

FOR SALE OR LEASE

3680 PHEASANT RIDGE DR NE

Blaine, MN 55449



TRANSWESTERN

REAL ESTATE
SERVICES



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PROPERTY SPECIFICATIONS

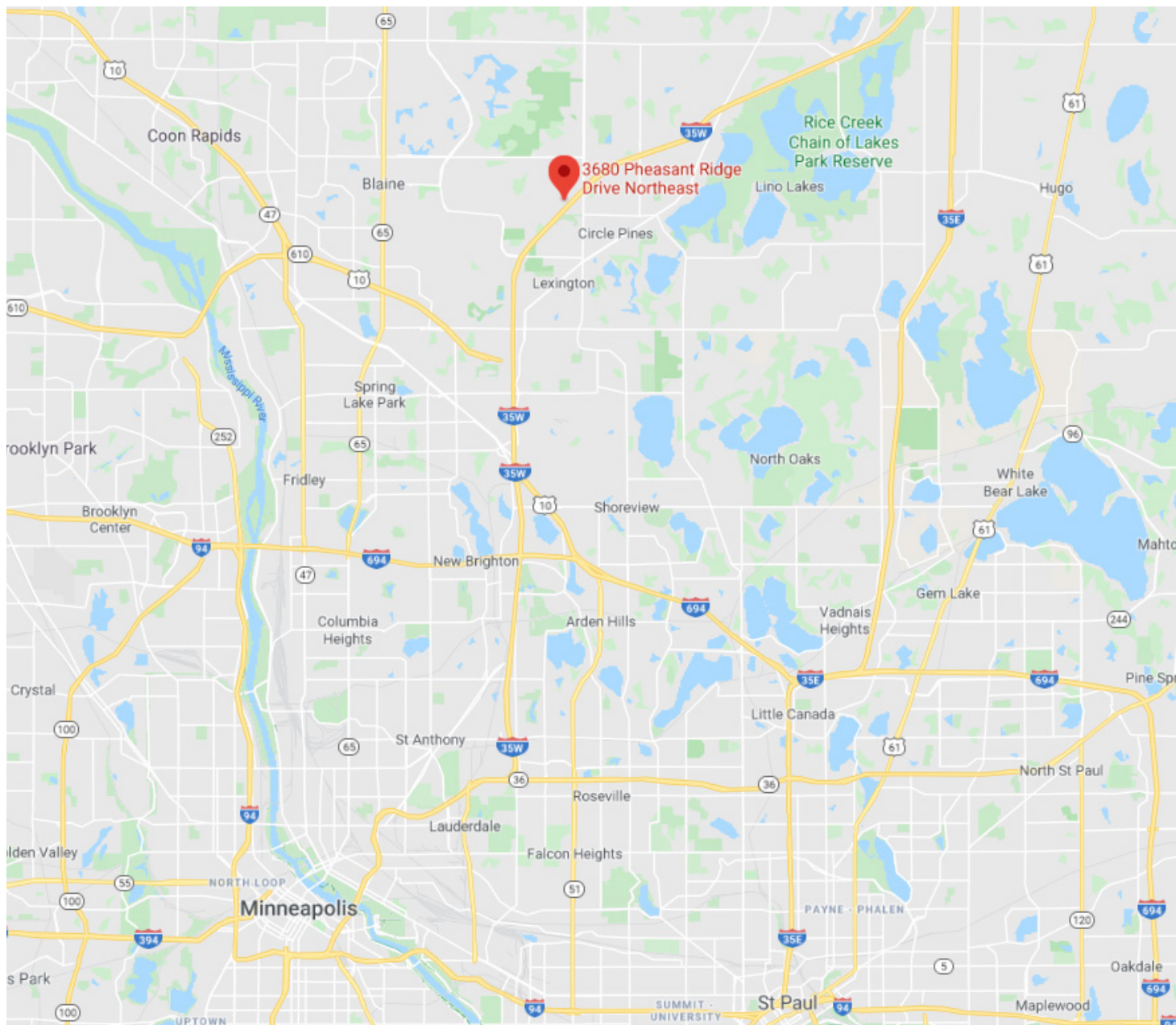


Building Size: 47,242 SF
Acreage: 4.69 acres
Year Built: 2001
Floors: 3
Availability: 5,000 - 35,000 SF
Parking: 281 stalls
Zoning: PBD (Planned Business Development)

Listing Price: \$6,075,000 (\$128.59 PSF)
Lease Rates: \$14.00 PSF NNN
2019 Tax/Ops: \$5.31 PSF not including janitorial

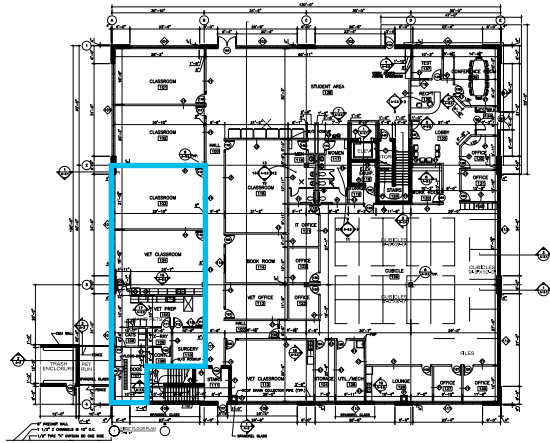


SITE LOCATION

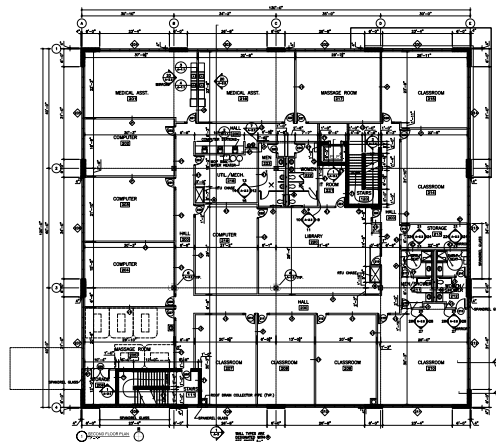


BUILDING PLANS & SPECS

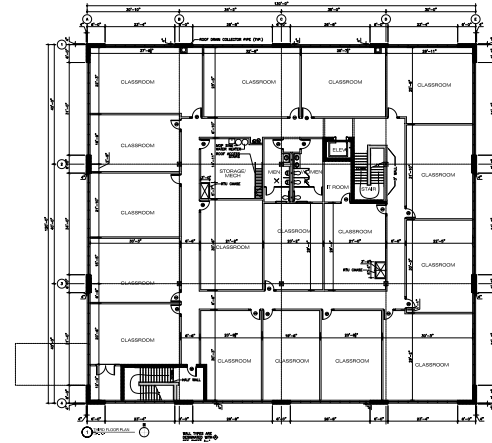
1st Floor
6,840 SF



2nd Floor
14,080 SF



3rd Floor
14,080 SF



Building Specs

- Foundation: Poured reinforced footings
- Structural Framing: Steel framing supported by masonry walls
- Floor Structure: Reinforced concrete
- Roof Construction: Flat roof which has steel joists and a corrugated metal deck covered with insulation and a built-up roof cover which is ballasted and sloped
- Exterior Walls: Decorative concrete block and brick
- Interior Walls: Wood or metal framed walls with gypsum board
- Windows: Aluminum window frame system with reflective tinted insulated glass windows
- Heating/Cooling: Zoned controlled forced air HVAC system. 6 rooftop units provide heat and 140 tons of cooling
- Fire Suppression: Equipped with a wet sprinkler system
- Interior Ceiling: Acoustical tile ceiling suspended within metal grid
- Lighting: Recessed fluorescent tube fixtures
- IT: Fiber optics provided by All Stream