

30,000-160,000 SF AVAILABLE

LEXINGTON PRESERVE Business Park

3705 - 3745 Pheasant Ridge Drive North East, Blaine, MN 55449



CSM



CORPORATE HQ OPPORTUNITY

LEXINGTON PRESERVE Business Park

3705 - 3745 Pheasant Ridge Dr NE
Blaine, MN 55449



Welcome to Lexington Preserve Business Park, a CSM development offering 30,000 - 160,000 SF of industrial space over three sites that are well-suited for tenants requiring Distribution & Manufacturing, Office, Warehouse, or Technology facilities.

This site in the growing North Central submarket, provides the opportunity to strengthen your business through the development of space that is as unique as your brand, in a location where it is sure to be noticed.



Spec Industrial & Build-to-suit



HQ campus opportunity



Highly visible from I-35W:
51,000 VPD



Natural setting with adjacent
wetlands and protected wildlife area



Multiple docks and drive-in doors to
support industrial tenants



Abundant natural light

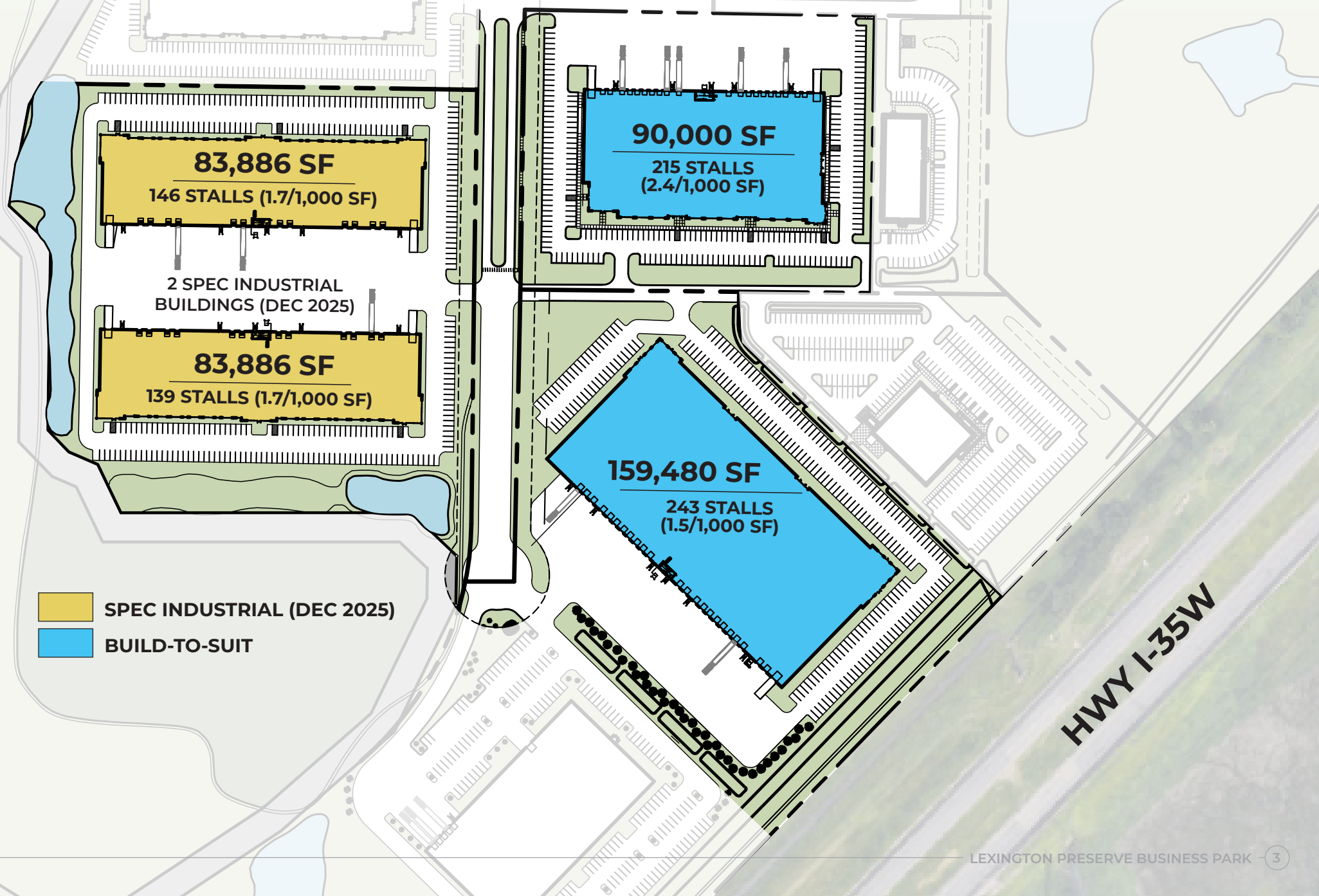


Proximity to gas, grocery, and dining



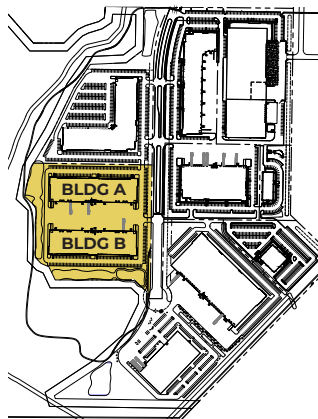
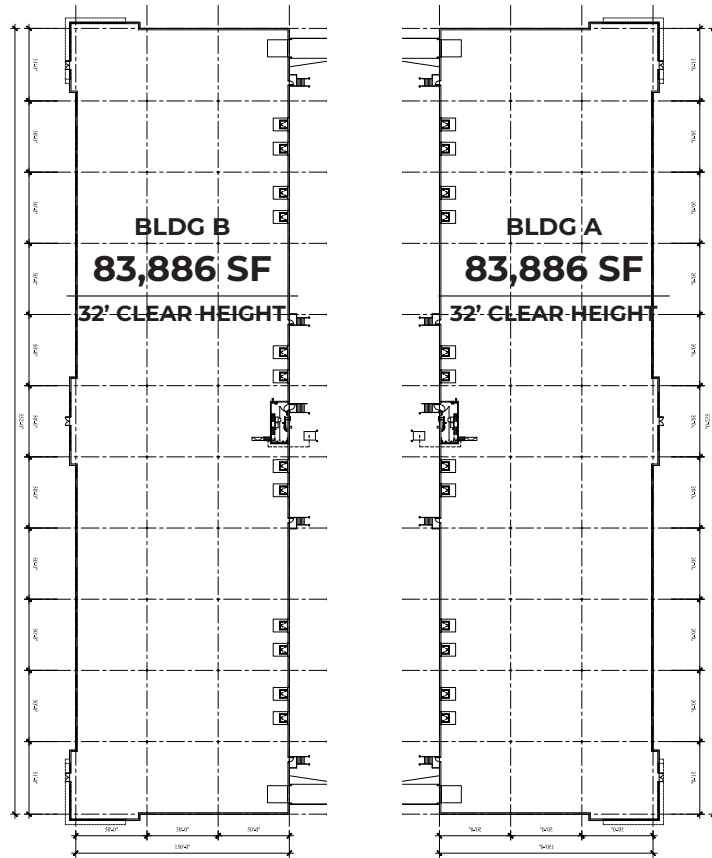
20 minute commute from MSP offers
access to wide ranging workforce

PROPOSED CONCEPTS



DELIVERING DECEMBER 2025

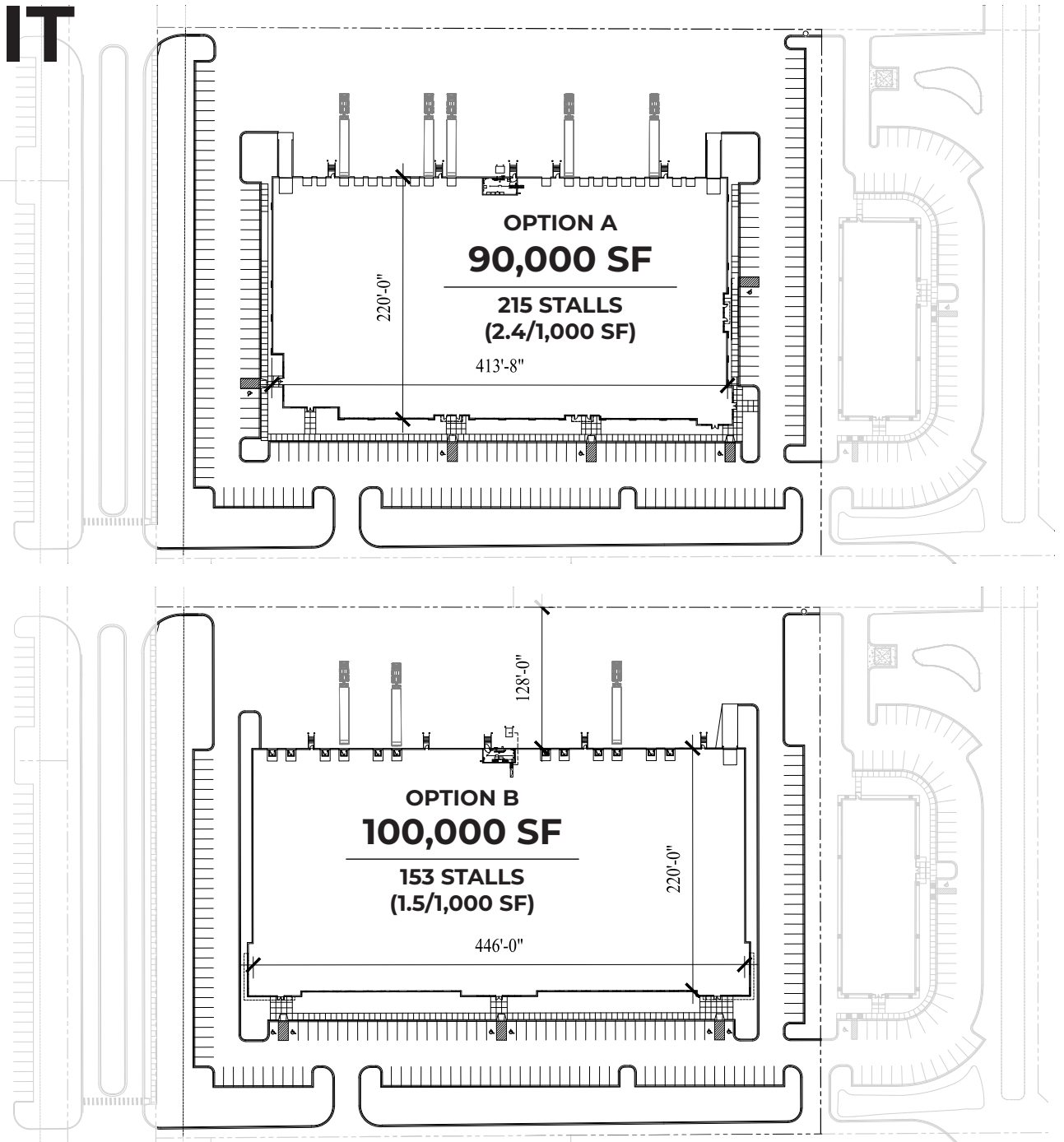
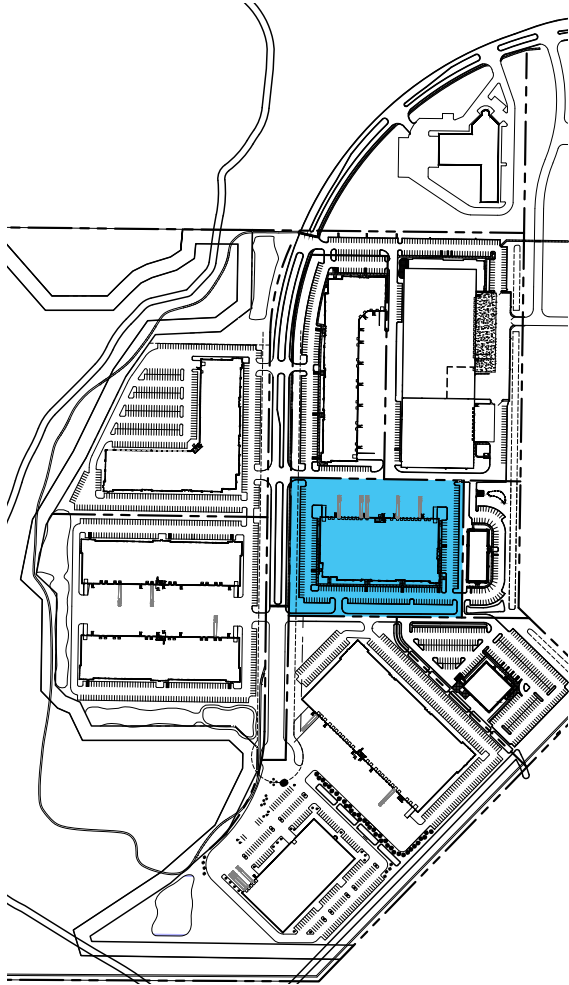
SPEC INDUSTRIAL



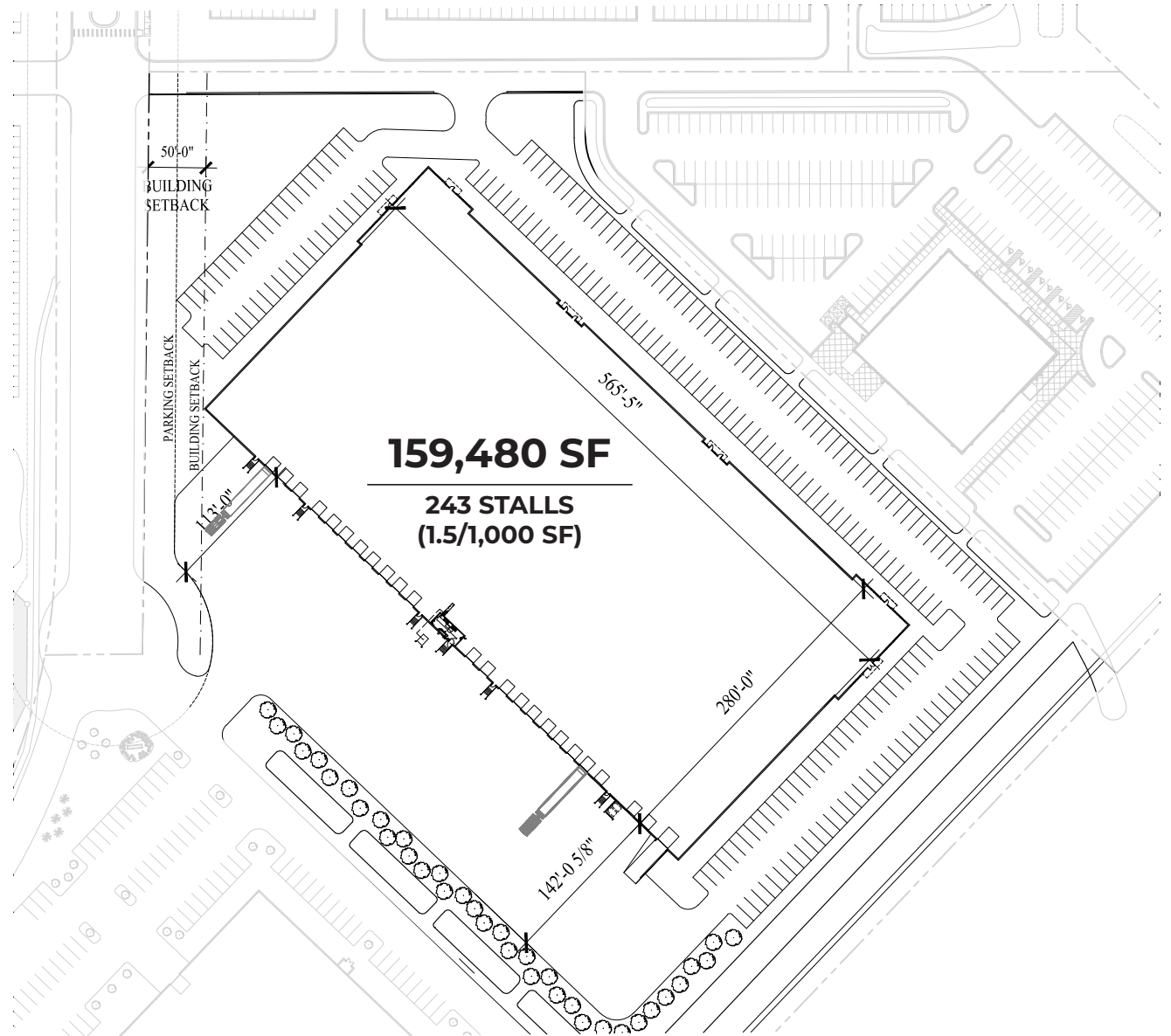
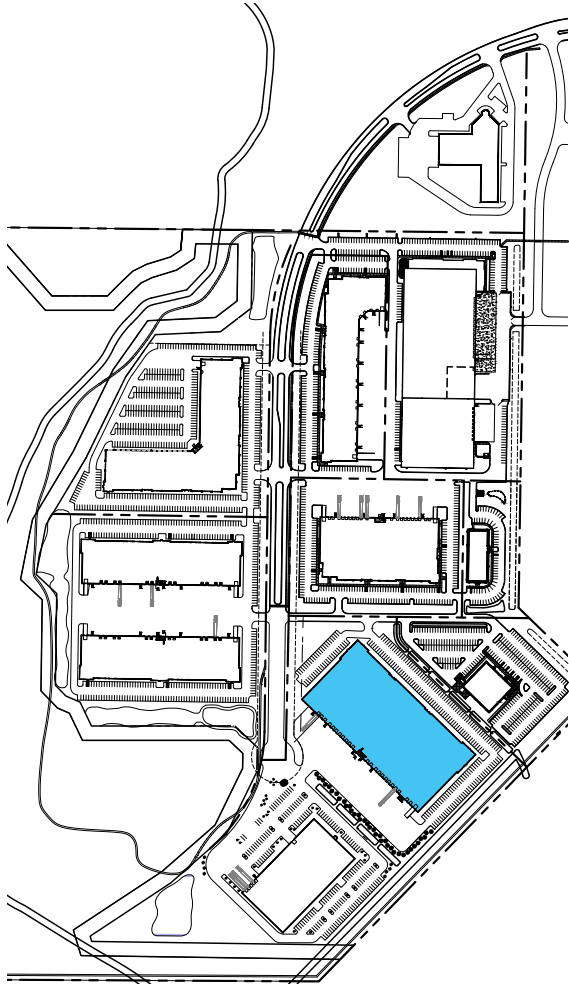
Details Of Each Building

Building Size	(2) 83,886 SF each	Power (3-Phase)	2,000 amp 277/480-volt 100 amp 120/206-volt
Min. Divisible	30,000 SF	Sprinkler System	ESFR
Clear Height	32'	Utility Providers	Natural Gas: Centerpoint Electric: Xcel Water/Sewer: City of Blaine
Truck Court	180' depth	Concrete	7" Non-reinforced slab on 6" granular fill
Dock Doors	(12) 9' x 10' each Levelers included	Clerestory Windows	Natural light into warehouse
Drive-In Doors	(2) 12' x 14' each	Net Rate	Negotiable
Column Spacing	50' x 50'	2026 CAM Tax	TBD (Significant tax savings first two years)
Bay Size	7,500 SF (Bldg. depth 150')		
Parking Stalls	Bldg A: 146 Bldg B: 139		
Zoning	Planned Business District		

BUILD-TO-SUIT



BUILD-TO-SUIT



UNBEATABLE ACCESSIBILITY

NEARBY AMENITIES



Fleet Farm



Aveda Building

Lexington Preserve II

Lexington Preserve I

Lexington Preserve IV

83,886 SF

6.65 ACRES

83,886 SF

10.75 ACRES

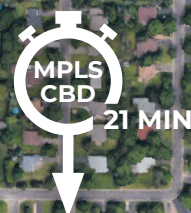
Streamworks

HWY I-35W

LEXINGTON AVENUE NE

HWY I-35W

HALF MILE





LEXINGTON PRESERVE
Business Park

BLAINE

**MOUNDS
VIEW**

LONG LAKE

**COLUMBIA
HEIGHTS**

7 MILE

3 MILES

5 MILES

SHOREVIEW

**ARDEN
HILLS**

AVAILABLE NOW

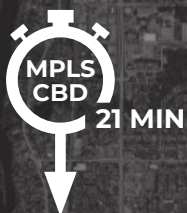
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LET'S TALK

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