

20,000-61,200 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

Available Space

20,000 - 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

51 Stalls

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

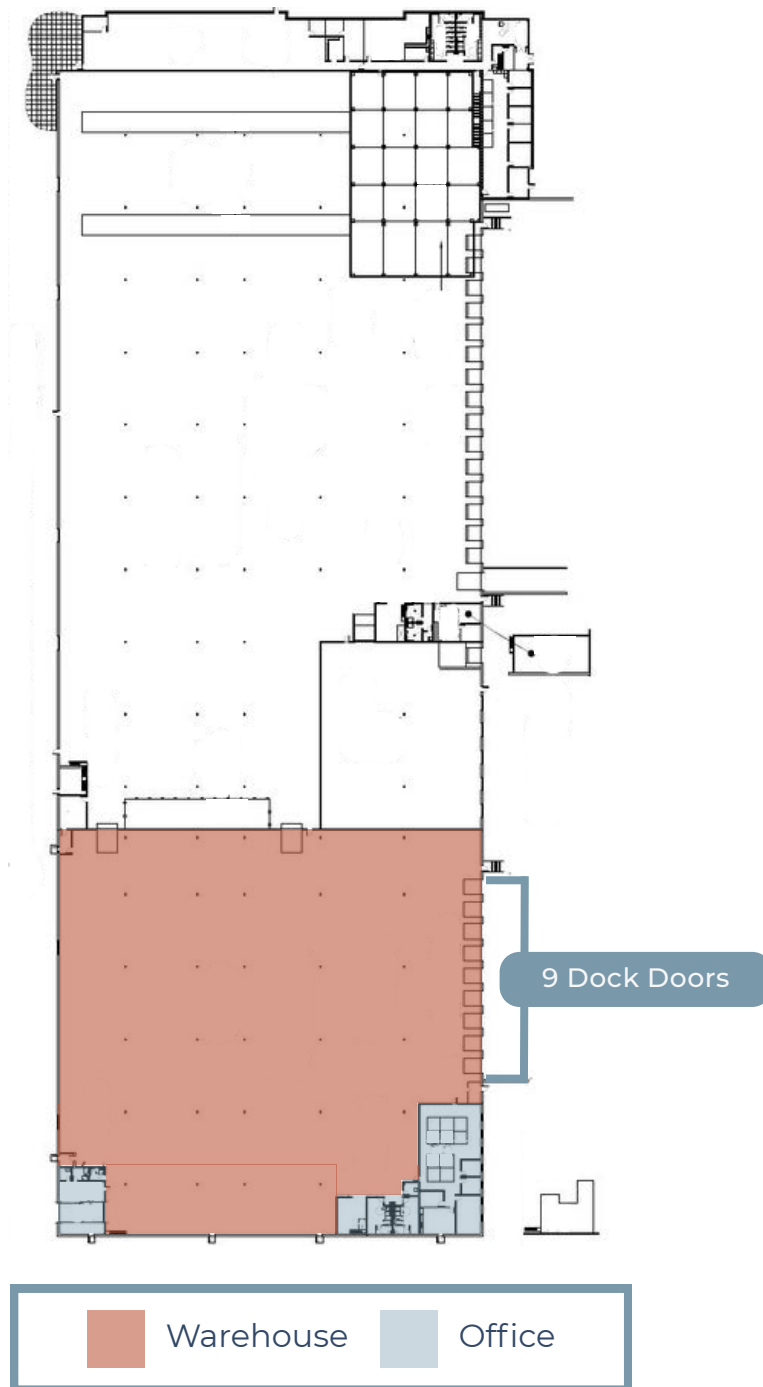
Lease Rate

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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