



OBSIDIAN
GROUP

INDUSTRIAL SPACE FOR LEASE

9197-9261 NE Davenport St, Blaine, MN 55449



CONTACT US

Sam Carter
Vice President,
M: (651)-335-2110

E: Sam@obsidiangroup.com



Jasper Gantriis
Associate
(612)-669-1654

E: jasper@obsidiangroup.com

330 S 2nd Ave, Suite 370, Minneapolis, MN 55401 | www.obsidiangroup.com

The Mallard Building offers two prime small-bay vacancies of 3,000 SF and 4,000 SF, each featuring a drive-in door, 14' clear height, and efficient layouts with small office buildouts. Including ample parking in front and behind the building, this space is ideal for light industrial, service, or showroom users seeking functional space with excellent accessibility in Blaine.

LEASE TYPE

NNN

YEAR BUILT

1983

LEASE RATE

NEGOTIABLE

TI ALLOWANCE

Buildout options subject to ownership approval

UNIT SIZE

Approximately 3,000 SF
Approximately 4,000 SF

PERMITTED USES

Industrial

LOADING

Drive-In Door

CLEAR HEIGHT

14 Feet



GENERAL HIGHLIGHTS

AVAILABILITY:

Ready for immediate occupancy

PARKING:

Front and Back parking lots

BEST USES:

Manufacturing, storage, trades

BATHROOMS:

1 restroom in each unit

SPRINKLER SYSTEM:

No

PROXIMITY TO HIGHWAY:

Less than 1 mile to HWY 65

HVAC:

Heated warehouse
HVAC in Office

Sam Carter
Vice President,
M: (651)-335-2110
E: Sam@obsidiangroup.com



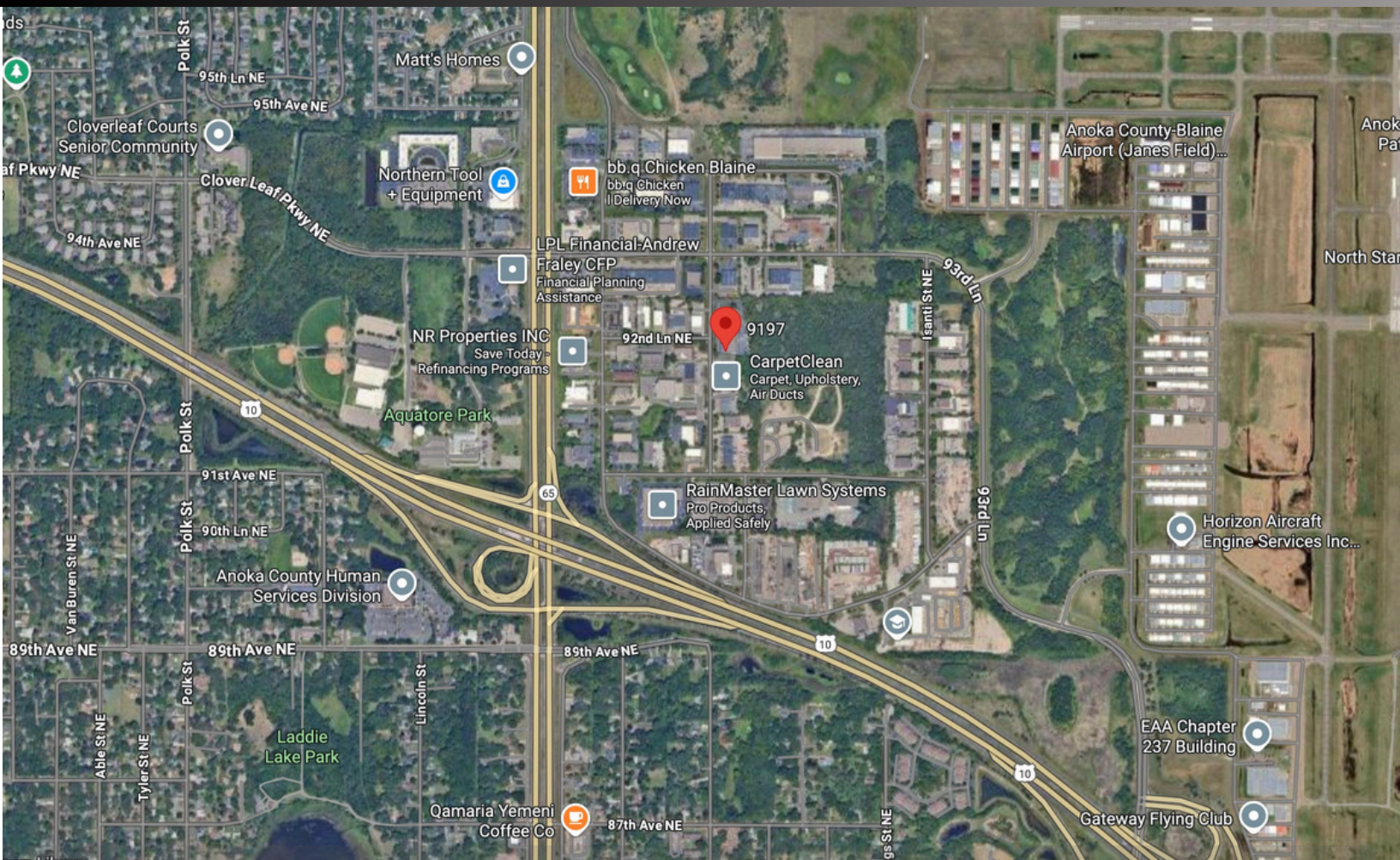
Jasper Gantriis
Associate
(612)-669-1654
E: jasper@obsidiangroup.com



Sam Carter
Vice President,
M: (651)-335-2110
E: Sam@obsidiangroup.com



Jasper Gantriis
Associate
(612)-669-1654
E: jasper@obsidiangroup.com



POPULATION

1 MILE

3 MILES

POPULATION

3,967

67,658

MEDIAN AGE

39.90

39.10

DAYTIME EMPLOYEES

4,521

41,842

POPULATION GROWTH '24-'29

3.48%

2.94%

HOUSEHOLDS

1 MILE

3 MILES

HOUSEHOLDS

1,747

26,277

MEDIAN HH INCOME

\$57,853

\$76,871

HOUSEHOLD GROWTH '24-'29

3.49%

2.90%

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

Sam Carter
Vice President,
M: (651)-335-2110
E: Sam@obsidiangroup.com



Jasper Gantriis
Associate
(612)-669-1654
E: jasper@obsidiangroup.com