

LEXINGTON PRESERVE IV, BLAINE, MN

3785 PHEASANT RIDGE DRIVE NE

CORPORATE ECONOMIC DEVELOPMENT

READY BUILDING BROCHURE



GENERAL SITE INFORMATION

Location	3785 Pheasant Ridge Drive NE, Blaine MN
Owner Representative	Kimble Co., Ericka Miller, 952.452.2919 or Kate Damato, 952.258.3612
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 (MSP)
Rail Served	No rail access

UTILITY INFORMATION

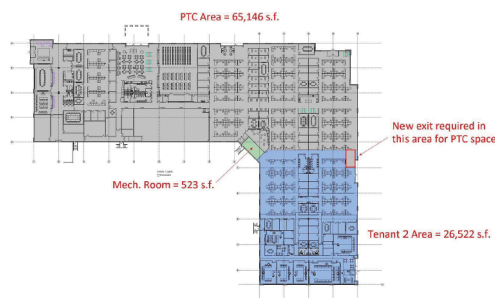
Electric Power	Xcel Energy. 3 Phase, 34.5 kV underground tap loop
Natural Gas	Centerpoint Energy. 1 1/4" plastic, 702' service line above
Water	City of Blaine. 16" water main
Sewer	City of Blaine. 18" water main
Telecom/Fiber	Zayo Group, Lumen, AT&T. Unlimited

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	
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	
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with map	<input checked="" type="checkbox"/>
Wetlands Delineation and Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment	<input checked="" type="checkbox"/>	Endangered Species Assessment	<i>Not required</i>

GENERAL COMMUNITY INFORMATION

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	<i>Not required</i>
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>



Economic Development Contact:

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