

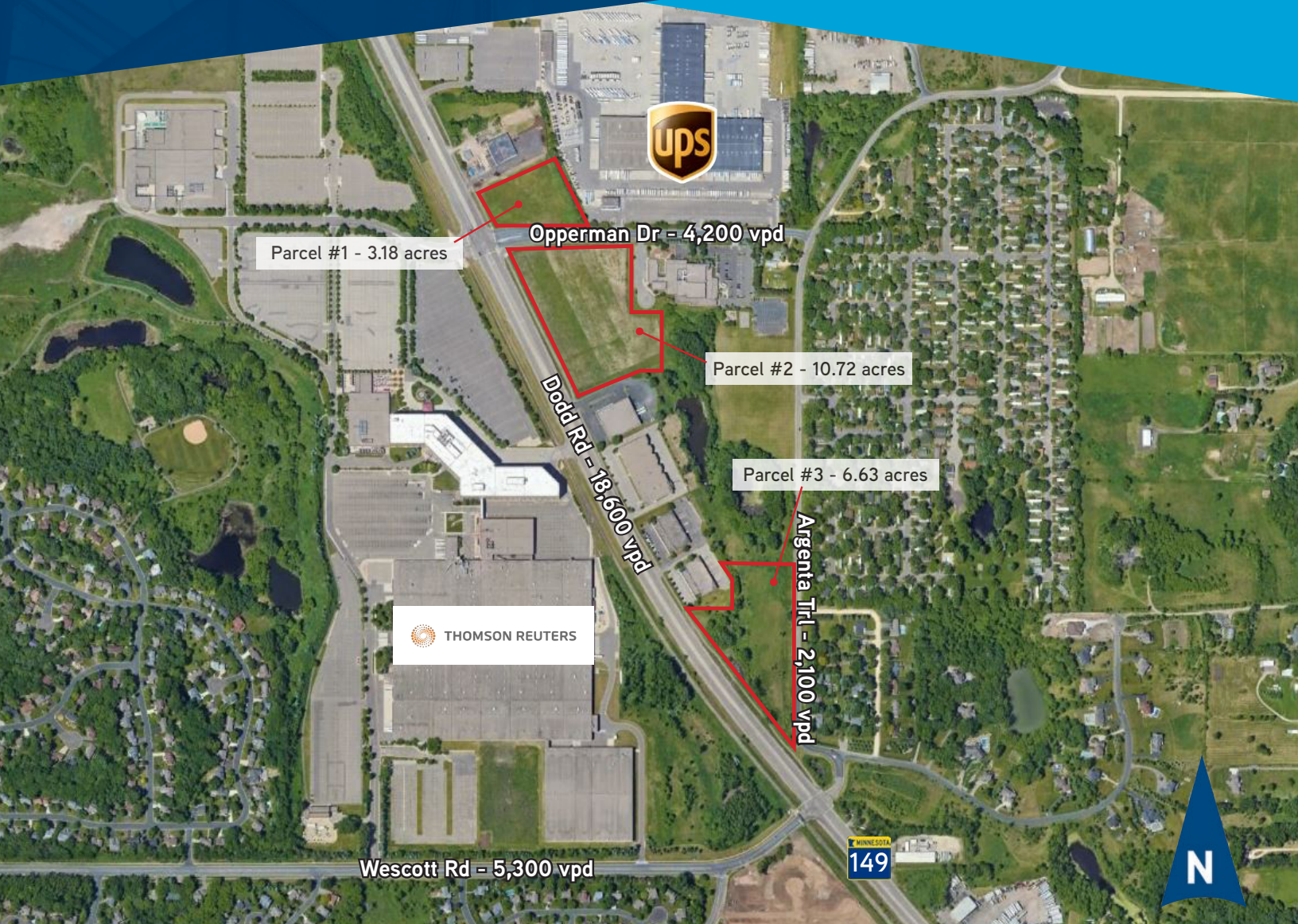
FOR SALE > INDUSTRIAL LAND

20.53 Acres Total (over 3 parcels)

Eagan, MN 55123



Accelerating success.



CONTACT US

Eric Rossbach
952 897 7872

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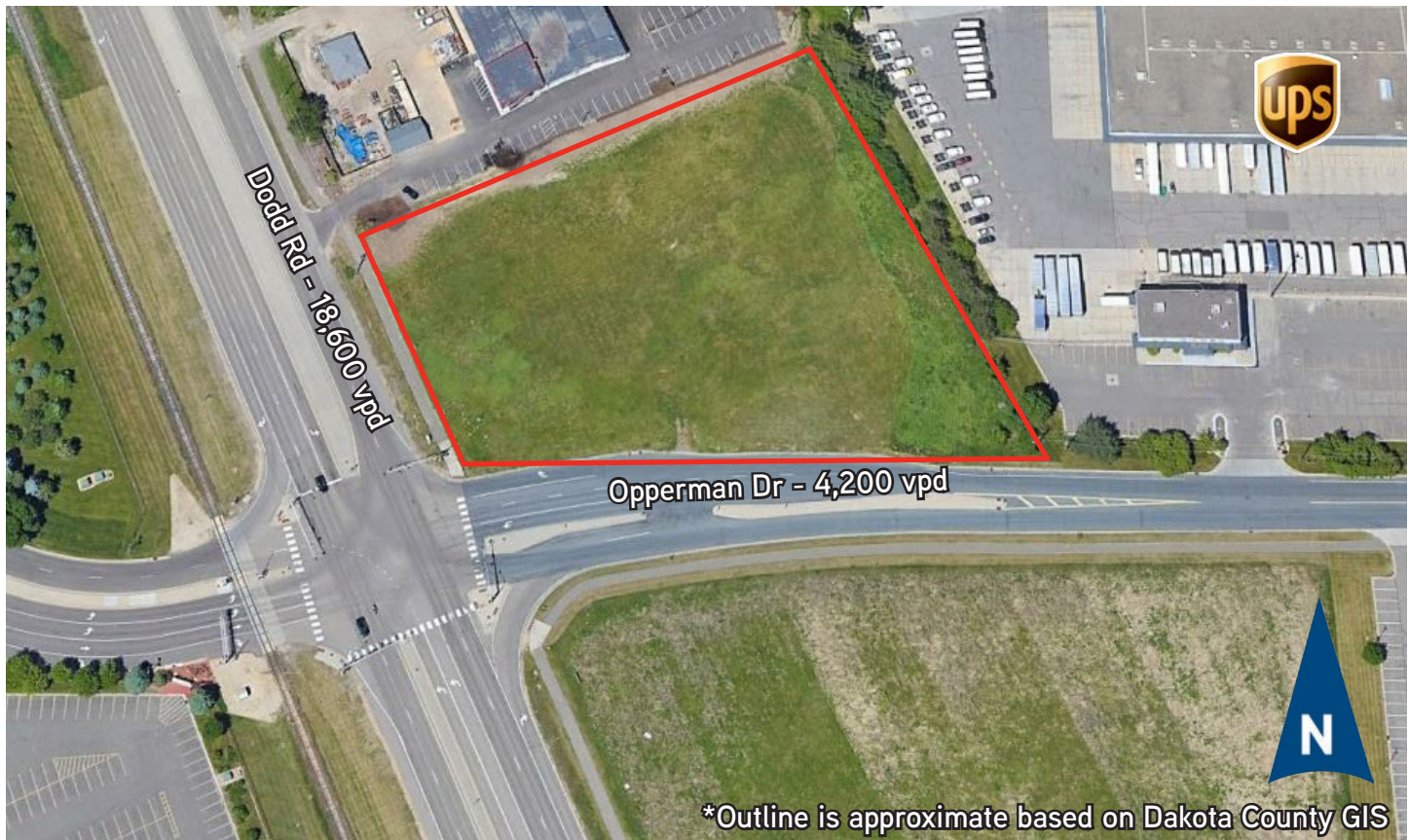
Bill Ritter CCIM SIOR
952 897 7743

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Parcel One: 3.18 Acres Total



Project Description

ASKING PRICE:

Negotiable

LAND DESCRIPTION:

Total Land Area – 3.18 Acres

PIDS:

10-40950-00-010 & 10-40950-00-020

TRAFFIC COUNTS:

Dodd Rd - 18,600 vpd

Opperman Dr - 4,200 vpd

ZONING:

I-1 Limited Industrial District. Uses include:

- Commercial recreation
- Warehousing and wholesaling
- Office buildings
- Light manufacturing

EST. REAL ESTATE TAXES (2018):

\$18,614.40



Accelerating success.

Parcel Two: 10.72 Acres



Project Description

ASKING PRICE:

Negotiable

LAND DESCRIPTION:

Total Land Area – 10.72

PID:

10-87000-00-011

TRAFFIC COUNTS:

Dodd Rd – 18,600 vpd
Opperman Dr – 4,200 vpd

ZONING:

I-1 Limited Industrial District. Uses include:

- Commercial recreation
- Warehousing and wholesaling
- Office buildings
- Light manufacturing

EST. REAL ESTATE TAXES (2018):

\$39,205.84 (\$0.08 psf)

Parcel Three: 6.63 Acres



Project Description

ASKING PRICE:

Negotiable

LAND DESCRIPTION:

Total Land Area – 6.63 gross acres
2.40 acres wetland
4.23 acres net

PID:

10-87000-00-020

TRAFFIC COUNTS:

Dodd Rd – 18,600 vpd
Argenta Trl – 2,100 vpd

ZONING:

I-1 Limited Industrial District. Uses include:

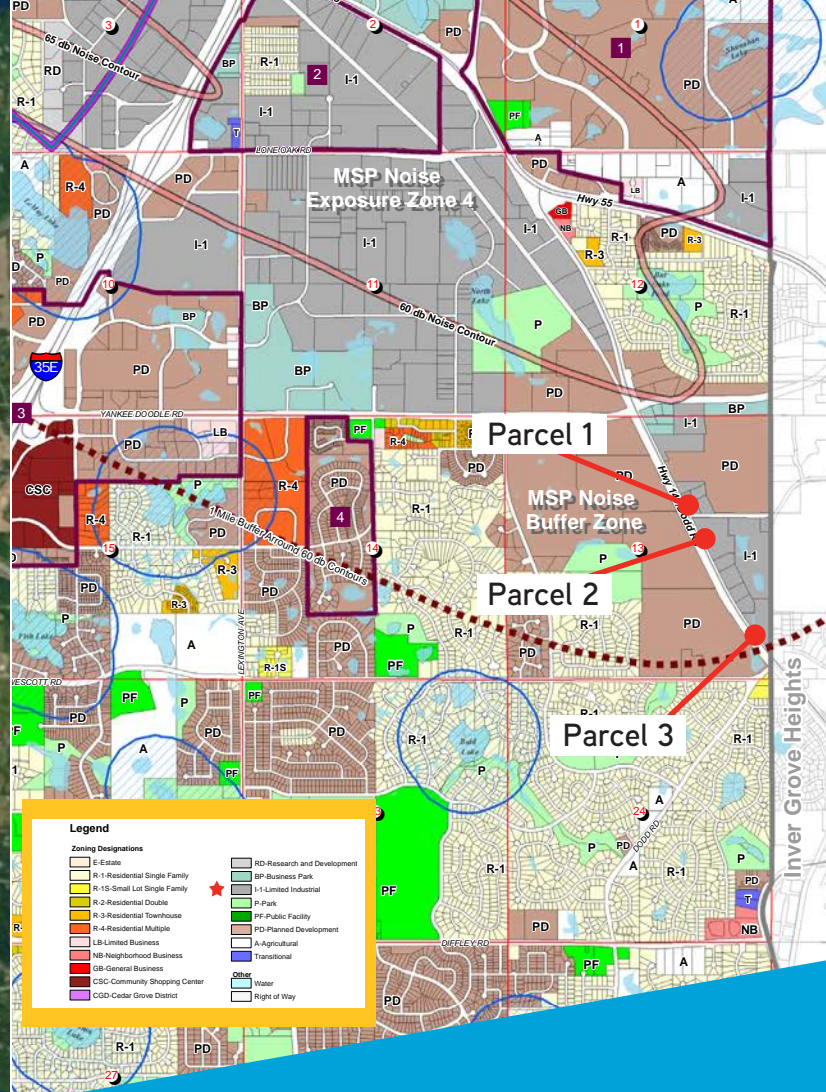
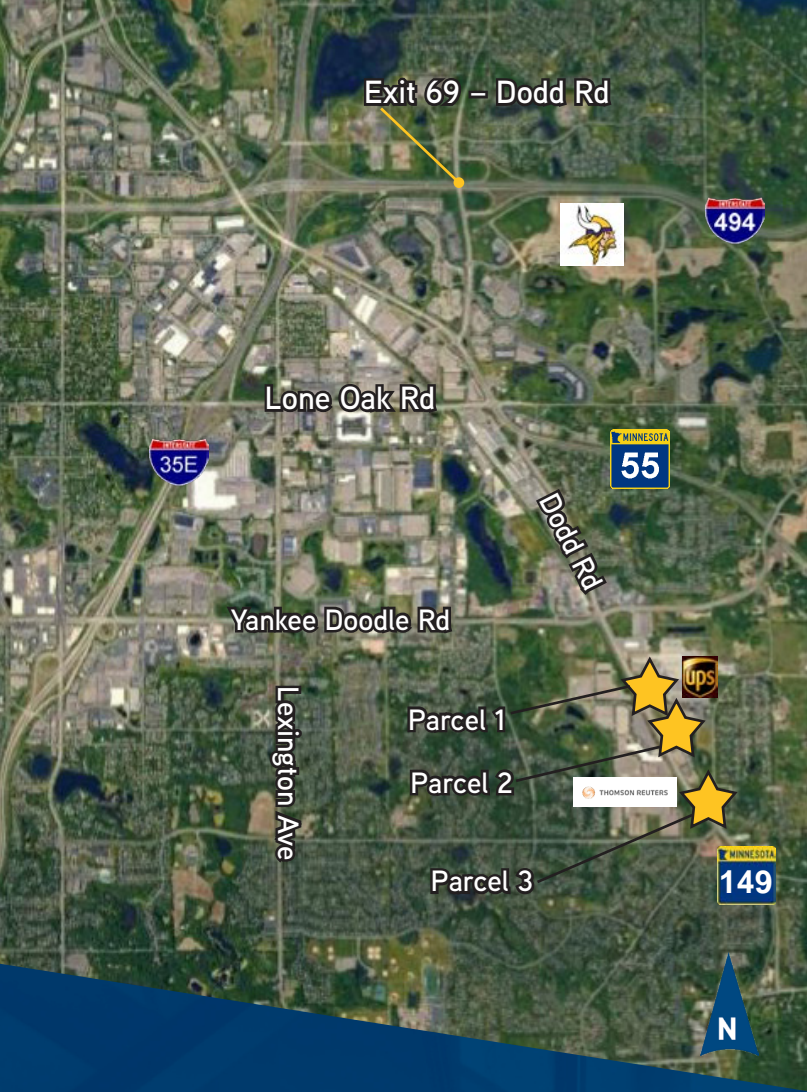
- Commercial recreation
- Warehousing and wholesaling
- Office buildings
- Light manufacturing

EST. REAL ESTATE TAXES (2018):

\$21,816.60 (\$0.08 psf)



Accelerating success.



FOR SALE > INDUSTRIAL LAND



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Minnetonka, MN 55343

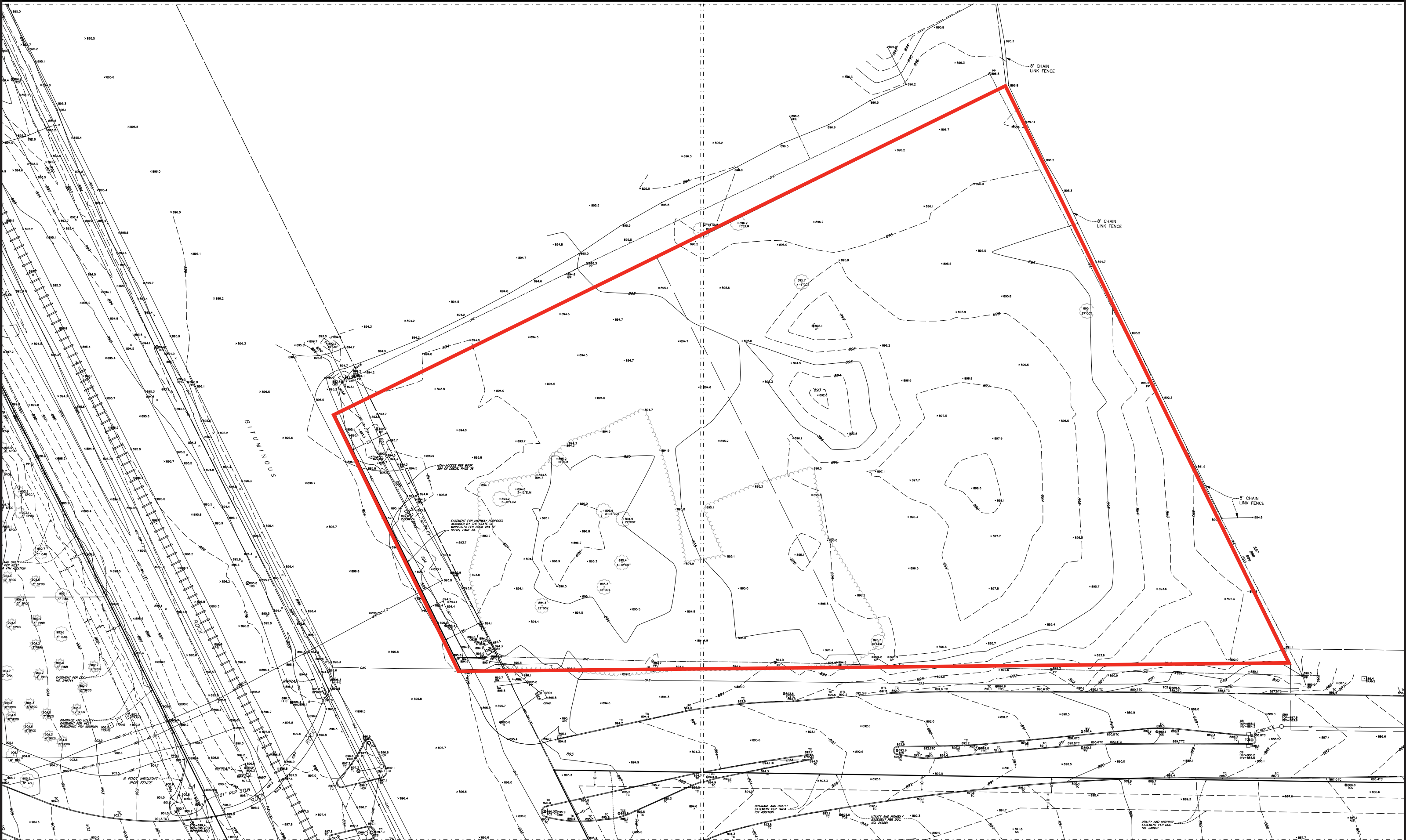
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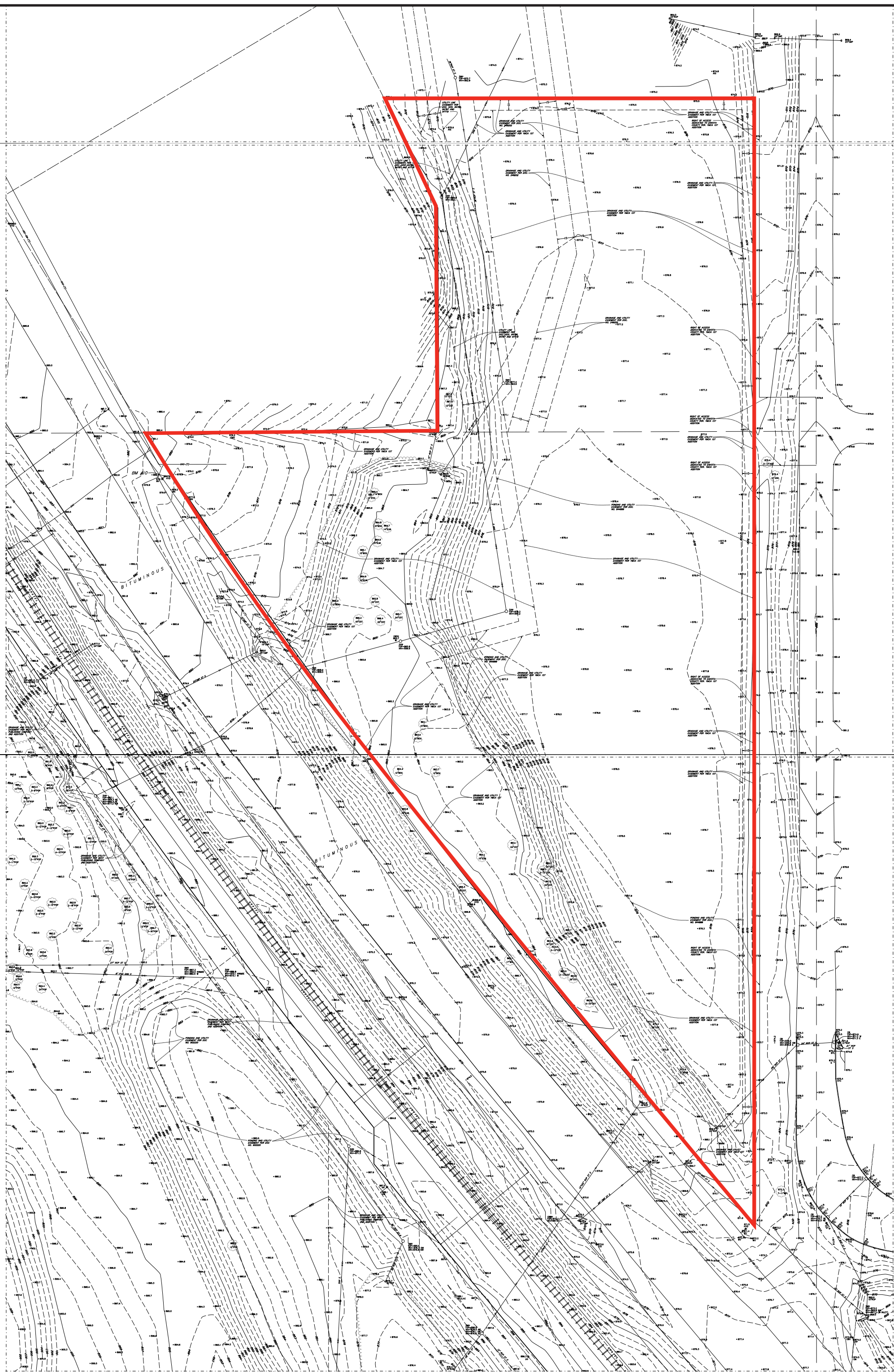
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SEE SHEET J-6



20 0 20 40
SCALE IN FEET
DATED: December, 2008

Sunde Land Surveying, LLC.

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Business: 952-881-2455 • FAX: 952-888-9520

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SEE SHEET K-7