



FOR SALE OR LEASE

1741 Radisson Rd NE, Blaine, MN

**New Price Reduction!!**



**5,740 SF Building**  
**5.41 Acres with Outdoor Storage**  
**\$4,500,000 Sale Price**

Google



## Property Highlights

- 5,740 SF Building
- 5.41 Acres with outdoor storage
- Floor drains
- Flammable Waste trap
- Office bathroom
- Shop bathroom
- Air make-up system
- Radiant heat
- Secured fence, lit lot with automated gate
- Security cameras
- Exterior electrical plug-in's: 24

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**Hudson Brothen**

Executive Director

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## Building Features

<b>Building Size</b>	1,907 SF Office
	<u>3,833 SF Warehouse</u>
	5,740 SF Total
<b>Sale Price</b>	<del>\$5,500,000</del>
	\$4,500,000
<b>Lease Rates</b>	\$3.00 PSF Outdoor Storage
	\$12.00 PSF Building
<b>Loading</b>	6 Drive-in Doors
	Drive through capability
<b>Door Size</b>	16' high x 12' wide
<b>Clear Height</b>	18'8"
<b>Year Built</b>	1975
<b>Land Area</b>	5.41 acres with outdoor storage
<b>Sprinklered</b>	None
<b>Roof</b>	TBD
<b>Zoning</b>	I-2
<b>2025 Property Taxes</b>	\$55,584.90 (3 Parcels)



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**Automated Gate**



**Warehouse**



**Outdoor Storage**

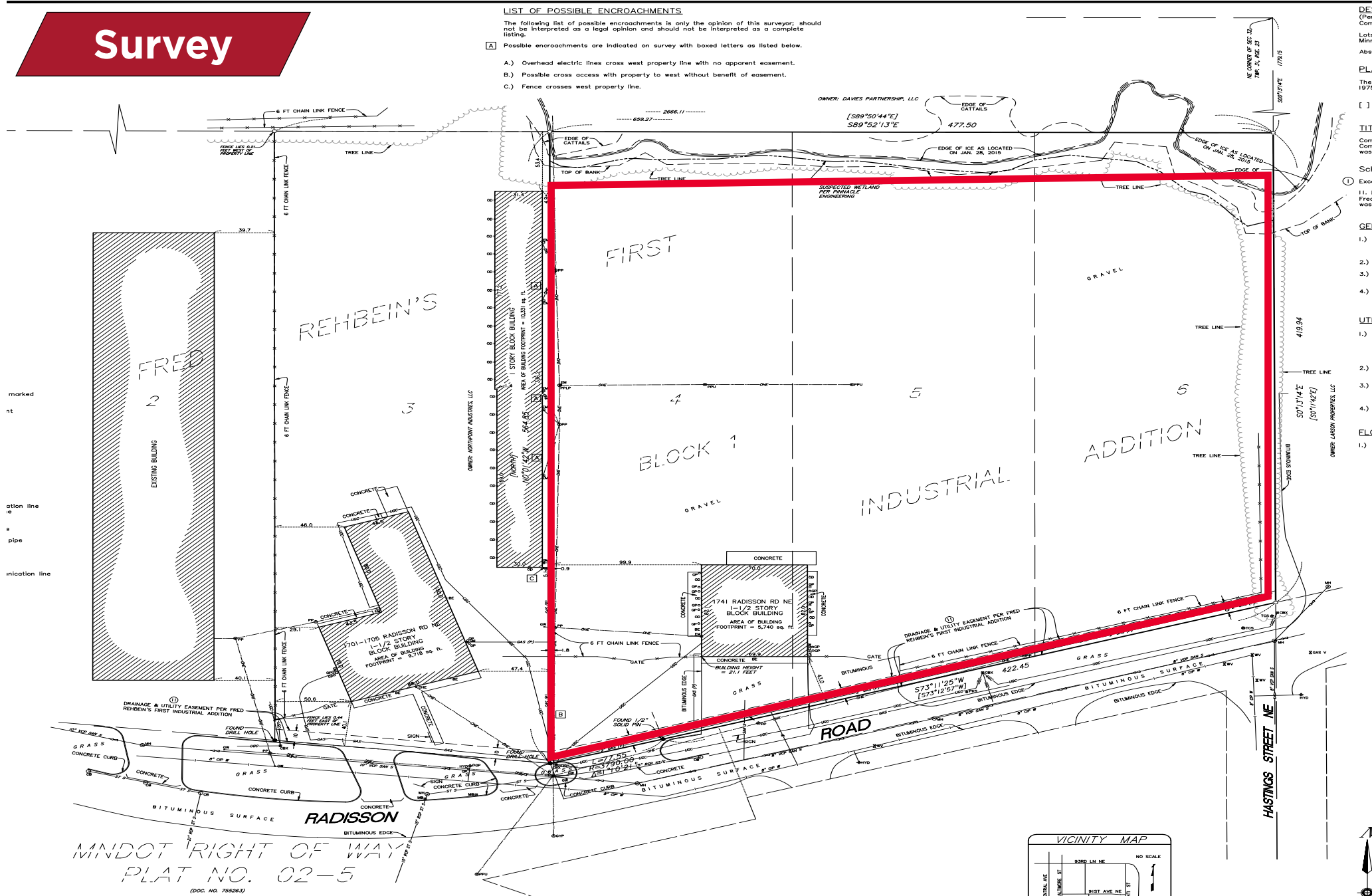






# Survey

- A.) Overhead electric lines cross west property line with no apparent easement.
- B.) Possible cross access with property to west without benefit of easement.
- C.) Fence crosses west property line.



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