

20,000-61,200 SF FOR SUBLEASE

STACK
INDUSTRIAL PARTNERS

3860 PHEASANT RIDGE DRIVE NE

Blaine, MN 55449



CHRIS WEIRENS

chris.weirens@stackindustrial.com
651-373-9641

ALEX BARON, SIOR

alex.baron@stackindustrial.com
763-226-3476

PROPERTY OVERVIEW

General Building Information

Total Square Footage
187,328 SF

Parcel Size
9.61 acres

Year Built
2004 | 2014 Renovation

Clear Height
36'

Zoning
Planned Business District

Building Ownership
Nicola Wealth

Sublease Vacancy Specifications

Available Space
20,000 - 61,200 SF

Available
Now

Warehouse Size
Approx. 57,200 SF

Lease Expiration
04/30/2030

Office Size
Approx. 4,000 SF

Parking
51 Stalls

Dock Doors
9 Dock Doors w/ Levelers, Bumpers, & Seals

Drive-In Doors
1 Drive-In

Column Spacing
45' x 43'

Restrooms
3 Sets

Warehouse Climate Control
Radiant & Unit Heaters

Office Climate Control
A/C

Sprinklers
ESFR

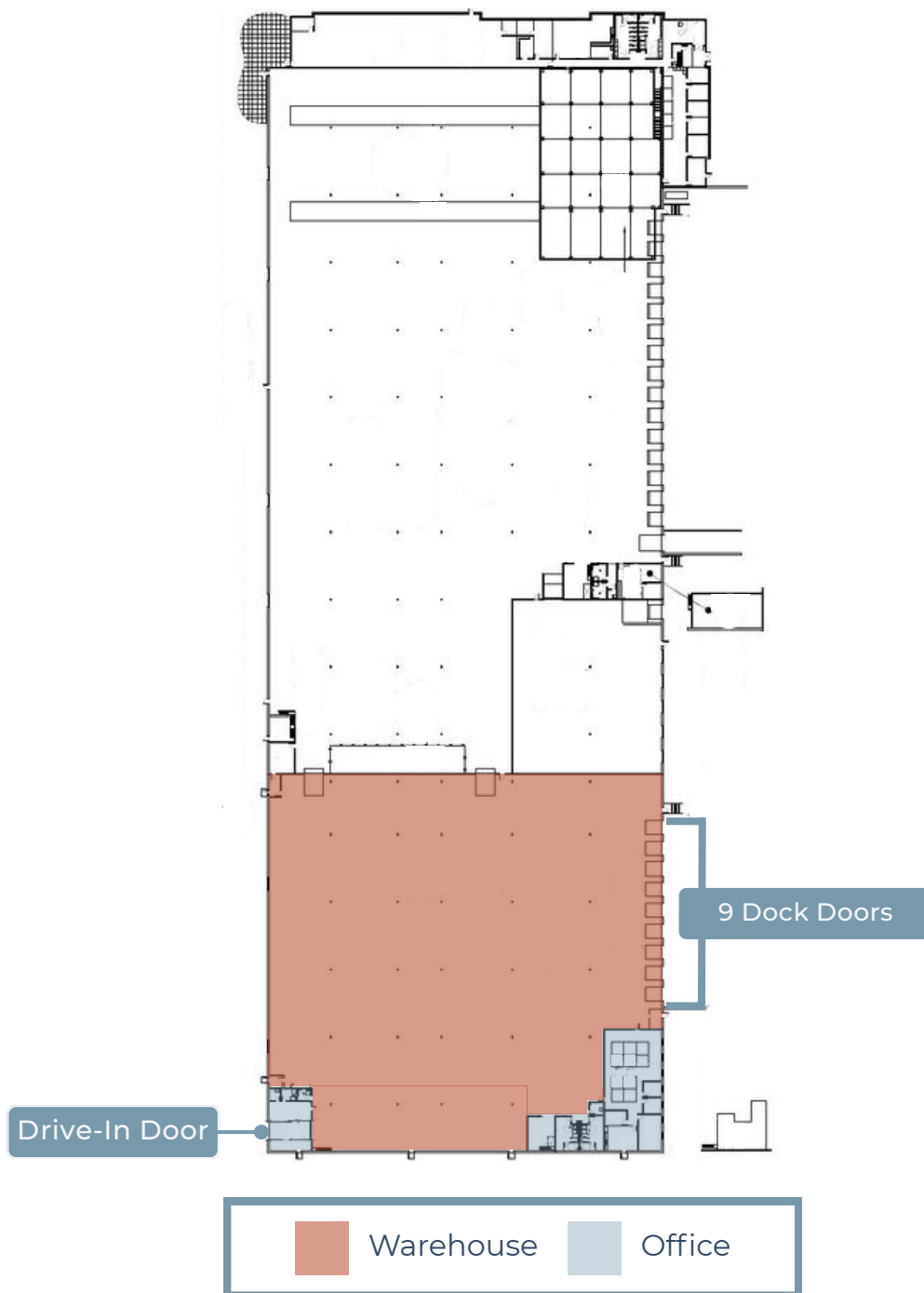
Lighting
LED

Lease Details

Current Rate
\$7.21 PSF

CAM/Tax (2026)
\$5.87 PSF

AVAILABLE SPACE



61,200 SF
Total



4,000 SF
Office



57,200 SF
Warehouse

PROPERTY AERIAL



PROPERTY IMAGES



LOCATION & AMENITIES



Nearby Restaurants

Applebee's
Rusty Cow Family Restaurant
Tappers Bar and Grill
Jersey Mikes
Culvers
Caribou Coffee
Pancho's Taqueria and Mexican Cafe
Misono Sushi & Asian Bistro
Taco Bell
Wendy's
Burger King



Nearby Retail

Walmart Supercenter
Goodwill
Michaels
Cub Foods
Fleet Farm
Aldi
At Home
Home Depot
Kwik Trip
Five Below
Bath and Body Works

Chris Weirens

chris.weirens@stackindustrial.com

651-373-9641

Alex Baron, SIOR

alex.baron@stackindustrial.com

763-226-3476

stackindustrial.com 

STACK
INDUSTRIAL PARTNERS