



## Lexington Preserve IV: 3785 Pheasant Ridge Drive NE, Blaine MN



### General Site Information

Broker	Paramount Real Estate: Phil Simonet 952.854.8381, psimonet@paramountre.com; John Young 952.854.5067, jyoung@paramountre.com; Joseph Schultz 952.854.8309, jschultz@paramountre.com
Location	3875 Pheasant Ridge Drive NE, Blaine MN
Size	26,522 SF Office Available (Total 92,275)
Zoning	Planned Business District (PBD)
Asking Price	\$12.00 - \$15/SF per year FSG
Highway Access	0.8 miles to I-35W interchange. Business Park is near adjacent to I-35W, 8.3 miles to I-35E via I-35W
Air Access	29.4 miles to Minneapolis St. Paul International Airport
Rail Access	No.

Electric Power	Xcel Energy: 3 Phase, 34.5 kV underground tap loop
Natural Gas	CenterPoint Energy: 1 1/4" plastic, 7.2' gas service line above
Water	16 inch main: City of Blaine, 10801 Town Square Drive NE, Blaine MN 55449, (763) 784-6700
Sewer	18 inch main: City of Blaine, 10801 Town Square Drive NE, Blaine MN 55449, (763) 784-6700
Telecom/Fiber	Zayo, Century Link & At&T; unlimited downstream and upstream

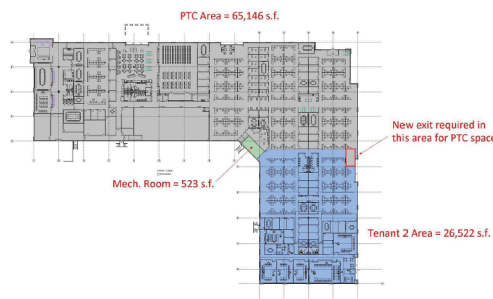
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## Site Due Diligence Documentation Available (reports and detail available)

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	<input checked="" type="checkbox"/>
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	N/A
Park Master Plan	<input checked="" type="checkbox"/>	Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	N/A
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with Map	<input checked="" type="checkbox"/>
Wetlands Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment	<input checked="" type="checkbox"/>	Endangered Species Assessment	N/A

## General Community Information

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	N/A
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>



### Economic Development Contact:

#### Name:

Erik Thorvig  
Community Development Director  
City of Blaine

#### Address:

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### Xcel Energy Contact:

#### Name:

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