

XCEL ENERGY READY BUILDING
3785 PHEASANT RIDGE DRIVE NE
BLAINE, MINNESOTA



READY BUILDING DETAILS	
Location	3785 Pheasant Ridge Drive NE, Blaine MN
Owner	Kimble Co., Ericka Miller, 952-452-2919
Size	26,522 SF Office Available
Zoning	PBD
Asking price	\$12 - \$15 / SF
Highway access	0.8 miles to I-35W interchange 8.3 miles to I-35E
Air access	29.4 miles to Minneapolis St. Paul International Airport
Rail access	No rail access

UTILITIES

Electric power	Xcel Energy	3 phase 34.5 kV UG looped
Natural gas	CenterPoint Energy	1 ¼" PE, 702' service line
Water	City of Blaine	16" water main
Sewer	City of Blaine	18" water main
Telecom/fiber	Zayo Group, Lumen	High speed access

SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

Title commitment	✓	Archeological and Historic Use assessments	✓
Aerial site views and maps	✓	Park covenants and restrictions	
Park master plan	✓	Transportation access maps	✓
Utility service maps	✓	Geotechnical study/soil survey	
Site dimensions and configuration	✓	FEMA Flood Plain Designation with map	✓
Wetlands delineation and map	✓	Air attainment status	✓
Phase 1 environmental assessment	✓	Endangered species assessment	Not required
Community profile and demographics	✓	Letters of support	Not required
State and local incentives overview	✓	Business and industrial support services and amenities profile	✓

XCEL ENERGY CONTACT

Patrice Meger

Manager, Corporate Economic Development
patrice.b.meger@xcelenergy.com
651-271-6955

ECONOMIC DEVELOPMENT ORGANIZATION

Erik Thorvig

Community Development Director
Blaine
ethorvig@blainemn.gov
763-785-6147

Xcel Energy makes no warranty or representation as to the accuracy, quality, availability, completeness, or suitability of any information contained herein. All information must be independently verified. The user shall not rely on any of the information contained herein and shall assume all risk and responsibility arising from its use.

