

For Sale | 1461-1463 94th Lane NE | Blaine, MN

Sale Offering Memorandum

FOR SALE



NEWMARK

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PROPERTY OVERVIEW

THE OFFERING

Newmark is pleased to present 1461-1463 94th Lane NE located in Blaine, Minnesota available for sale. This industrial building contains approximately 15,800 square feet situated on 1.38 acres. With ample parking, dock and drive-in loading, this property offers excellent access to Highway 65 and 10 with its central Blaine location. Please contact a member of our team for more property details.



I-1 Light Industrial Zoning



Excellent Access to Highway 65 and Highway 10



Excellent Tech/Industrial Building: Originally was a two (2) Tenant building with two (2) 7,900 Sq. Ft. Bays, each with restrooms and a drive-in door & a dock door. Could easily be converted back to a two-tenant building.



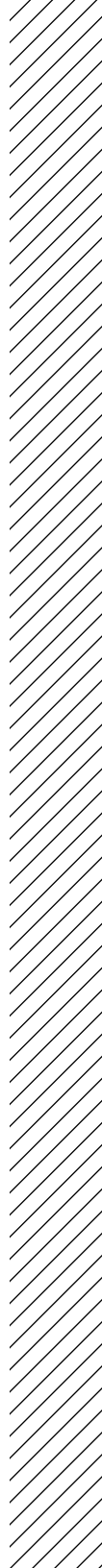
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DETAILS

Address:	1461-1463 94th Lane NE Blaine, MN
Building Size:	Approx. 4,295 Sq. Ft. - Office Approx. 11,505 Sq. Ft. - Warehouse Approx. 15,800 Sq. Ft. - Total
Site Size:	1.38 Acres
Loading:	Two (2) Dock Doors and Two (2) Drive-In Doors
Clear Height:	14.5'
Year Built:	1987
Zoning:	I-1 Light Industrial
Anoka County Parcel ID #:	29-31-23-43-0005
2024 Est. RE Taxes:	\$46,814.28
List Price:	\$2,300,000



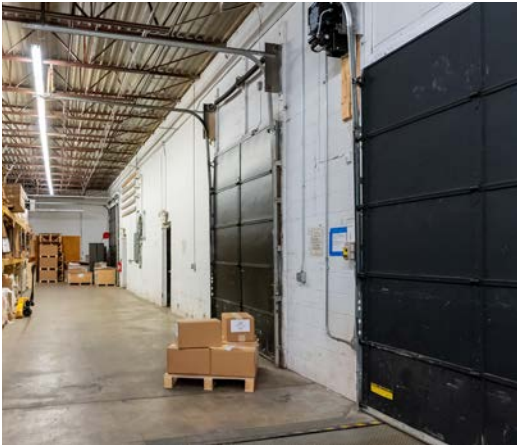
EXTERIOR PHOTOS



EXTERIOR PHOTO OF REAR BUILDING



INTERIOR PHOTOS



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