

14,550 SF

FOR LEASE



8888 XYLITE ST NE

BLAINE, MINNESOTA

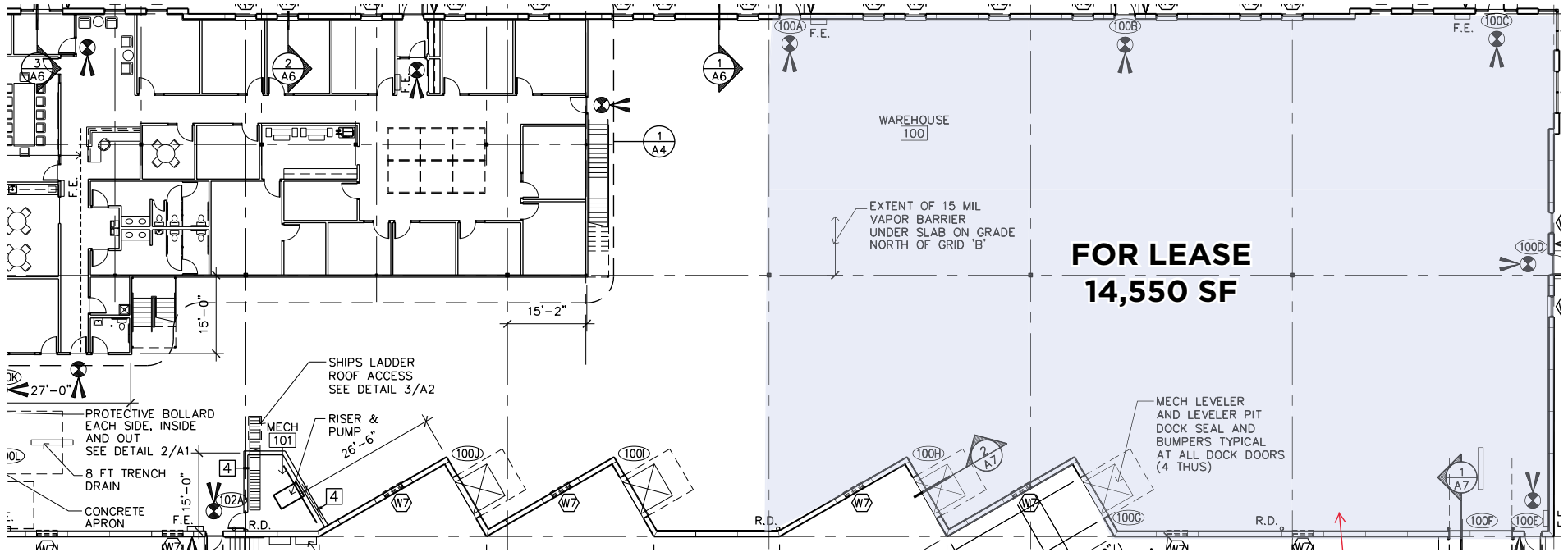
PROPERTY HIGHLIGHTS

- New construction
- Available January 1, 2025
- Energy efficient building
- Anchor tenant is Stinson Electric
- 14,500 vacancy is build-to-suit
- Building signage available facing Xylite

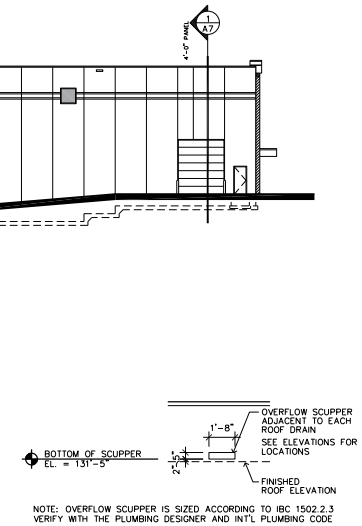
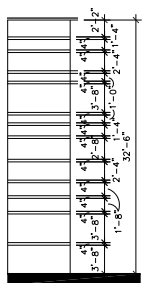
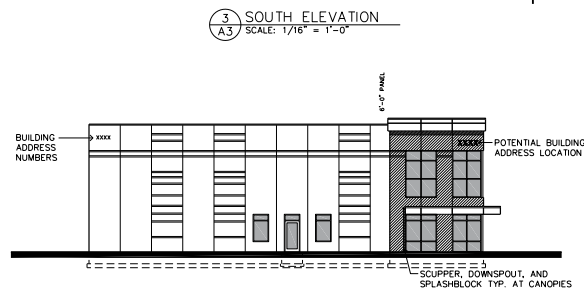
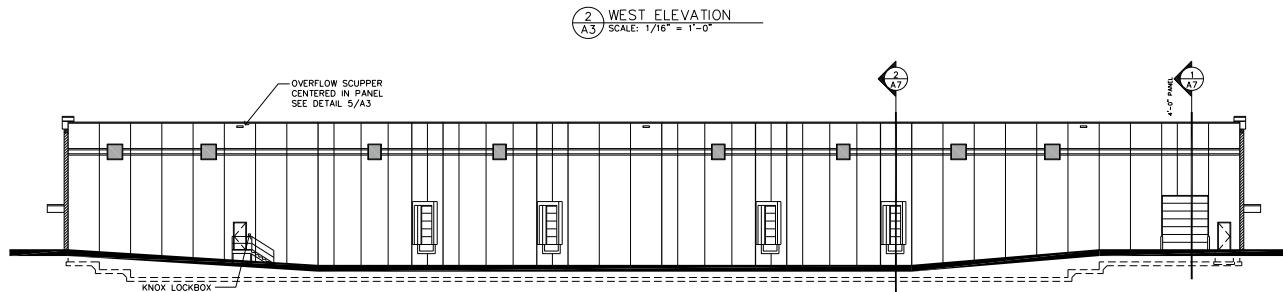
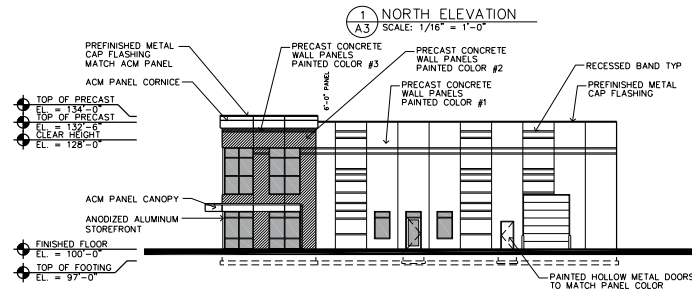
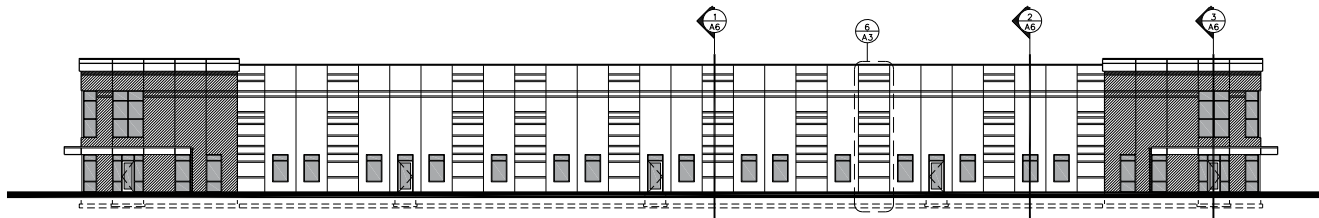
Available SF:	14,550
Building Size:	35,100
Lease Rate:	\$8.50 PSF - Warehouse \$15.00 PSF - Office
Est. CAM/Tax:	2025 - \$1.36 PSF 2026 - \$4.84 PSF
Clear Height:	28'
Loading:	2 docks, 1 drive-in door
Column Spacing:	50' x 50'
Power:	480 volt, 600 amp
Sprinkler:	EFSR fire sprinklers permit high pile storage

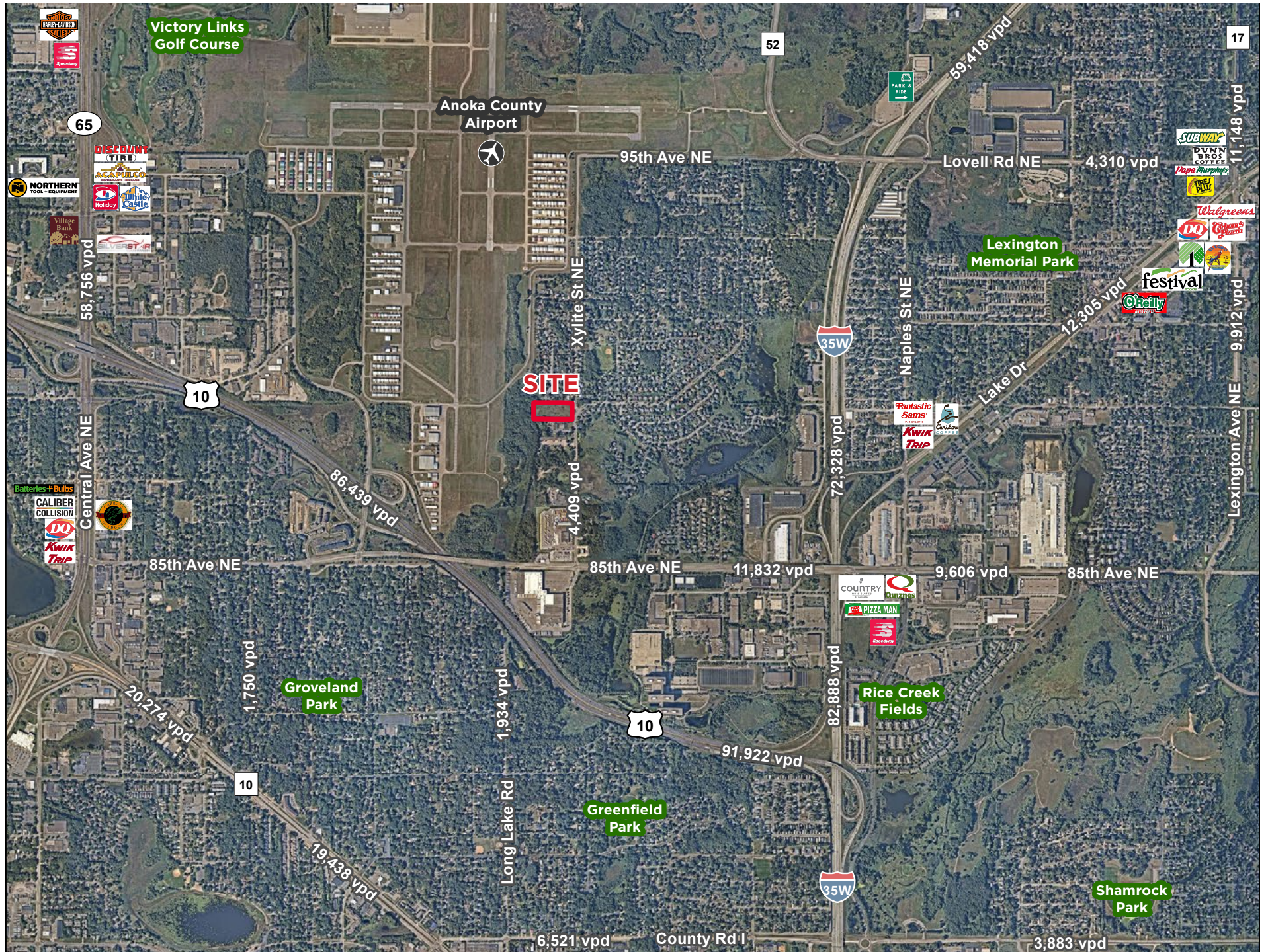


FLOOR PLAN

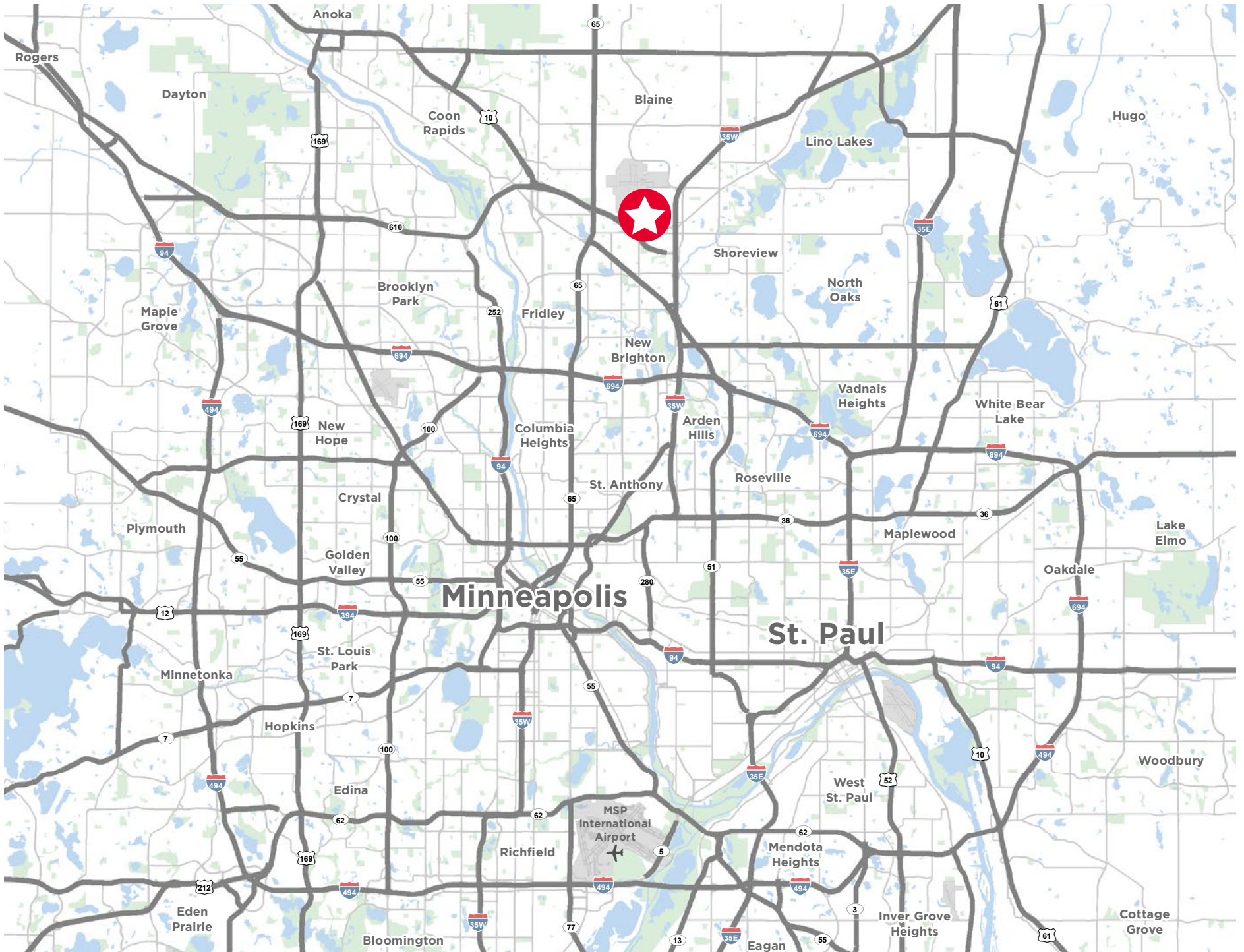


SITE ELEVATIONS





8888 XYLITE ST NE, BLAINE, MN





CONTACT INFORMATION

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