

**FOR LEASE**

Owned and Operated by



# Blaine Industrial Center I

8720 35W West Service Drive, Blaine, MN 55449

## 35,643 SF



**LEASING INFO  
& CONTACT**

**Eric Batiza, SIOR**

(612) 217-5123 / [eric.batiza@jll.com](mailto:eric.batiza@jll.com)

**Dan Larew, CCIM SIOR**

(612) 217-6726 / [dan.larew@jll.com](mailto:dan.larew@jll.com)

**Connor Ott**

(612) 217-6741 / [connor.ott@jll.com](mailto:connor.ott@jll.com)

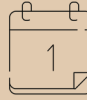


This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

## PROPERTY OVERVIEW

Blaine Industrial Center I is a 91,879 SF office/warehouse building featuring immediate access to I-35W in a business park setting.

- > 91,879 SF Office/Warehouse Building
- > Convenient location
- > Abundant parking
- > Excellent warehousing opportunity
- > Business park setting
- > Immediate access to I-35W and Hwy 10



**Date Available:**  
Now



**Available SF:**  
35,643 SF Total



**Parking:**  
110 stalls  
(0.65/1,000 SF)



**Clear Height:**  
24'



**Lease Rate:**  
Negotiable

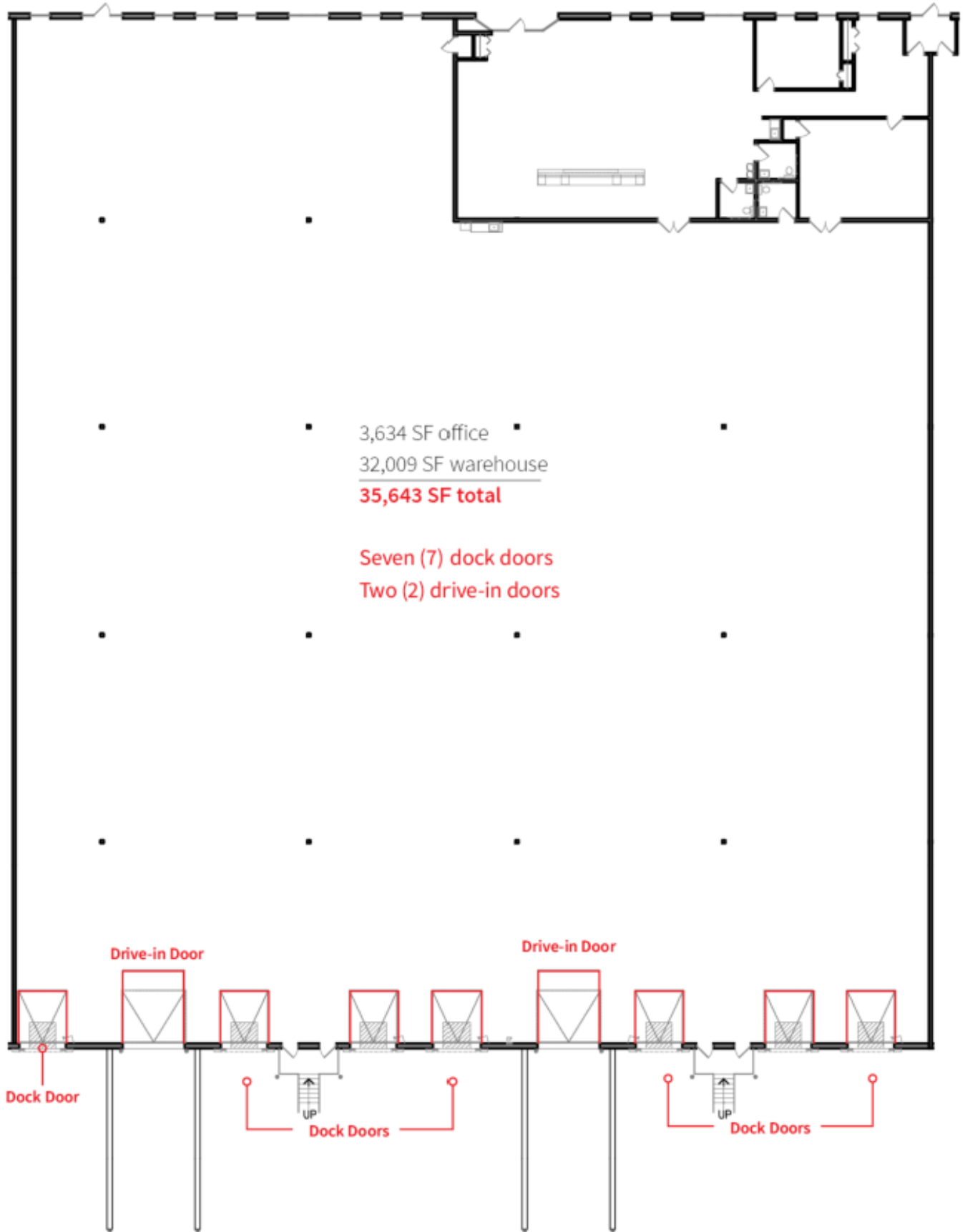


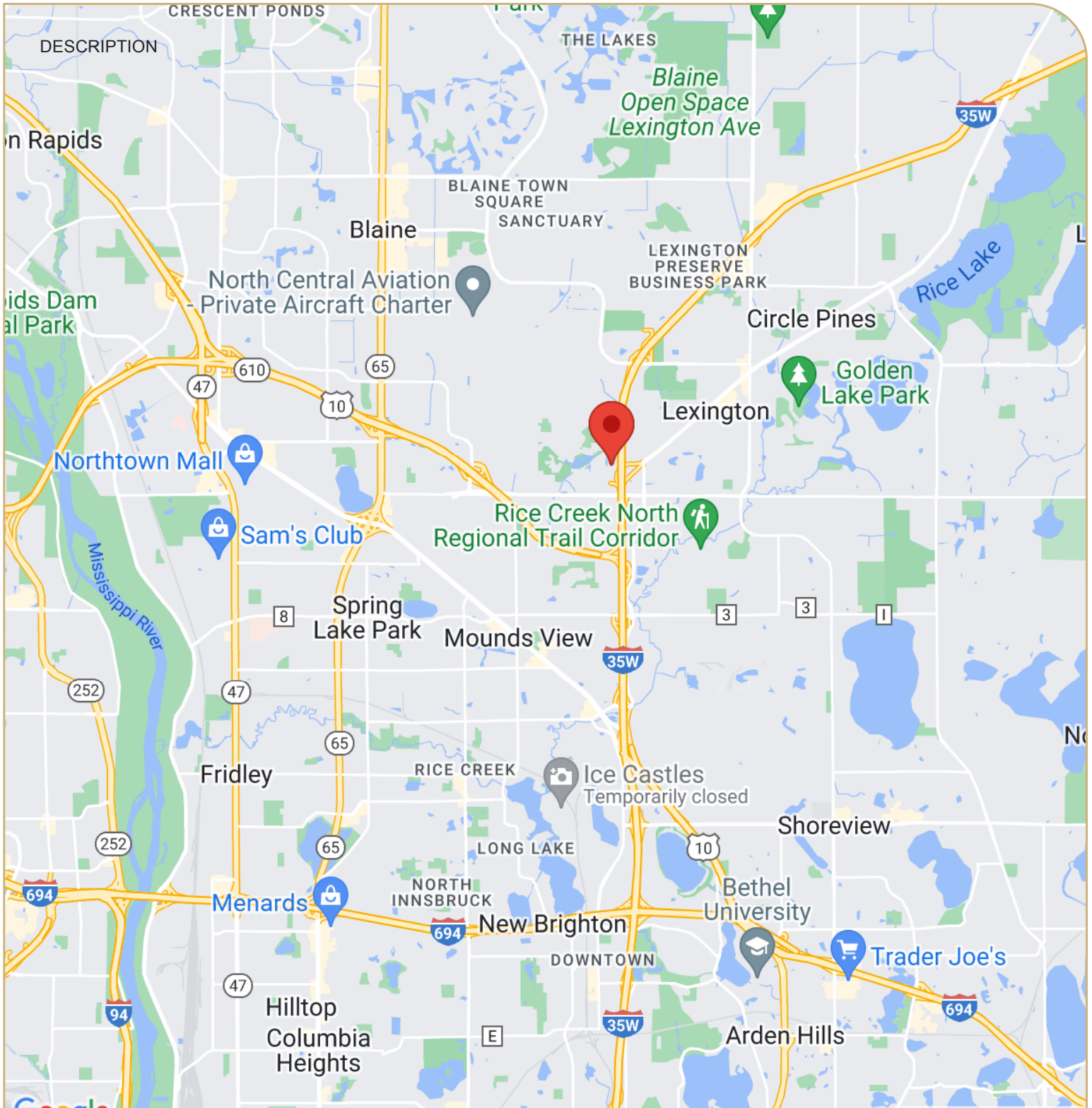
**2024 Tax & CAM:**  
\$5.28 PSF

## SITE PLAN



# FLOOR PLAN





Eric Batiza, SIOR  
 Managing Director  
 612-217-5123  
 eric.batiza@jll.com

Dan Larew, CCIM SIOR  
 Managing Director  
 612-217-6726  
 dan.larew@jll.com

Connor Ott  
 Vice President  
 612-217-6742  
 connor.ott@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023. Jones Lang LaSalle IP, Inc. All rights reserved. JLL | 250 Nicollet Mall, Suite 1000 | Minneapolis, MN 55401