



The upcoming 118,500-square-foot industrial building Blaine35, featuring 32-foot clear heights, will rise at the intersection of Interstate 35W and 85th Avenue Northeast in Blaine, CBRE said Wednesday. (Submitted image)

## Industrial spec project underway in Blaine

By: Brian Johnson ○ June 16, 2021 4:32 pm

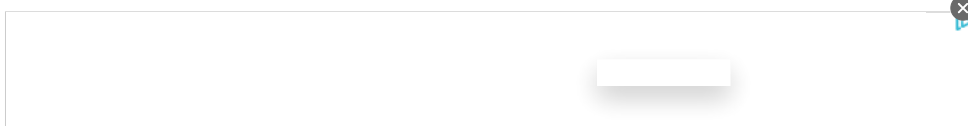
Winnipeg-based Artis REIT and CBRE Group Inc. have broken ground on a 118,500-square-foot industrial building in Blaine, part of a three-building project that will eventually bring more than 317,000 square feet of new Class A space to the city.

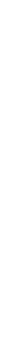
The Blaine35 project, featuring 32-foot clear heights, will rise at the intersection of Interstate 35W and 85th Avenue Northeast, CBRE said Wednesday. CBRE's Dan Swartz and Austin Lovin are marketing the property for owner/developer Artis REIT, according to a press release.

The project comes at a time when industrial development is booming. In a recent report, CBRE said 2.5 million square feet of industrial product is under construction in the local market and is expected to wrap up in 2021.

"We continue to see elevated levels of industrial demand in the market," Swartz said in a press release. "Speculative developments like Blaine35 allow Minneapolis to attract more industrial users that need to expand quickly to respond to unprecedented demand."

CBRE said the project team, working with the city and the Rice Creek Watershed District, made a commitment to sustainable practices that will reduce stormwater discharge by 20%, among other benefits.





## ABOUT BRIAN JOHNSON

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Brian joined Finance and Commerce in February 1998. His primary beat has been construction and development.



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