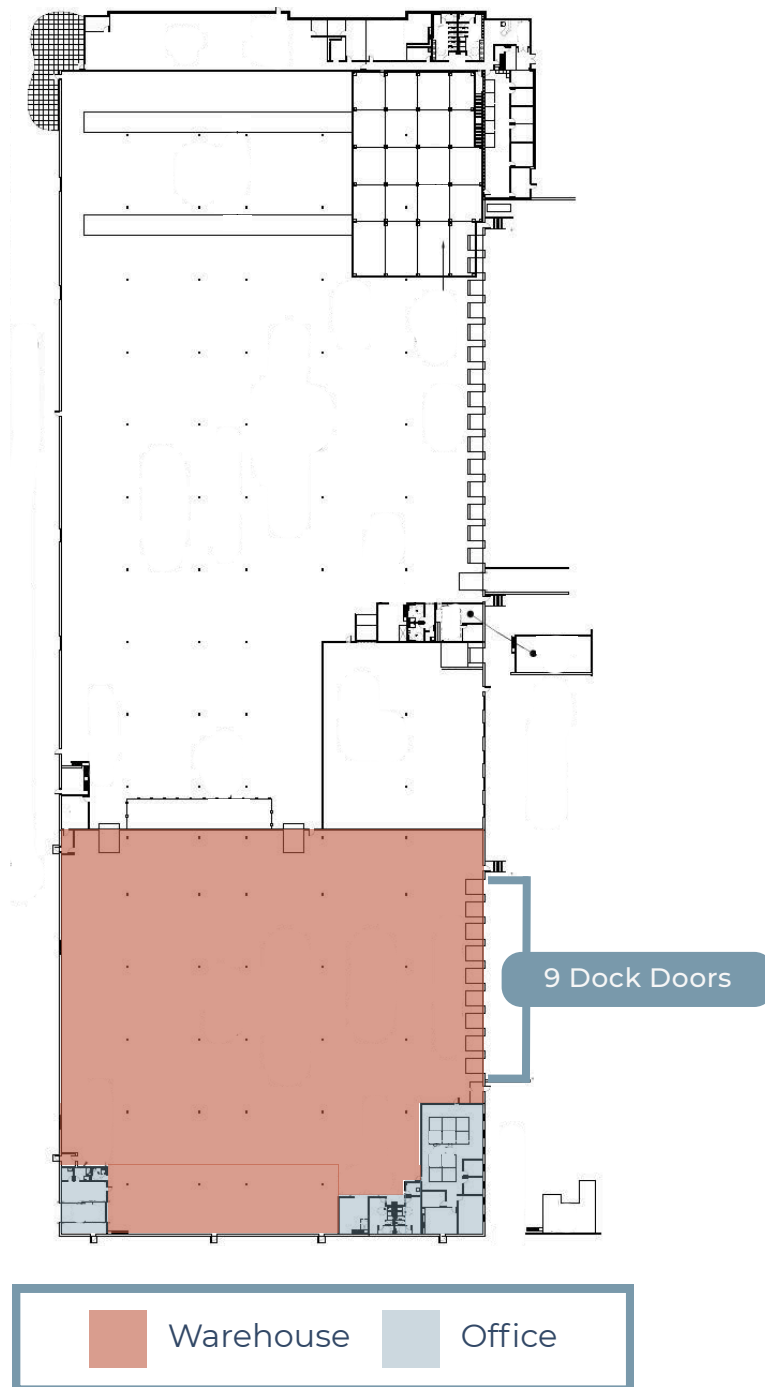
**Lighting**  
LED

## Lease Details

**Lease Rate**  
Negotiable

**CAM/Tax (2026)**  
\$5.59 PSF

# AVAILABLE SPACE



61,200 SF  
Total



4,000 SF  
Office

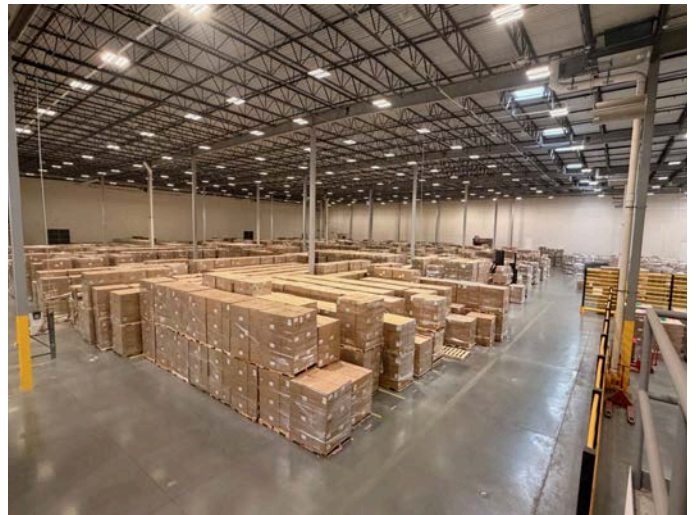
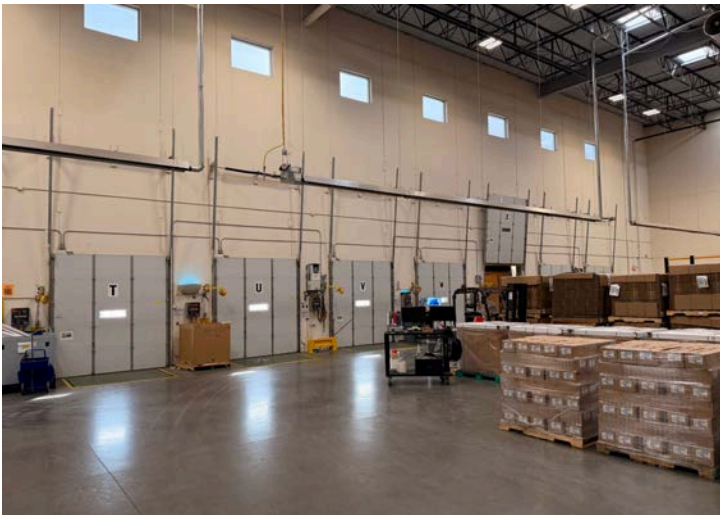


57,200 SF  
Warehouse

# PROPERTY AERIAL



# PROPERTY IMAGES



# LOCATION & AMENITIES



## Nearby Restaurants

Applebee's  
Rusty Cow Family Restaurant  
Tappers Bar and Grill  
Jersey Mikes  
Culvers  
Caribou Coffee  
Pancho's Taqueria and Mexican Cafe  
Misono Sushi & Asian Bistro  
Taco Bell  
Wendy's  
Burger King



## Nearby Retail

Walmart Supercenter  
Goodwill  
Michaels  
Cub Foods  
Fleet Farm  
Aldi  
At Home  
Home Depot  
Kwik Trip  
Five Below  
Bath and Body Works

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