

**FOR LEASE**

Owned and Operated by



# Blaine Industrial Center I

8720 35W West Service Drive, Blaine, MN 55449



## 35,643 SF



**LEASING INFO  
& CONTACT**

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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 isa 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:  
10/1/2023



Available SF:  
35,643 SF Total



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



Clear Height:  
24'



Lease Rate:  
Negotiable

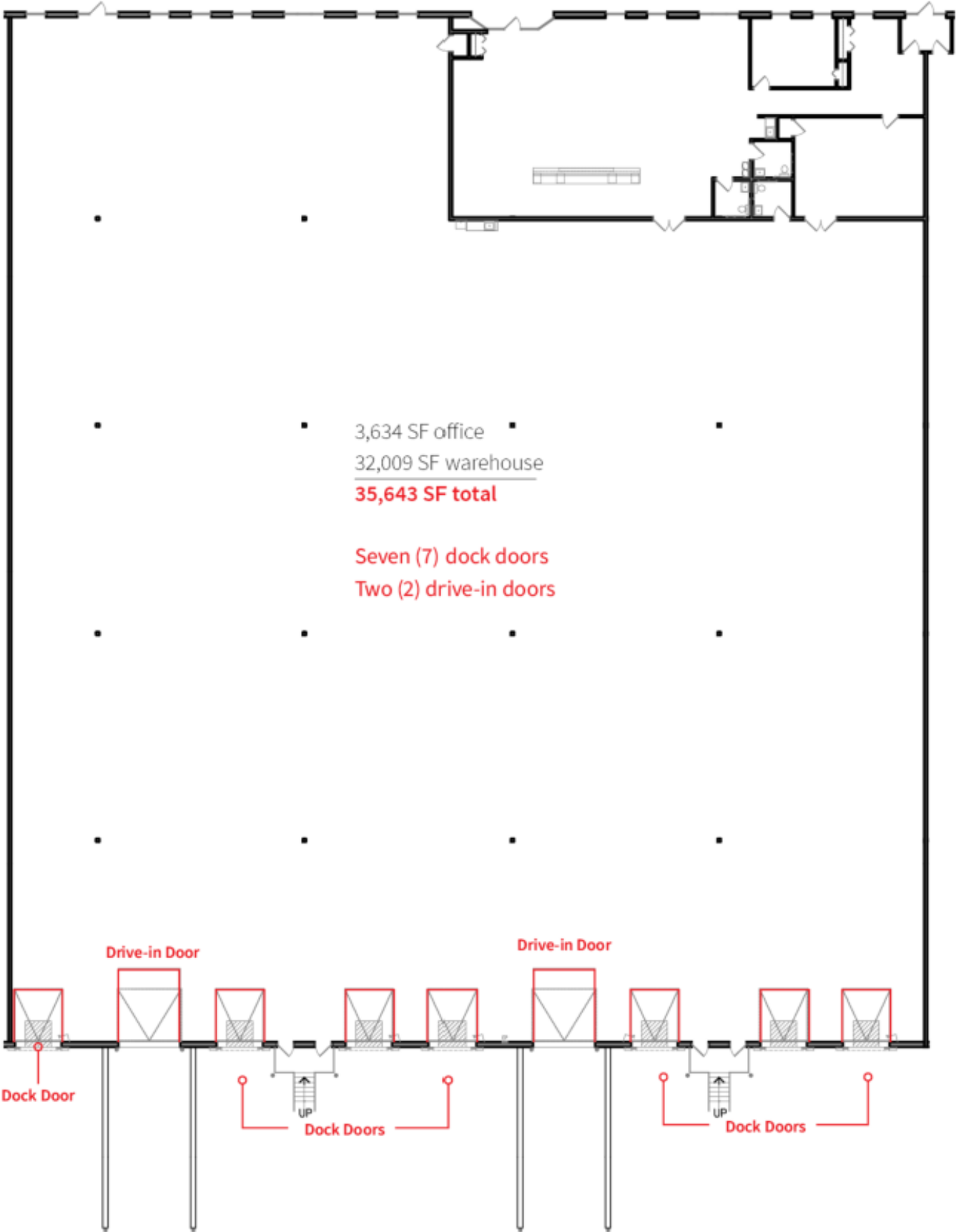


2023 Tax & CAM:  
\$3.83 PSF

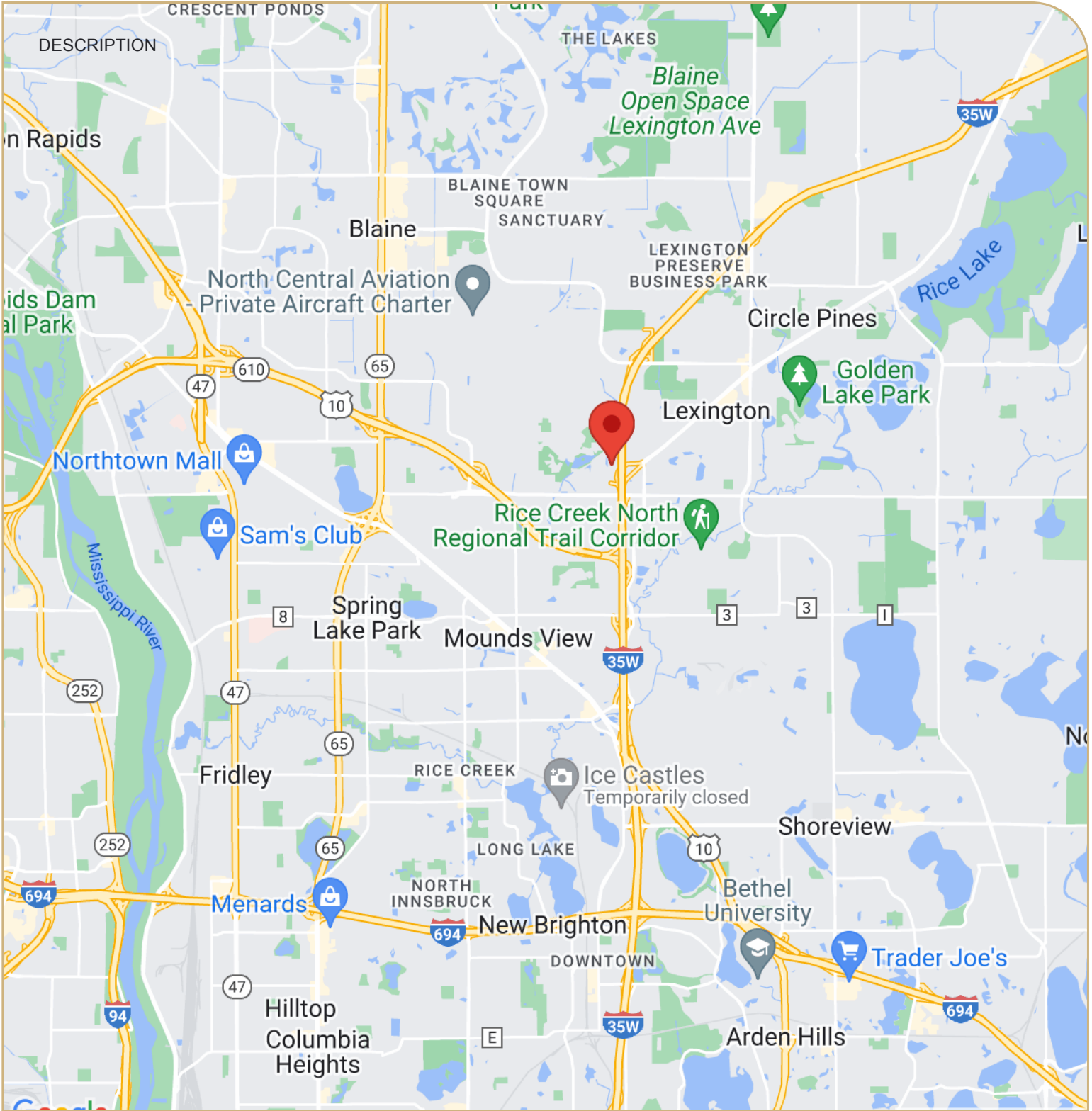
SITE PLAN



# FLOOR PLAN







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