

BLA:NE35

3 BUILDINGS TOTALING 317,400 SF



BETTER ACCESS FASTER CONNECTIONS

CBRE

Dan Swartz
+1 952 924 4652
dan.swartz@cbre.com

Austin Lovin
+1 612 336 4255
austin.lovin@cbre.com



BLA:NE35

SECOND TO NONE

EXPERIENCE THE ADVANTAGE OF TRUE CONNECTIVITY AT **BLAINE 35** IN BLAINE, MINNESOTA.

Located at the intersection of I-35 W and 85th Avenue NE, this master-planned business park offers one of Minneapolis' rare opportunities for new, industrial construction with prominent interstate frontage.



ACCESS TO ALL OF BLAINE

Blaine 35 provides an ideal location for warehousing, distribution and manufacturing facilities.



PRIME VISIBILITY

Visible to more than 80,000 cars daily, Blaine 35 offers a premier vantage point at the intersection of I-35 W and 85th Avenue NE.



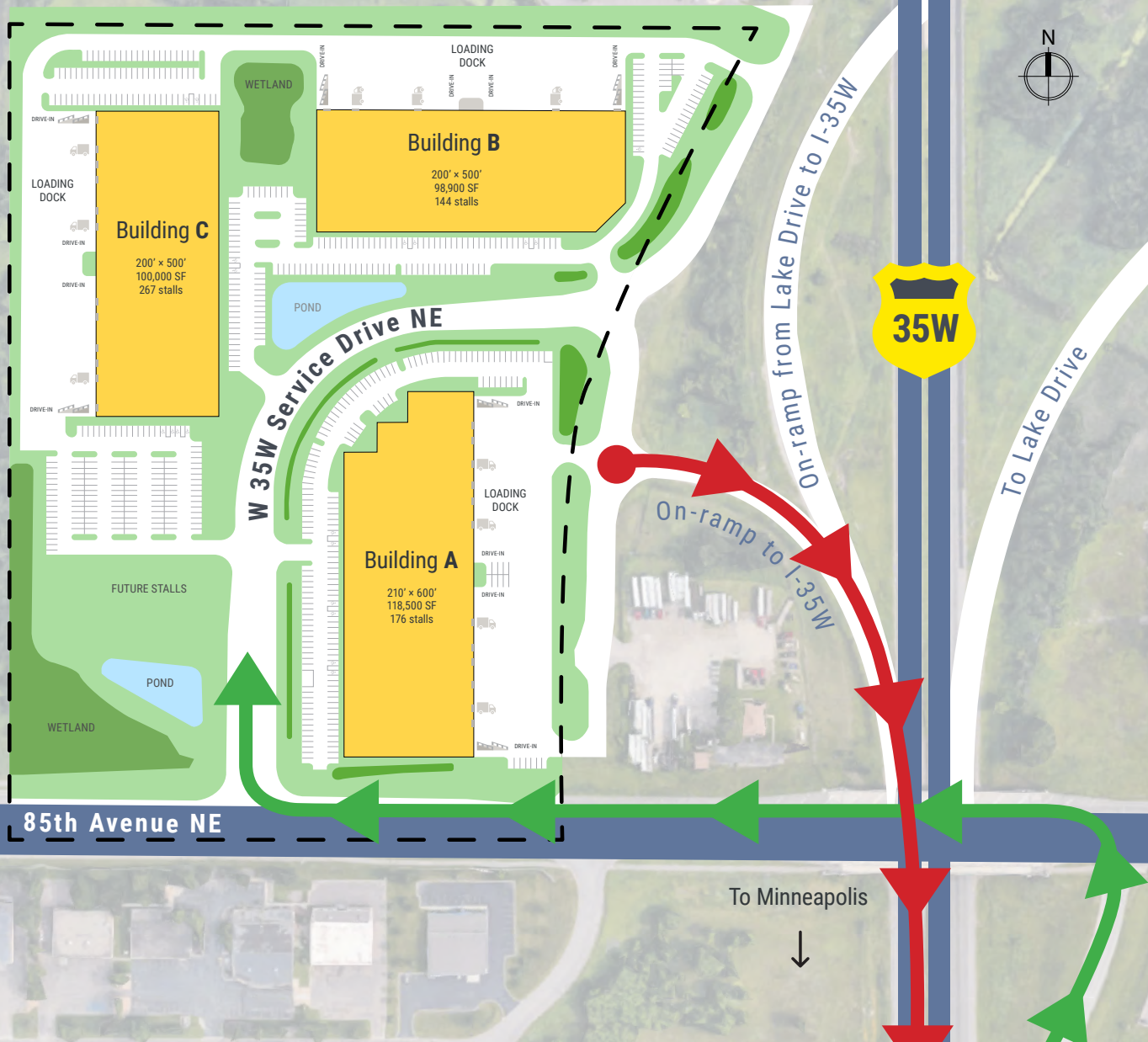
A MASTER PLANNED ENVIRONMENT

Blaine 35 features distinct architectural design, lush landscaping including sustainable wetlands, and prominent access to create a best-in-class business park environment.



BLAINE35

CONNECTED TO CONVENIENCE



15
MINUTES
to downtown
Minneapolis

3
MINUTES
Anoka County
Airport

28
MINUTES
MPLS-St.Paul
Airport

**BLAINE 35
OFFERS TENANTS
A SUPERIOR
LOCATION FOR
BOTH BUSINESS
AND RECREATION.**

With direct access to I-35W, Highway 10 and Highway 65, Blaine 35 is only minutes from the Twin Cities business destinations. Additionally, Blaine is home to the National Sports Center and TPC Golf Courses—home of the 3M open, a PGA Tour FedEx Cup event.

OPTIMIZED FOR BUSINESS

1.5 PARKING STALLS PER 1,000 SF

2,000 AMPS, 480 VOLT POWER PER BUILDING

ESFR SPRINKLER SYSTEM

LED LIGHTING

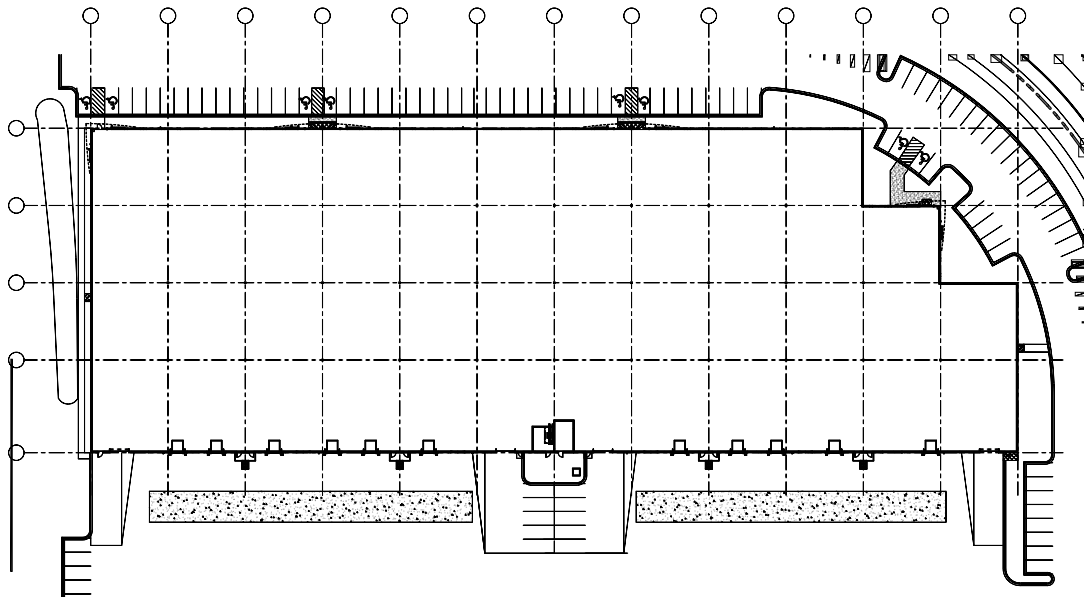
AMPLE DOCK AND DRIVE-IN DOORS

BUILD-TO-SUIT AND DESIGN BUILD OPTIONS AVAILABLE

ANOKA COUNTY TAX ADVANTAGE

50' X 50' COLUMN SPACING WITH 60' SPEED BAYS

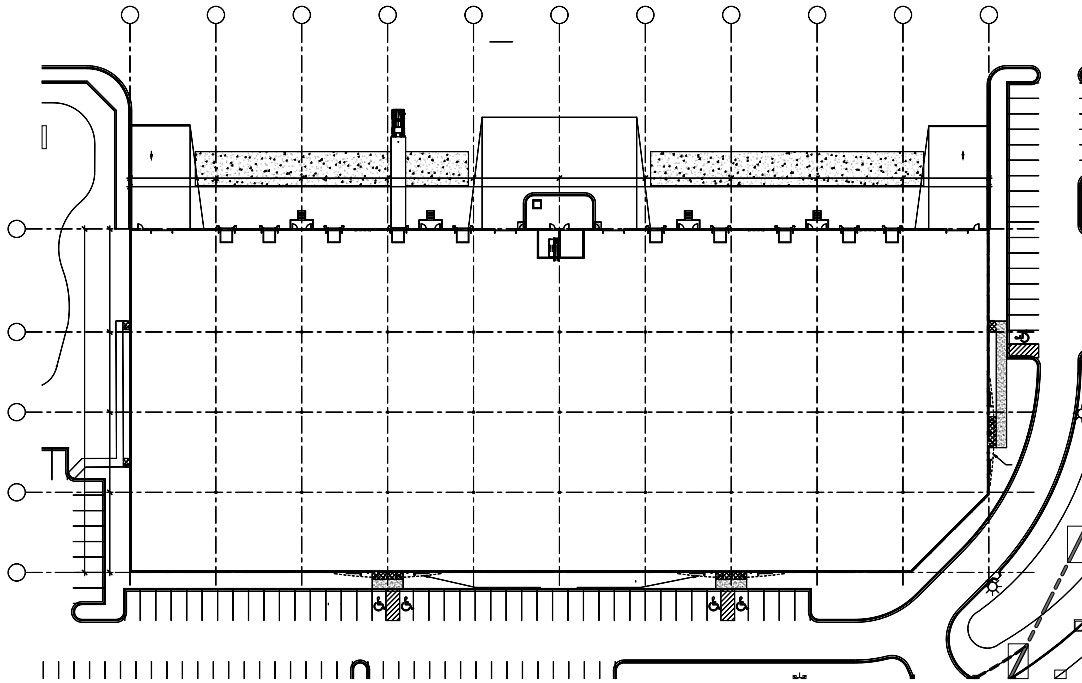
THREE BUILDINGS TOTALING 317,400 SF.



BUILDING A:

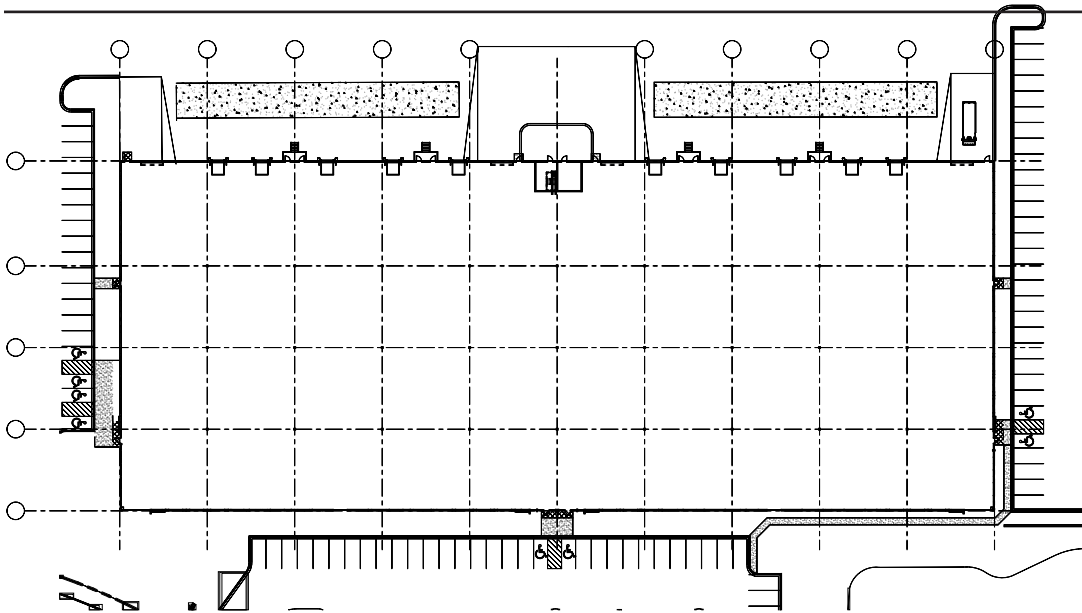
- 118,500 SF
- 32' clear height
- 50' X 50' with 60' speed bays

BLAINE35



BUILDING B:

- 98,900 SF
- 28' clear height
- 46'8" X 50' with 60' speed bays



BUILDING C:

- 100,000 SF
- 28' clear height
- 46'8" X 50' with 60' speed bays

Please contact:

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