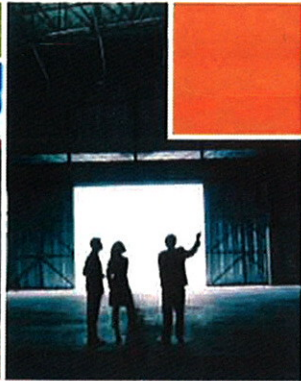
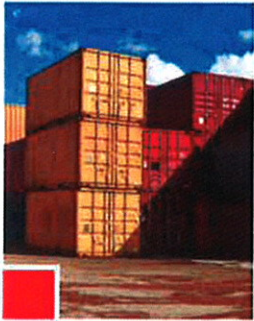


results



talent



knowledge

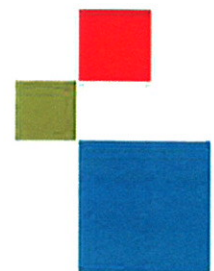
School Site Search

Prepared for
Kraus Anderson

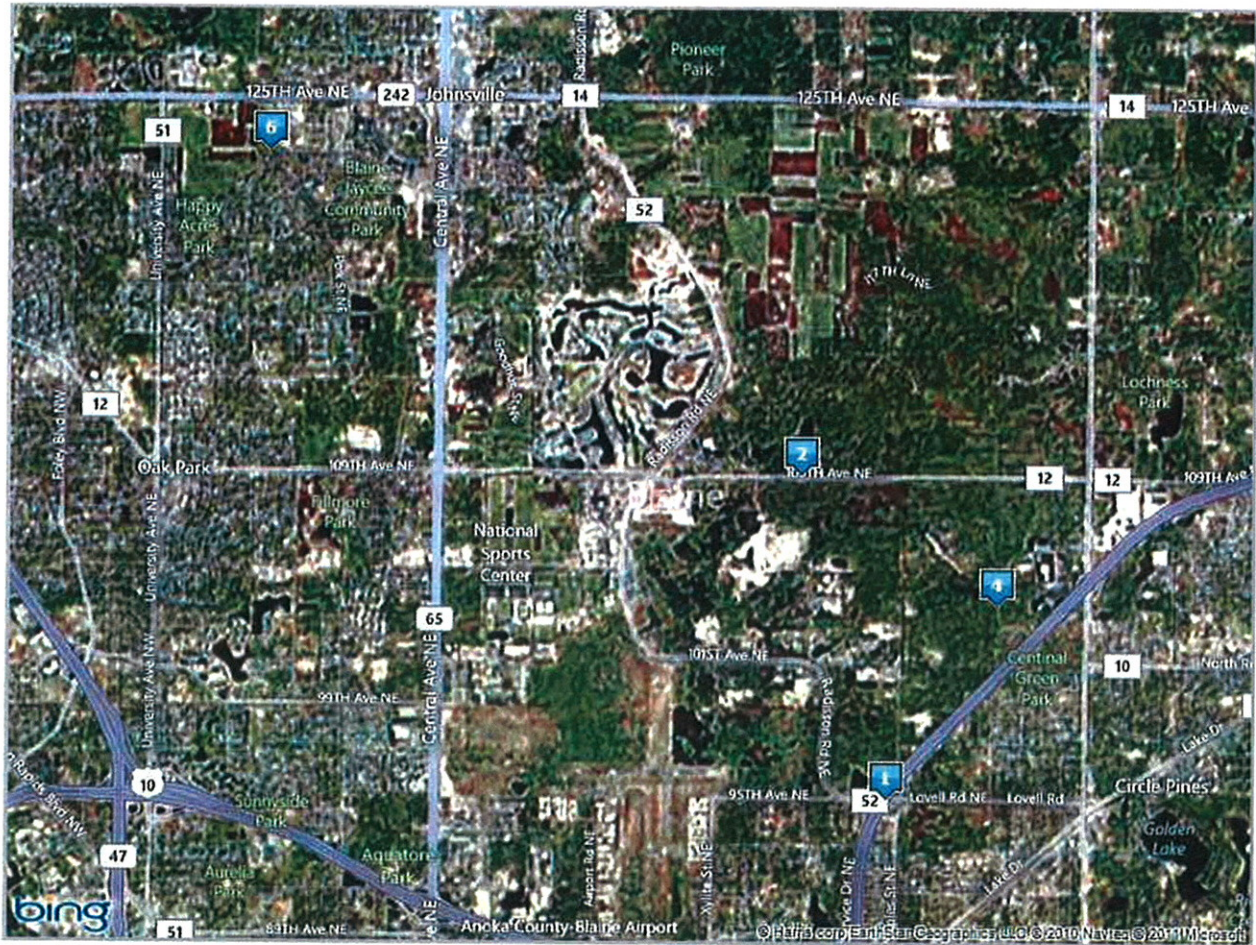
Prepared by

Jon Rausch, CCIM, SIOR
SENIOR VICE PRESIDENT
BROKERAGE SERVICES
952.893.8251
jon.rausch@cushwakenm.com

Luke Appert
ASSOCIATE
BROKERAGE SERVICES
952.893.8238
luke.appert@cushwakenm.com



Aerial Map



- 1 95th St and I-35W, Blaine, MN 55449
- 2 0 Edison St NE, Blaine, MN 55449
- 3 SE of Hwy 242 and Harpers St NE, Blaine, MN 55449 (unable to map)
- 4 NW of Lexington and 35W, Blaine, MN 55449
- 5 0 Naples St NE, Blaine, MN 55449 (unable to map)
- 6 0 Paul Pkwy NE, Blaine, MN 55434

VACANT INDUSTRIAL, COMMERCIAL AND OFFICE SITES

35W/10 Corridors – August 10, 2011

SITE 1	SITE 2	SITE 3
Pheasant Ridge NW 72.7 acres 109 th Avenue/Naples Street Zoning: Planned Office/Business District (POD/PBD) Land Use: Planned Industrial (PI) Curt Larson, City of Blaine EDA 763-785-6147 clarson@ci.blaine.mn.us	Wilson Property I 12.38 acres 109 th Avenue/Naples Street Zoning: Planned Office District (POD) Land Use: Planned Industrial (PI) Roger Wilson, Property Owner 763-571-0151 NA	Metro Gun Club 135.22 acres 10601 Naples Street NE Zoning: Planned Office District (POD) Land Use: Planned Industrial (PI) Rick Wilder, Property Owner 612-418-2685 rtw@metrogunclub.com

Access via Naples is dangerous w/ Garbage Trucks, watershed issues

Timing

SITE 4	SITE 5	SITE 6
Joe Preiner, Property Owner 612-940-7860 joepreiner@hotmail.com	Carlson Property I 40 acres NE 106 th /Flanders Street Zoning: Planned Business District (PBD) Land Use: Planned Industrial (PI) Rob Carlson, Property Owner 763-784-2542 rcbuilders@msn.com	Wilson Property II 40.04 acres 106 th /Naples Street Zoning: Planned Office/Business District (POD/PBD) Land Use: Planned Industrial (PI) Roger Wilson, Property Owner 763-571-0151 N/A

Timing

Access/Timing

Access/Garbage Trucks

SITE 7	SITE 8	SITE 9
Carlson Property II 7.57 acres SW 106 th /Flanders Street Zoning: Light Industrial (I-1) Land Use: Light Industrial (LI) Rob Carlson, Property Owner 763-784-2542 rcbuilders@msn.com	Blaine EDA Property 1.68 acres 10401 Naples Street NE Zoning: Light Industrial (I-1) Land Use: Light Industrial (LI) Curt Larson, City of Blaine EDA 763-785-6147 clarson@ci.blaine.mn.us	Wilson III 14.79 acres 104 th /Naples Street Zoning: Light Industrial (I-1) Land Use: Light Industrial (LI) Roger Wilson, Property Owner 763-571-0151 NA

size

size

access size



SITE 10	size	SITE 11	Gun club close	SITE 12	Gun Club
Opheim I		Opheim II		Montgomery	
4.76 acres		10.01 acres		4.75 acres	
10351 Naples Street NE		103 rd /Naples Street		10291 Naples Street NE	
Zoning: Light Industrial (I-1)		Zoning: Light Industrial (I-1)		Zoning: Light Industrial (I-1)	
Land Use: Light Industrial (LI)		Land Use: Light Industrial (LI)		Land Use: Light Industrial (LI)	
Ron Opheim, Property Owner		Ron Opheim, Property Owner		Jon Rausch, NorthMarq	
763-786-4031		763-786-4031		952-893-8251 or 612-685-8288 cell	
NA		NA		jon.rausch@northmarq.com	

SITE 13	size	SITE 14	Gun Club	SITE 15	Gun Club
Blaine EDA		Hawkins Chemical		Straus	
2.93 acres		9.46 acres		19.88 acres	Access
101 st /Naples Street		10251 Naples Street NE		10101 Naples Street NE	
Zoning: Light Industrial (I-1)		Zoning: Light Industrial (I-1)		Zoning: Light Industrial (I-1)	
Land Use: Light Industrial (LI)		Land Use: Light Industrial (LI)		Land Use: Light Industrial (LI)	
Curt Larson, City of Blaine EDA		Mark Beyer, Hawkins Chemical, Inc.		Michael Straus, Property Owner	
763-785-6147		612-331-6910		N/A	
clarson@ci.blaine.mn.us		Mark.Beyer@hawkinsinc.com		N/A	

SITE 16	Gun Club/access dangers	SITE 17		SITE 18	Access/Timber w/ water shed
Hamilton		Lexington Preserve Business Park		Palme	
9.45 acres		137.3 acres		39.19 acres	
10121 Naples Street NE		Lexington Avenue/Pheasant Ridge Drive		99 th and Naples Street	
Zoning: Light Industrial (I-1)		Zoning: Planned Business District (PBD)		Zoning: Light Industrial (I-1)	
Land Use: Light Industrial (LI)		Land Use: Planned Industrial (PI)		Land Use: Light Industrial (LI)	
Christopher Hamilton, Property Owner		Tom Palmquist, CSM Corporation		Don Palme, Property Owner	
Myles Borstad, Premier Commercial Properties		612-395-7026		651-633-4275	
612-270-0354		tpalmquist@csmcop.net		Cdp1370@msn.com	



SITE 19	access circuitous Timmy	SITE 20	Timmy/Access	SITE 21	Per feet
JBRC		Mortenson Site		Blaine Preserve Business Park	
33 acres		19.14 acres		60 acres	
99 th /Naples Street		97 th /Naples Street		NE 95 th /35W	seller not will buy
Zoning: Light Industrial (I-1)		Zoning: Light Industrial (I-1)		Zoning: Planned Business District (PBD)	
Land Use: Light Industrial (LI)		Land Use: Light Industrial (LI)		Land Use: Planned Industrial/Commercial (PI/PC)	
Ray Chamberlin, Property Owner		Brett Severson, Mortenson Development		Jon Rausch, NorthMarq	
Office 906-289-4711 or Cell 612-850-7307		612-217-5143		952-893-8251	
main@copperharborboatworks.com		Brett.severson@am.ill.com		jon.rausch@northmarq.com	

SITE 22	Per feet	SITE 23	Timmy/walnut in the way	SITE 24	Timmy Guy club
Blaine Preserve Business Park		Harstad Property		Glenn Meadows	
19.1 acres		39 acres		58.3 acres	
SE 95 th /35W		SE Lexington Avenue/35W		NW 109 th Avenue/Lexington Avenue	
Zoning: Planned Business District (PBD)		Zoning: Planned Business District (PBD)		Zoning: Farm Residential (FR)	
Land Use: Planned Industrial (PI)		Land Use: Planned Commercial (PC)		Land Use: Planned Industrial/Commercial (PI/PC)	
Jon Rausch, NorthMarq		Marty Harstad, Property Owner		Gary Hugeback or Al Hamel, Integrated Real Estate	
952-893-8251 or 612-685-8288 cell		651-636-9991		763-784-2877	
jon.rausch@northmarq.com		mharstad@comcast.net		ahamel@gwestoffice.net	

SITE 25		SITE 26	configuration rough w/ Road size	SITE 27	gizze
Airport Parcel 60 - FOR LEASE ONLY		Whitewater		Naples North	
26.98 acres		14 acres (Westside) 8 acres (Eastside)		5 acres	
SW Airport Road/US 10	ready	NW 85 th Avenue/35W		106XX Naples Street	
Zoning: Airport		Zoning: Planned Business District (PBD)		Zoning: Planned Office District (POD)	
Land Use: Light Industrial (LI)		Land Use: Planned Industrial/Commercial (PI/PC)		Land Use: Planned Industrial (PI)	
Eric Johnson, Metropolitan Airports Comm.		Jerry Miller or Jason Miller, Property Owners		Curt Larson, City of Blaine EDA	
612-725-8322		952-447-8798 / 612-750-6150		763-785-6147	
ejohnson@mspm.org		jmillerpriorlake@aol.com / millerlime@aol.com		clarson@ci.blaine.mn.us	





SITE 28	<i>Timing</i>	SITE 29	<i>size</i>	SITE 30	<i>size</i>
11008 Sunset Avenue NE		Ball Road Industrial Park		Ball Road Industrial Park	
29.76 acres		2.05 acres		4.6 acres	
11008 Sunset Avenue		4520 – 103 rd Court NE		4433 – 103 rd Court NE	
Zoning: Farm Residential (FR)		Zoning: Light Industrial (I-1)		Zoning: Light Industrial (I-1)	
Land Use: High Density Residential/Planned Indus.		Land Use: Light Industrial		Land Use: Light Industrial	
Tony Capra or Al Levitan		Rob Carlson, Property Owner		Rob Carlson, Property Owner	
612-750-3474		763-784-2542		763-784-2542	
NA		rcbuilders@msn.com		rcbuilders@msn.com	

SITE 31	<i>size</i>	SITE 32	<i>access/location</i>
Kraus Anderson Site		Sanctuary Site	<i>next Garage</i>
5.74 acres		3-18 acres	
3601 – 85 th Avenue NE		10201 Xylite Street NE	
Zoning: I-2A (Heavy Industrial)		Zoning: I-2 (Heavy Industrial)	
Land Use: Planned Industrial/Planned Commercial		Land Use: (HI) Heavy Industrial	
Steve Nilsson, Welsh		Jon Rausch or Luke Appert, NorthMarq	
952-897-7899		952-893-8251 or 952-893-8238	
snilsson@welshco.com		Jon.rausch@northmarq.com , luke.apperty@north...	

NOTE: Property listings can change without notice to the city of Blaine.

