

A rendering of a modern industrial building with a grey metal facade and a prominent blue horizontal band. The building features large glass windows and a dark overhang above the entrance. Two people are walking on the sidewalk in front of the building. The sky is blue with scattered white clouds.

35W
LOGISTICS CENTER

NEW CONSTRUCTION OPPORTUNITY

BUILDING I: 199,500 SF
BUILDING II: 178,500 SF
378,000 SF TOTAL OF OFFICE/WAREHOUSE SPACE
FOR SALE OR LEASE | BLAINE, MINNESOTA

NEWMARK

 Capital Partners

OPPORTUNITY OVERVIEW

35W Logistics Center, currently being developed by Capital Partners, offers two light industrial buildings with a total rentable space of 378,000 square feet. These highly-flexible and sustainable buildings will allow efficient layout options that cater to a wide range of tenants. From office and manufacturing to medical device and electronic product development operations, 35W Logistics Center provides tenants with the opportunity to adapt their real estate footprint to changing market conditions.

With its attractive features and competitive rental rates, 35W Logistics Center presents an appealing option for growing businesses seeking a location in the northern Twin Cities metro area. Contact our team to schedule your property tour and to inquire about additional property sale and leasing details.



AREA DEMOGRAPHICS

(5-mile radius)



89,351

Population



75,369

Total Labor Force



38.9

Median Age



\$107,889

Median Household
Income



7,500

Manufacturing
Workforce



2,715

Transportation/
Warehousing
Workforce





BUILDING I // 199,500 SF



SALE PRICE
Negotiable



LEASE RATE
Negotiable

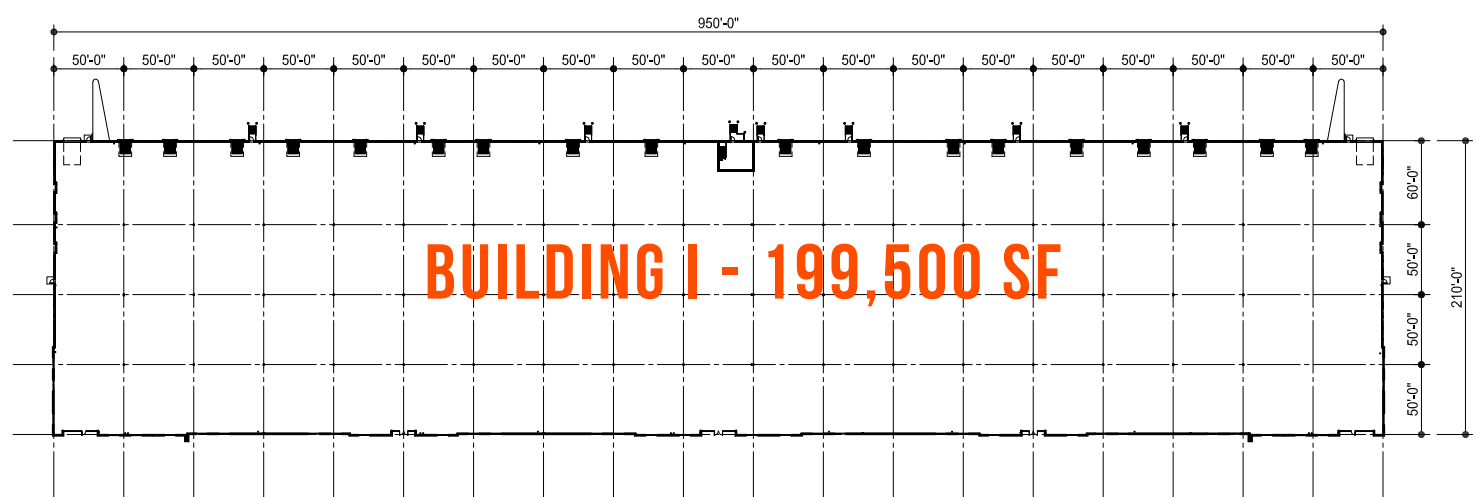


EST. CAM & TAX
\$0.89 PSF



AVAILABLE
Q4 2024

Building Dimensions	210' Deep by 950' Wide 199,500 SF
Structural Bay Size	50' x 50'
Speed Bay Size	60' x 50'
Clear Height	32' Clear
Zoning	I-1, Light Industrial
Utilities	City Sewer and Water Available on 109th Avenue NE
Docks	Eighteen (18) 7' x 8' dock 30,000 lb. levelers, dock bumpers z-guards and foam dock seals
Drive-Ins	Two (2) 12'x14' Drive-In Doors





BUILDING II // 178,500 SF



SALE PRICE

Negotiable



LEASE RATE

Negotiable



EST. CAM & TAX

\$0.89 PSF



AVAILABLE

Q4 2024

Building Dimensions 210' Deep by 850' Wide | 178,500 SF

Structural Bay Size 50' x 50'

Speed Bay Size 60' x 50'

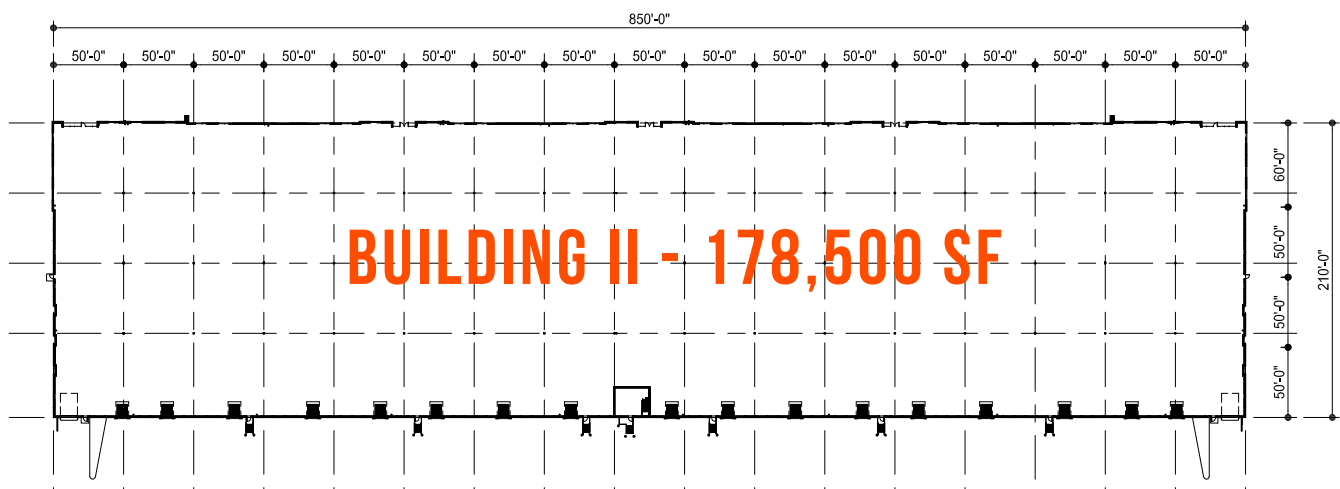
Clear Height 32' Clear

Zoning I-1, Light Industrial

Utilities City Sewer and Water Available on 109th Avenue NE

Docks Eighteen (18) 7' x 8' dock 30,000 lb. levelers, dock bumpers z-guards and foam dock seals

Drive-Ins Two (2) 12'x14' Drive-In Doors



AREA AMENITIES

& Drive Times

UNPARALLELED
VISIBILITY

to I-35W

18.2 MILES

to Minneapolis

19 MILES

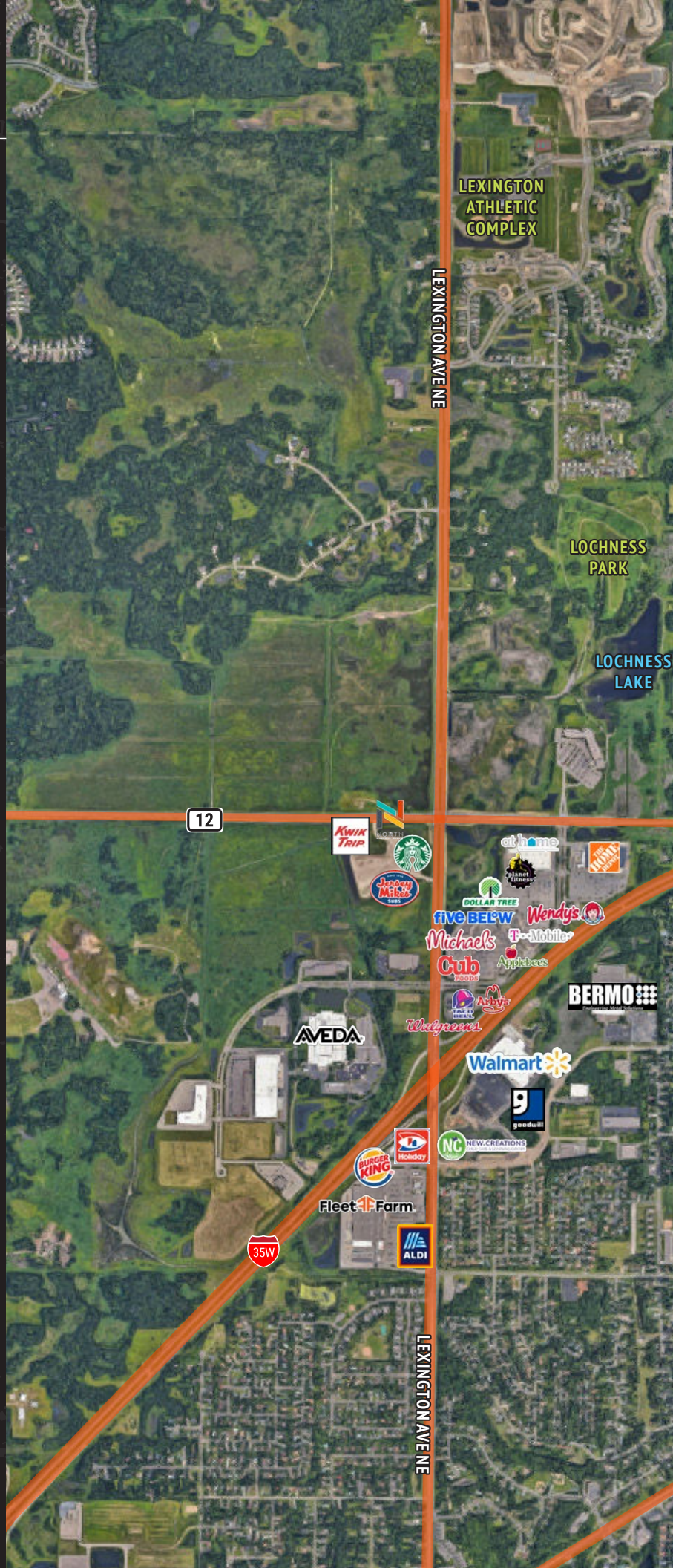
to St. Paul

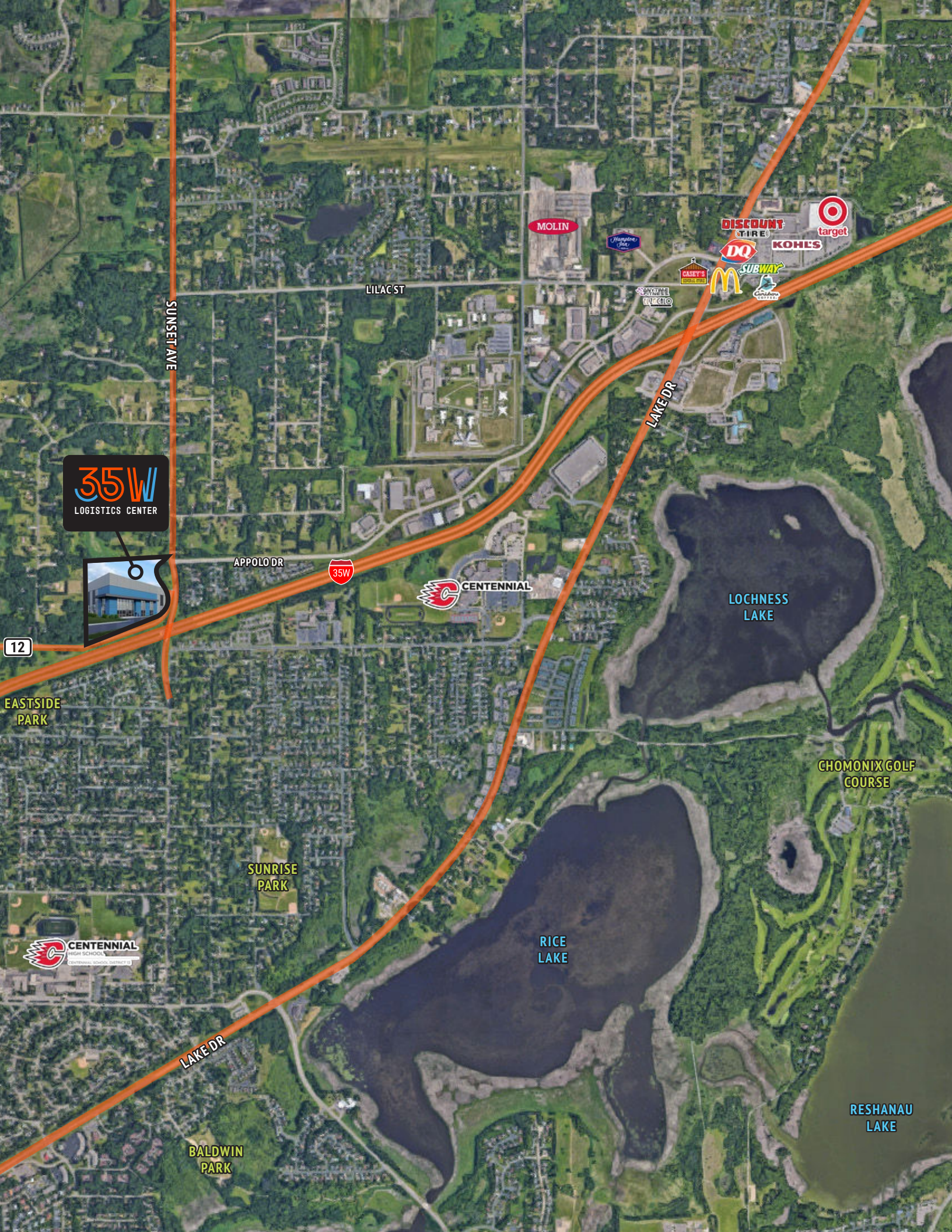
31 MINUTES

to MSP International Airport

13.6 MILES

to I-94





SUNSET AVE

LILAC ST

APPOLO DR

LAKE DR

LAKE DR

35W
LOGISTICS CENTER



12

EASTSIDE PARK

SUNRISE PARK

BALDWIN PARK

MOLIN

Hungry Howie's

DISCOUNT TIRE

target

KOHL'S

DQ

SUBWAY

McDonald's

CASEY'S

SAVING PRIVATE SAM

CENTENNIAL

LOCHNESS LAKE

CHOMONIX GOLF COURSE

RICE LAKE

RESHANAU LAKE

CENTENNIAL HIGH SCHOOL



35W
LOGISTICS CENTER

FOR MORE INFORMATION, CONTACT:

DAN FRIEDNER

Senior Managing Director
t 612-430-9991
dan.friedner@nrmk.com

JAY CHMIELESKI

Senior Managing Director
t 612-430-9982
jay.chmielewski@nrmk.com

PATRICK CULLEN

Associate Director
t 612-430-9995
patrick.cullen@nrmk.com

NEWMARK

 **Capital Partners**