



PREMIER
COMMERCIAL
PROPERTIES



For Lease

9150 Isanti St NE, Blaine, MN 55449

PROPERTY DETAILS

- * 10,000 square feet of Industrial /Office space
- * I-1 zoning, light industrial
- * Concrete block construction, built in 1994
- * 1 acre land size with approximately .25 acres outside, storage (lighted & secured)
- * 2 - 14' drive-in doors
- * 2 - 8' x 10' dock doors
- * 17' clear height
- * Heavy office/tech build-out
- * Great access to Hwy 65, 610 and Hwy I-35W
- * Available August 2021



PROPERTY DETAILS

LEASE FEE: \$5.00/SF WAREHOUSE
\$9.00/SF OFFICE CAM/TAX: \$3.05/SF

FOR MORE INFORMATION, CONTACT

Marty Fisher/Mike Fisher
763.862.2005
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Salient details

- Total building size is 10,000 square feet

Office buildout totals 6,850sf

- nicely built out with reception, privates, bullpen
& conference rooms

Warehouse area totals 3,150sf

- includes 650sf of tech space
- 17' clear height
- 2 - 14' drive-in doors
- 2 - 8' x 10' dock doors
- Additional mezzanine space, partially built-out with storage and lunchroom
- Heavy 3 phase power
- Heavy parking can be accommodated front and rear yard
- Full building HVAC except radiant heat only in warehouse & mezz / storage areas
- 17' clear height in the warehouse



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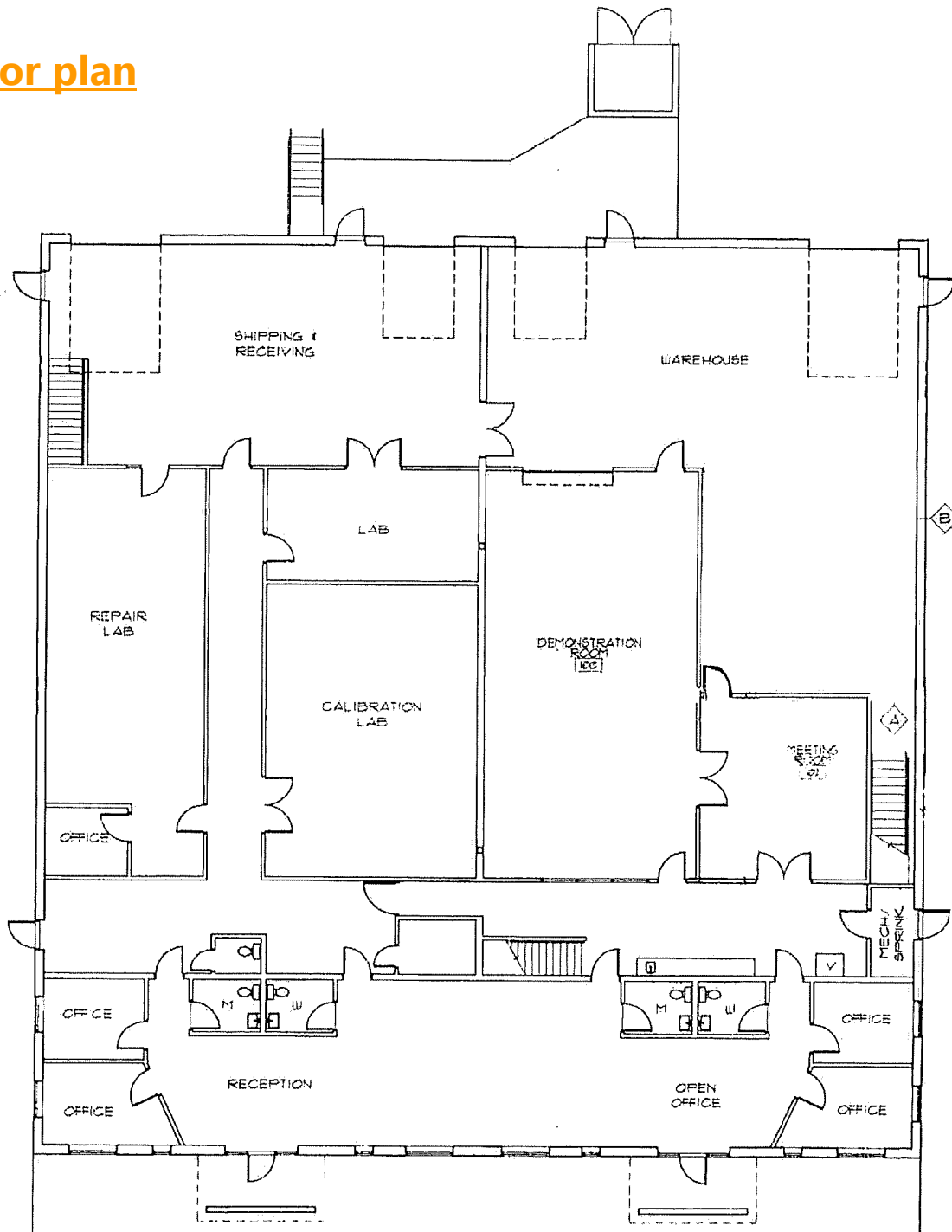
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Floor plan





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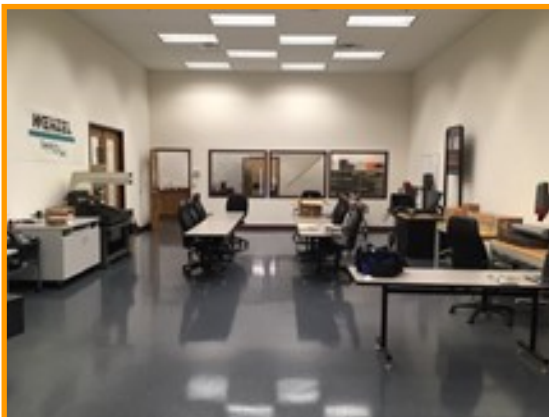
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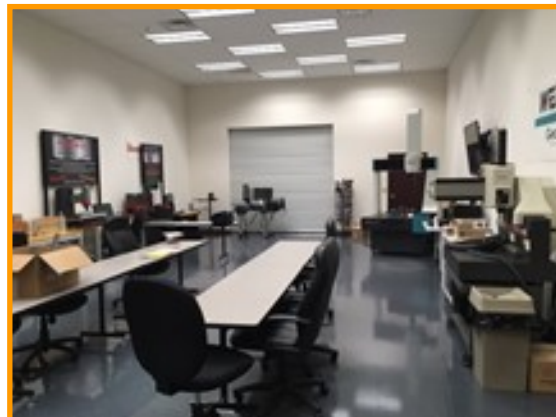
Front office/reception



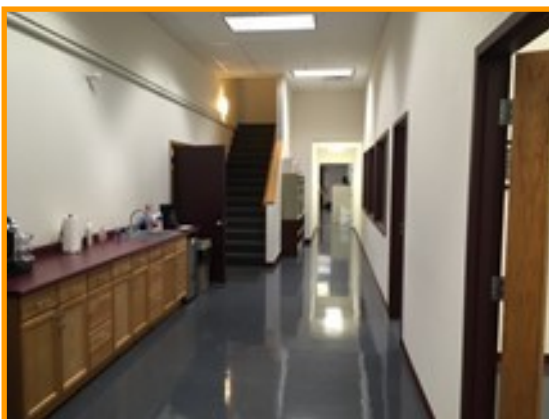
Glass door conference room



Tech area



High ceilings, full HVAC, epoxy floor



Break area



More tech area



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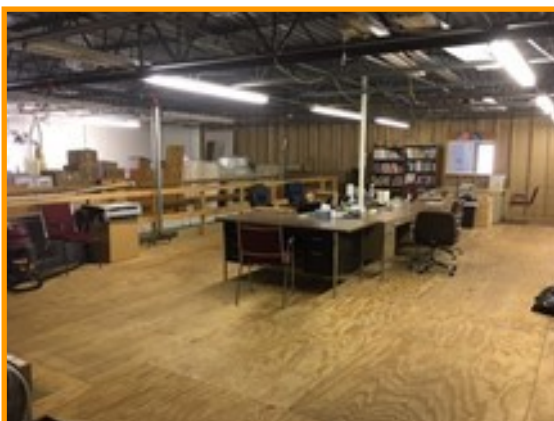
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Mezzanine lunchroom



Mezzanine storage area



Mezzanine storage area



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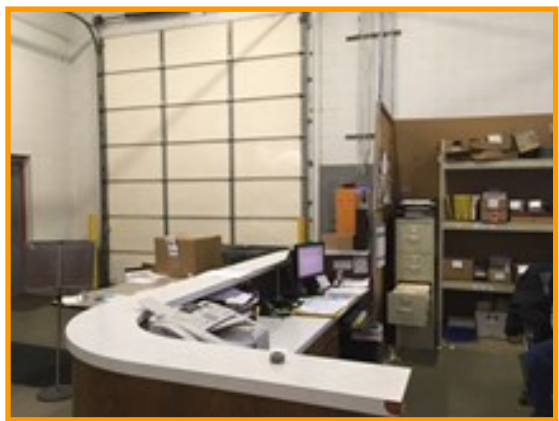
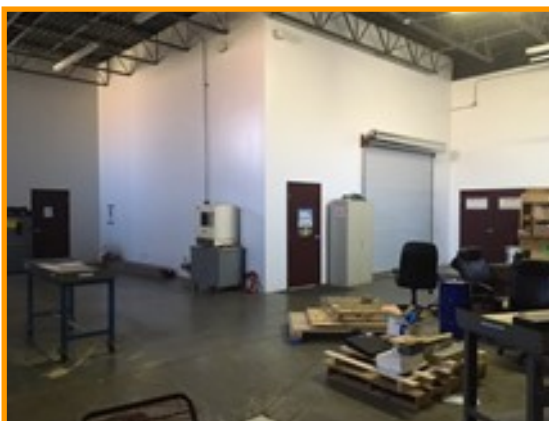
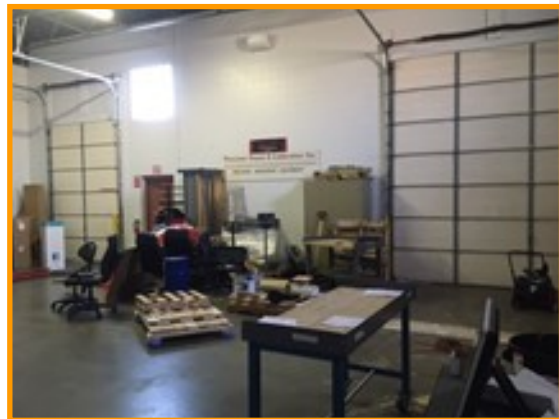
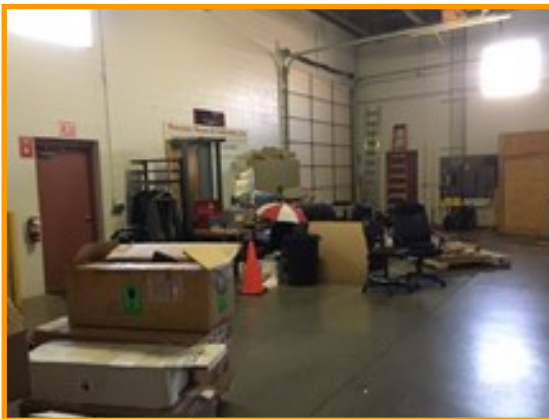
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Back office area to tech & conference room



Warehouse





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