

20,000-61,200 SF FOR SUBLEASE

STACK
INDUSTRIAL PARTNERS

3860 PHEASANT RIDGE DRIVE NE

Blaine, MN 55449



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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

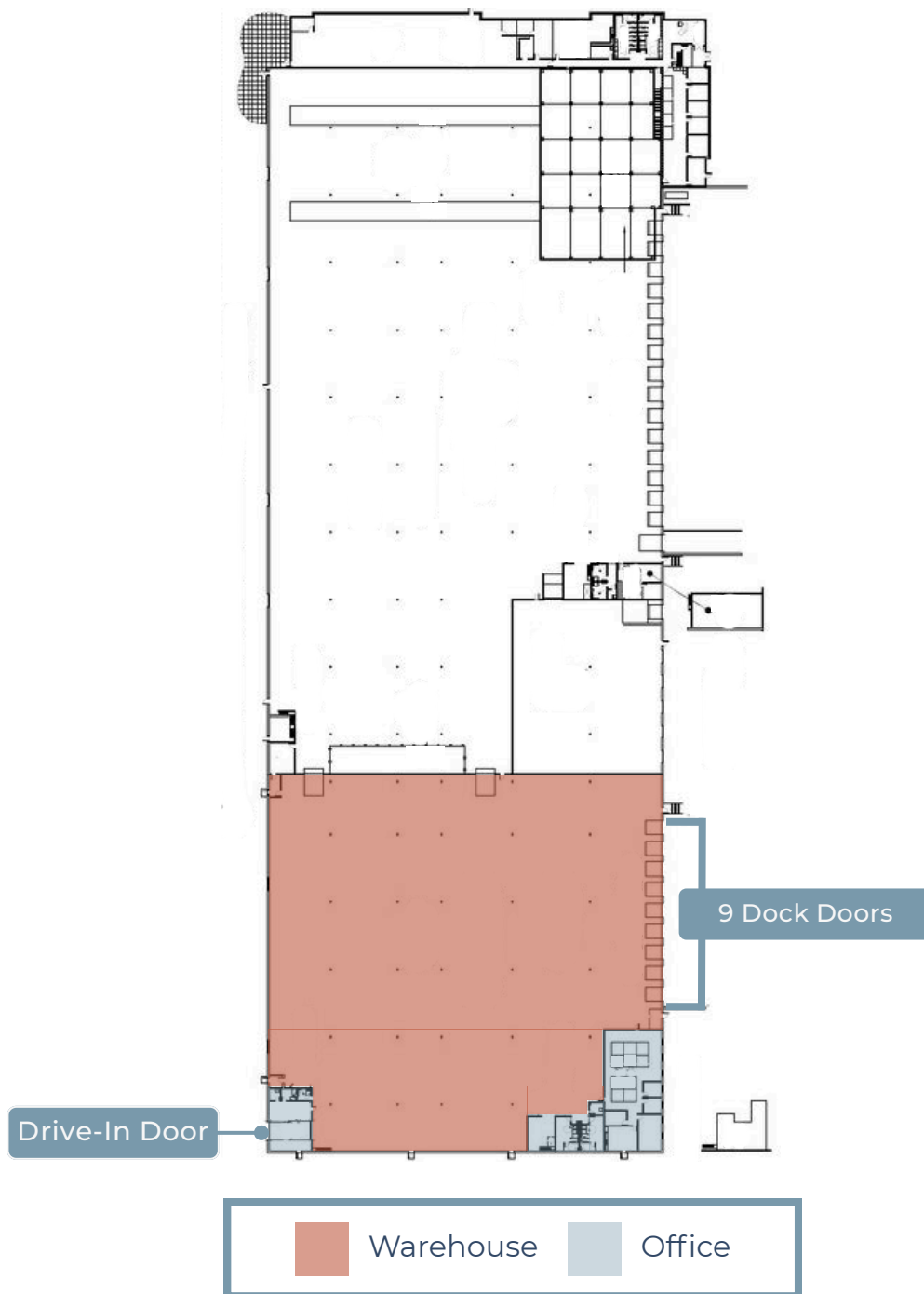
Lighting
LED

Lease Details

Current Rate
\$7.37 PSF

CAM/Tax (2026)
\$5.87 PSF

AVAILABLE SPACE



61,200 SF
Total



4,000 SF
Office



57,200 SF
Warehouse

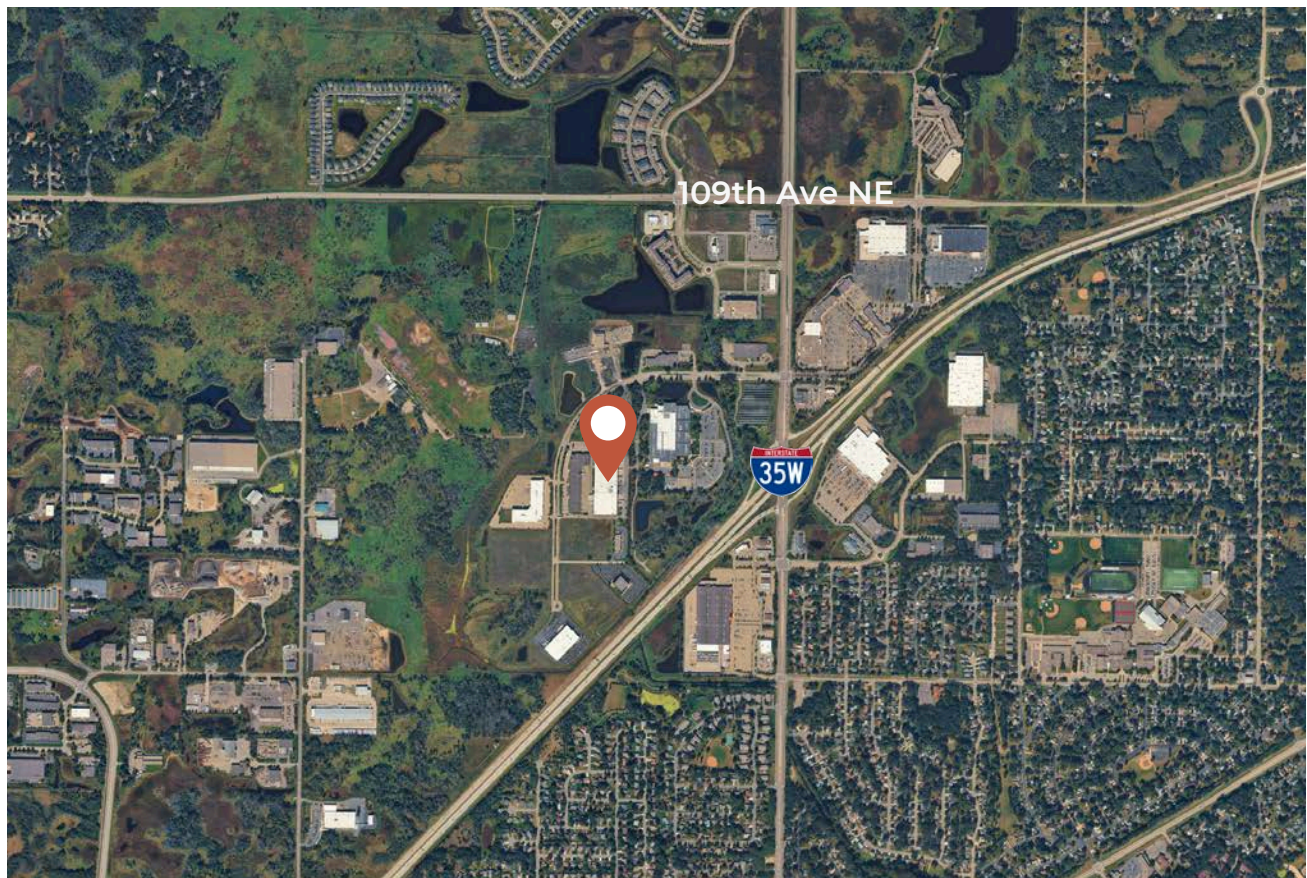
PROPERTY AERIAL



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

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