

For Sale or Lease Expandable Freezer Facility

CONTACT US

Andy Lubinski, SIOR

Vice Chair
+1 952 221 8067
andy.lubinski@colliers.com

Justin Felix

Senior Transaction Manager
+1 612 718 2234
justin.felix@colliers.com

Aaron Whitmore

Vice President
+1 612 963 1377
aaron.whitmore@colliers.com

Ethan Haglund

Associate Vice President
+1 952 200 6199
ethan.haglund@colliers.com

Colliers

1600 Utica Avenue South
Suite 300
Minneapolis, MN 55416
colliers.com/msp

420 Park Court Lino Lakes, MN 55014

Cold Storage Facility with Expansion Capability & Build-To-Suit Land and Access to the Entire Midwest

The Below Zero Lino Lakes Facility is an ideal location for a variety of uses, with potential expansion up to 120,000+ SF (subject to increase based on recent site assessment and wetlands determination study) and a 40' clear height, offering a distinctive opportunity.

The current 12,600 SF temperature controlled building includes 3,100 SF of freezer and cooler space, making it a unique asset in the region.

The existing structure is divisible and expandable to meet diverse user needs, with the added advantage of 6.3 acres of land, providing even greater flexibility.

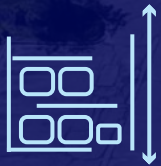
Property Features



Room To Grow
6.3 Acres For Expansion



Central Location
Incredible Service Radius



12' Freezer Clear Height
Capability to build 40' clear in expanded construction



4 Drive-Ins



2 Dock Doors
Cross-dock configuration, with a concrete truck court & dolly pads



-20 Freezer



53 Passenger Vehicle Stalls



42 Reefer Truck Stalls
Included 30 amp electric plug-ins



FOR SALE OR LEASE

Property Highlights

Address	420 Park Court, Lino Lakes, MN 55014
Building Size	12,600 SF
Freezer/Cooler Space	3,100 SF (approx.)
Land Size	6.3 Acres
Loading	2 Dock Doors 4 Drive-In Doors (12' High)
Parking	53 passenger vehicle stalls 42 box truck stalls with electric plug-ins
Clear Height	24.5' At Entrance of Drive-In 18'7" In Freezer Section 12' Inside of Freezer
Sprinklers	Yes
Above Ground Propane Tank	Yes
Floor Drains	Yes
Billboard	Yes
2025 Taxes	\$45,187.16
Lease Rate	Negotiable
Sale Price	\$2,900,000



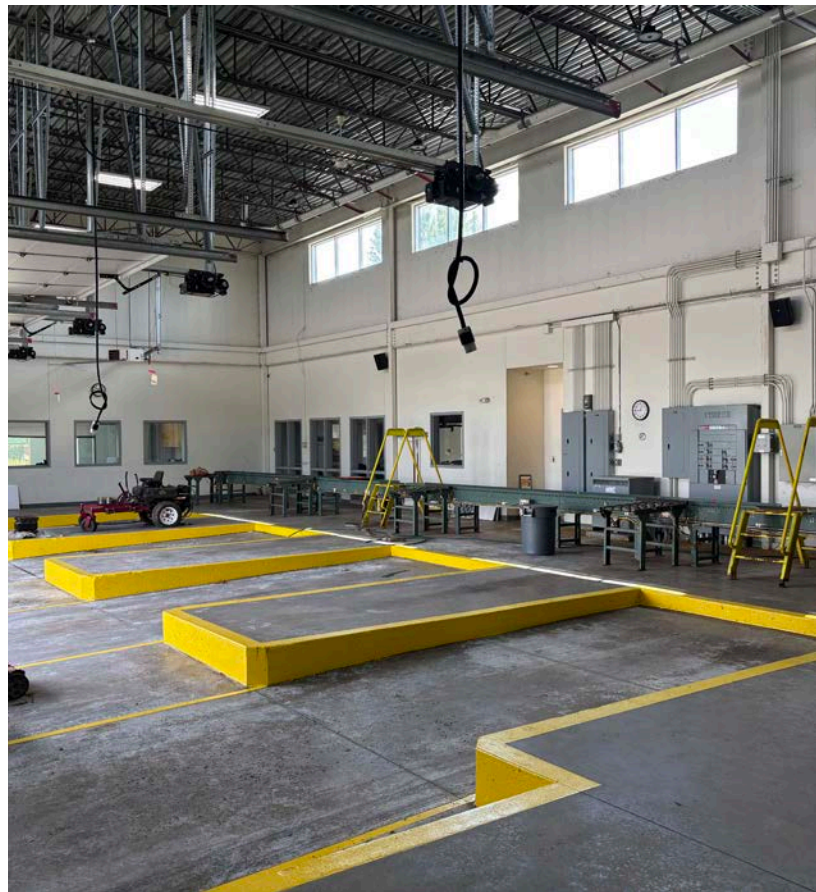
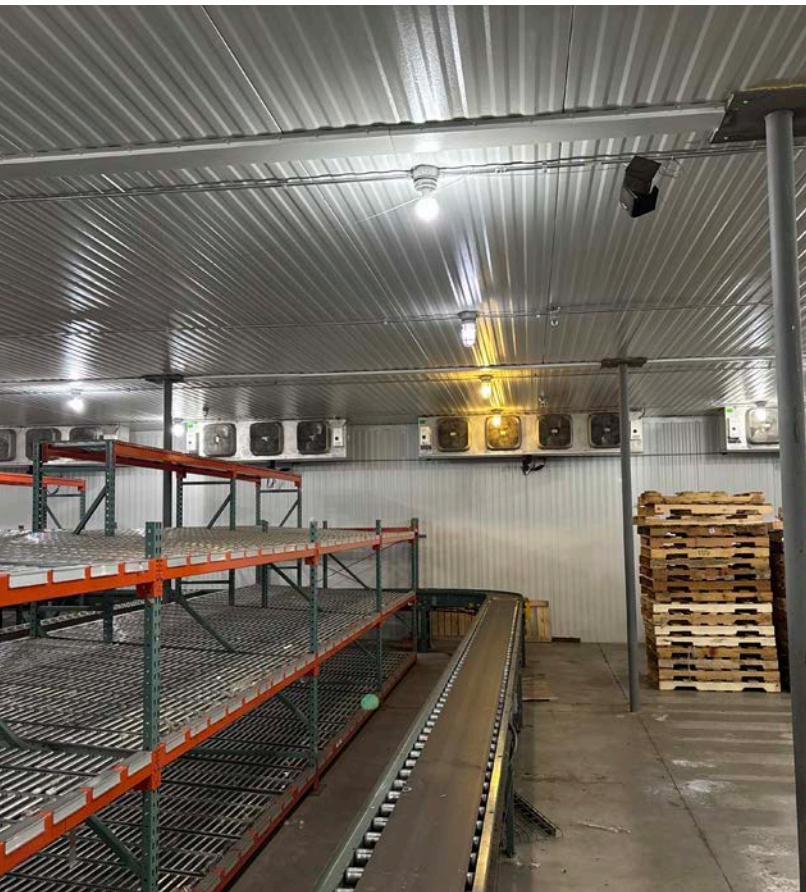
FOR SALE OR LEASE

Property Renderings

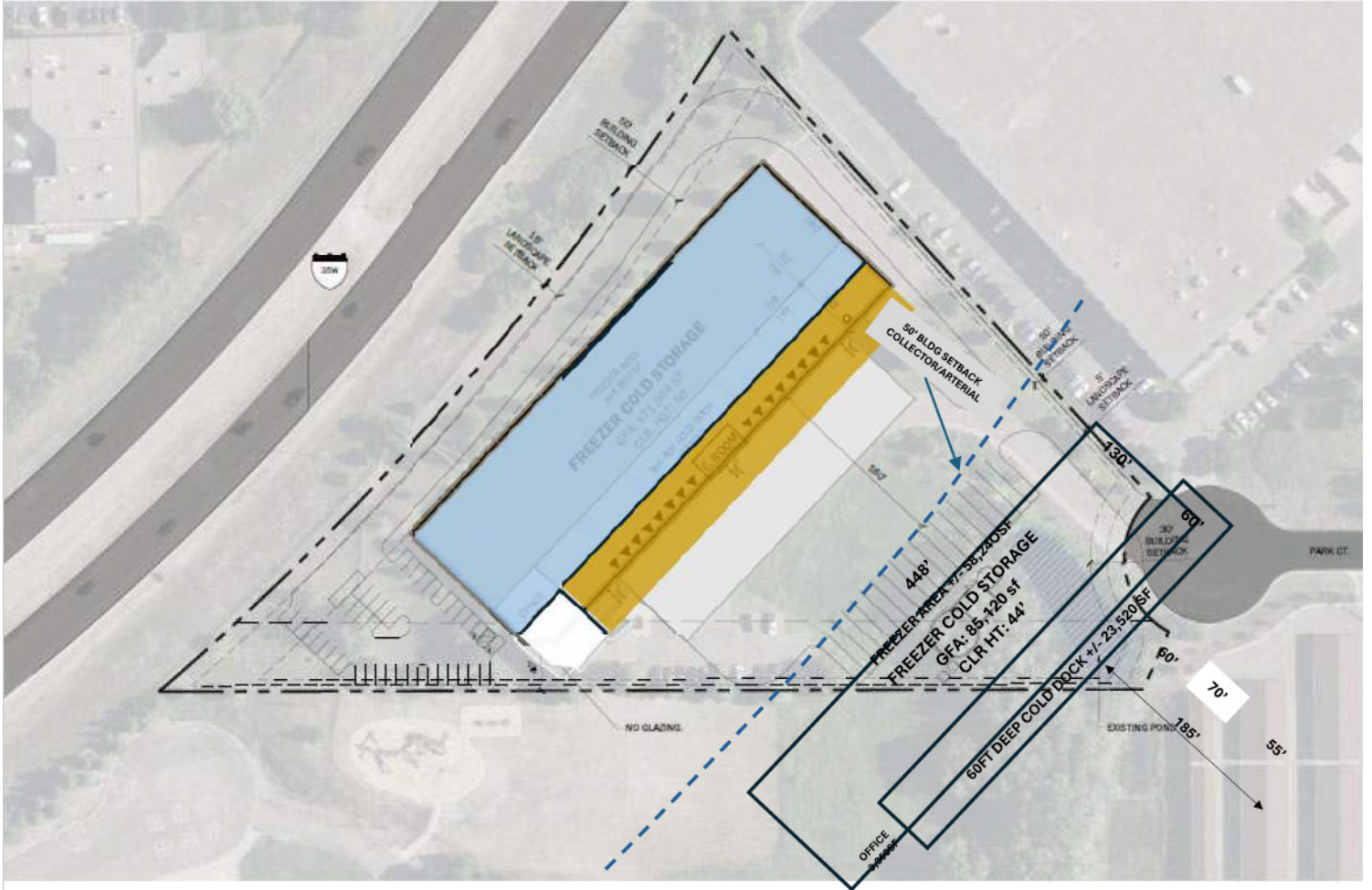


FOR SALE OR LEASE

Property Photos

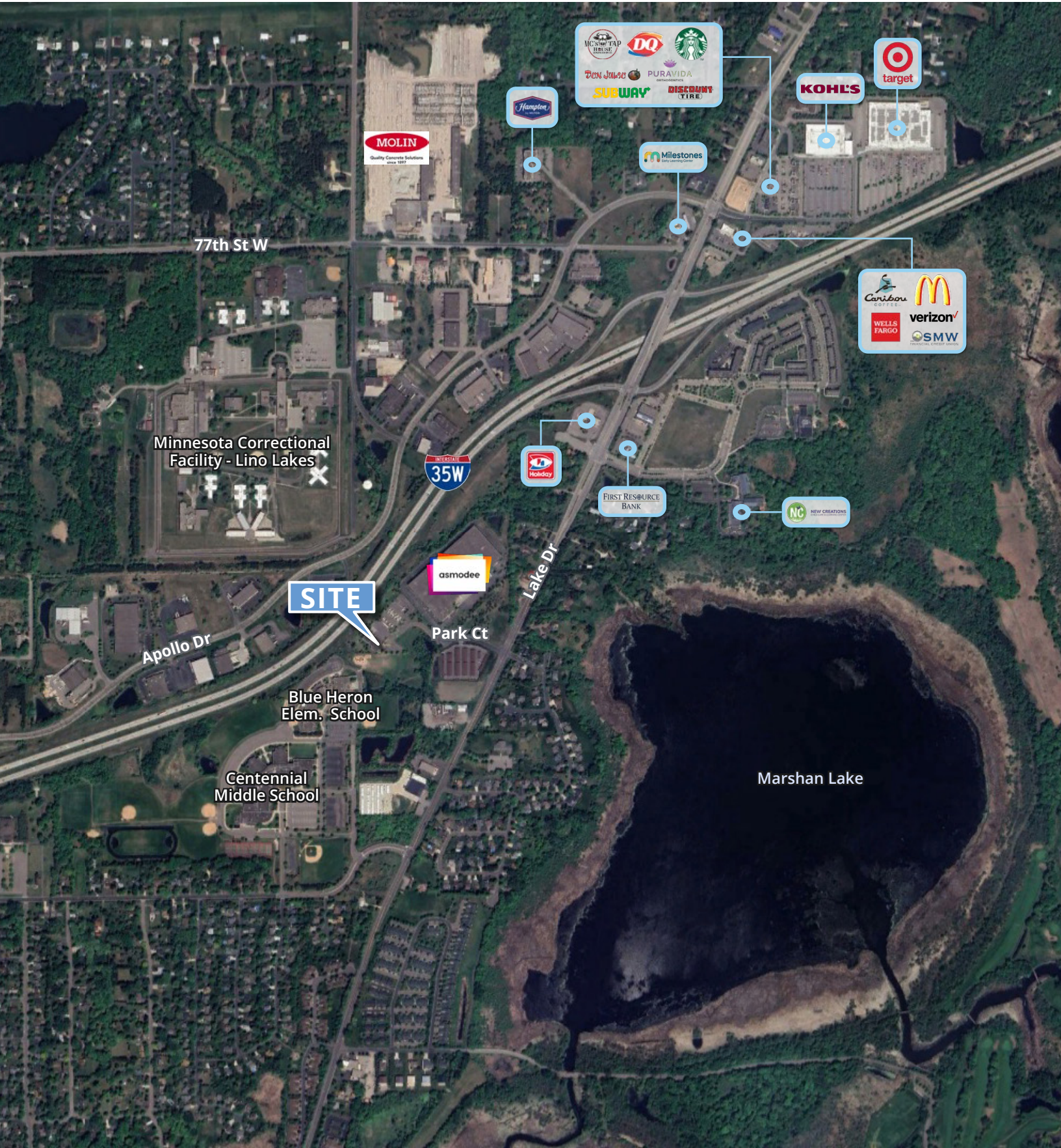


Proposed BTS



FOR SALE OR LEASE

Location Overview



Demographics: Anoka County



2025
Population

376,937



2025 Median
Household Income

\$100,673



Workforce

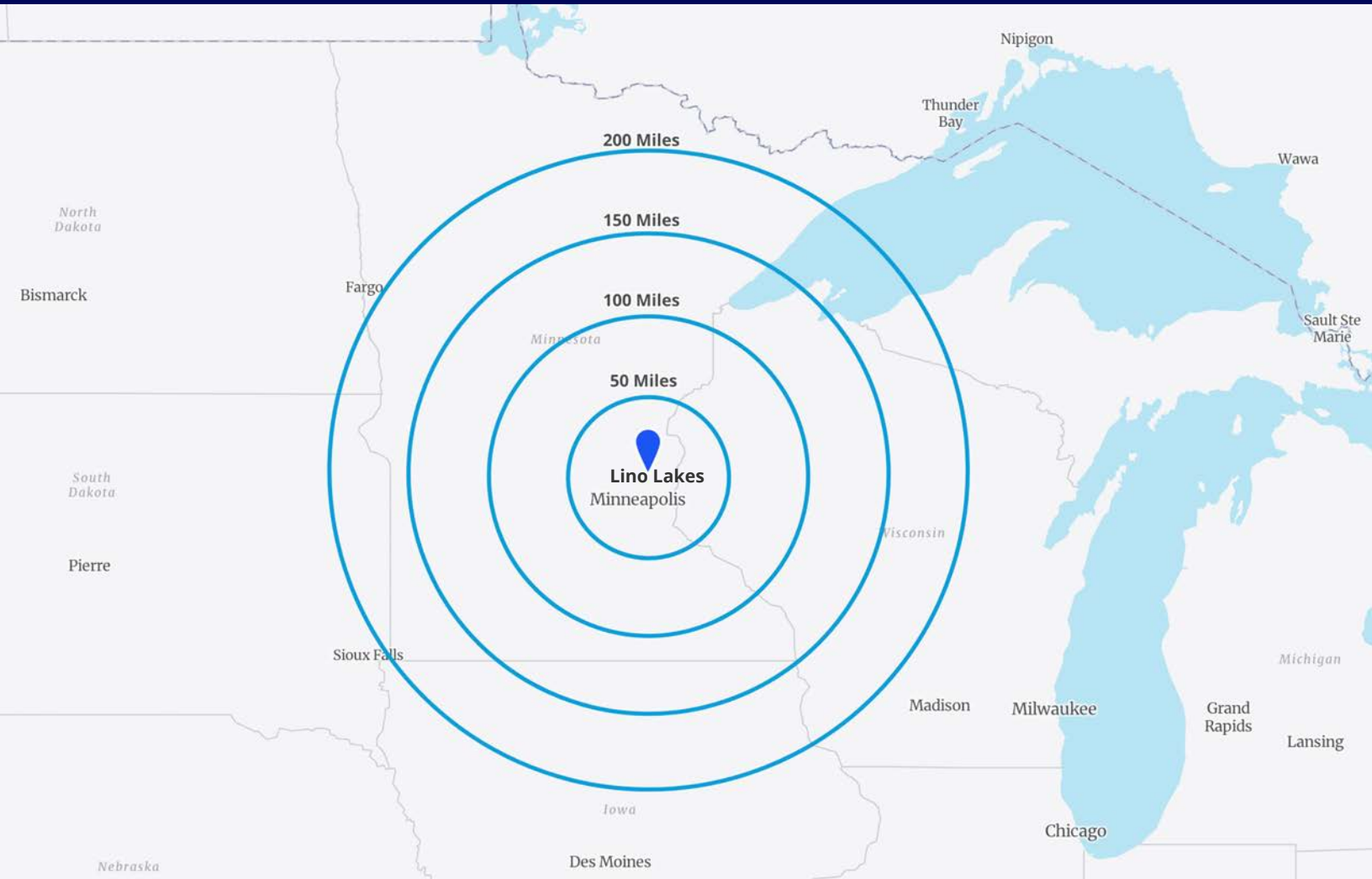
68%

of population
between ages 19-75



Businesses

9,548



1600 Utica Avenue South
Suite 300
Minneapolis, MN 55416
P: +1 952 897 7700

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International MN, LLC.