

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



Accelerating success.



SITE 1: 29.06 ACRES (DIVISIBLE TO 2 ACRES)



SITE 2: 1.02 ACRES (LEASE ONLY)

CONTACT US >

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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

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

LAND 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

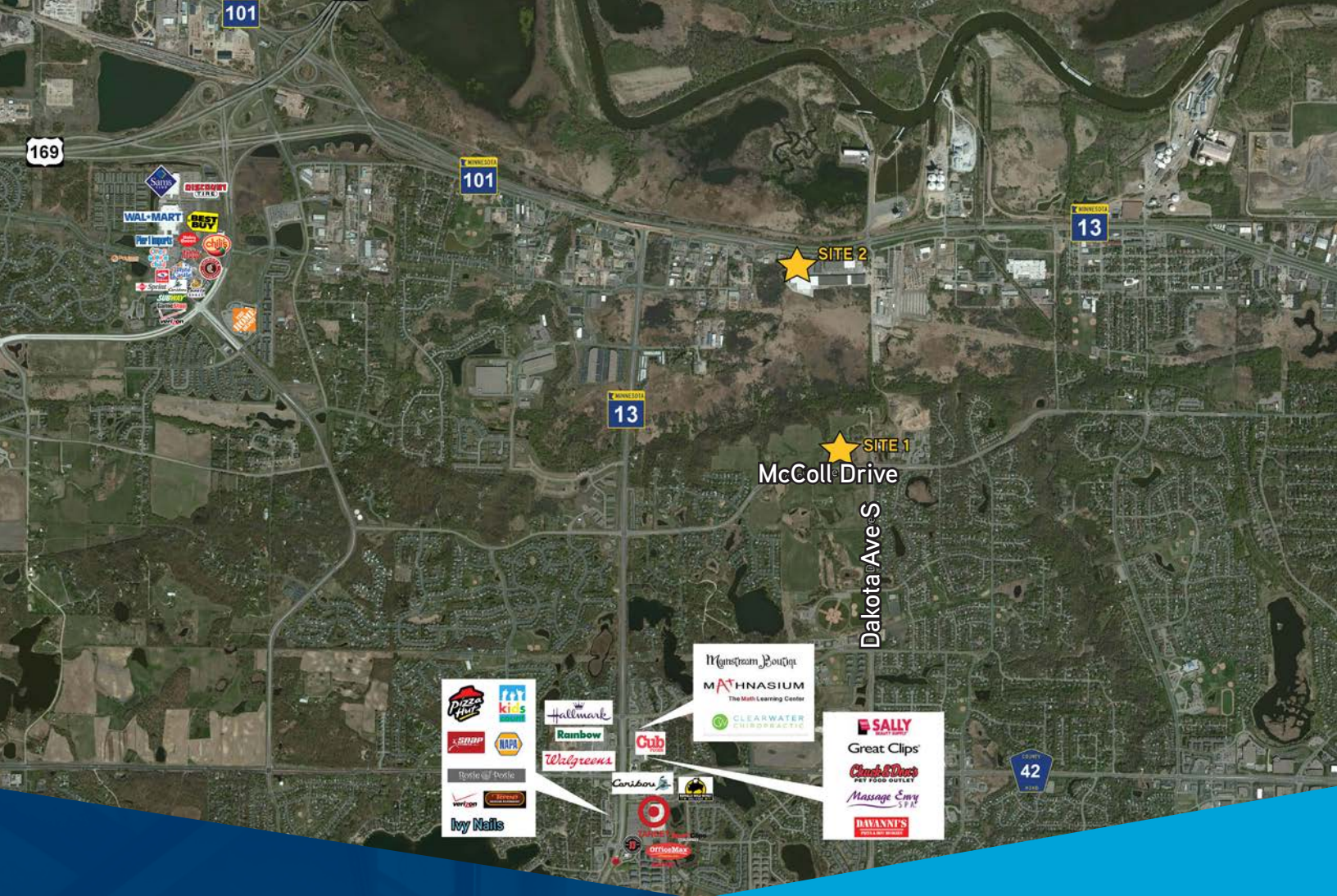
Highway 13: 47,000 vpd

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 > AMENITIES AERIAL



Accelerating success.

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