

LAND FOR SALE OR BUILD-TO-SUIT FOR SALE OR LEASE



Bohn Business Park

2-29 ACRES AVAILABLE OR 20,000-100,000 SF FOR BTS
SAVAGE, MN 55378

SITE 1: 29.06 ACRES (DIVISIBLE TO 2 ACRES)



SITE 2: 1.02 ACRES - LEASE ONLY



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Site One: 29.06 Acres



* Property line approximate based on Scott County records.

Project Description

Land Description

Total Land Area - 29.06 Gross Acres; Divisible to 2 Acres

Sale Price

Negotiable depending on size & location

PIDs

269170016
269170015

Real Estate Taxes - 2017

\$20,612.00

Zoning

Planned Mixed-Use District. Uses include:

- Office buildings
- Retail business
- Indoor commercial recreation

Traffic Counts

McColl Drive: 12,200 vpd

Highlights

- Scenic view overlooking bluffs
- Rare opportunity to acquire land in the south metro
- Excellent access to Hwy 13, Hwy 101, and Hwy 169
- Exceptional public and private school education
- Close to many retail amenities

Build-to-Suit

Owner will consider build-to-suits from 20,000-100,000 SF.

Site Two: 1.02 Acres



* Property line approximate based on Scott County records.

Project Description

Description

Total Land Area - 1.02 Gross Acres

Net Rates

Negotiable

PID

262450040

Real Estate Taxes - 2017

\$16,986.00

Zoning

Planned Industrial District. Uses include:

- Manufacturing and production facilities
- Warehouse and distribution

Traffic Counts

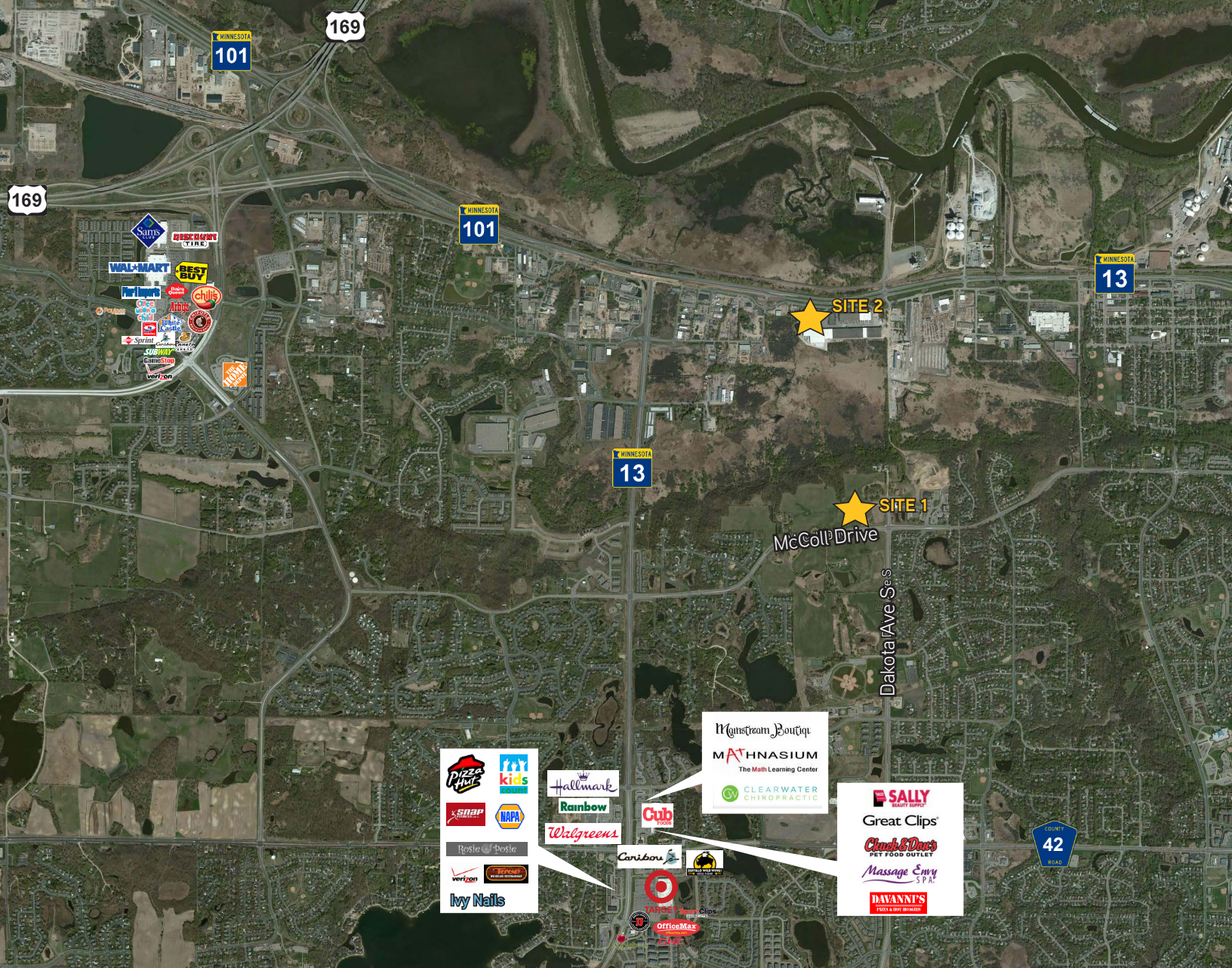
Highway 13: 47,000 vpd

Highlights

- Visibility to Hwy 13
- Excellent access to Hwy 13, Hwy 101, and Hwy 169
- Rare opportunity to acquire land or complete a BTS with visibility to Hwy 13
- Ability for outside storage/trailer parking
- Close to many retail amenities

Build-to-Suit

Owner will consider build-to-suits from 15,000-40,000 SF for sale or lease



BOHN BUSINESS PARK | SAVAGE, MN 55378

Contact Us

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