

LAND FOR SALE OR BUILD-TO-SUIT

Highway 61 Business Center

7500 WEST POINT DOUGLAS ROAD S, COTTAGE GROVE, MN 55016



36,500 Vehicles Per Day



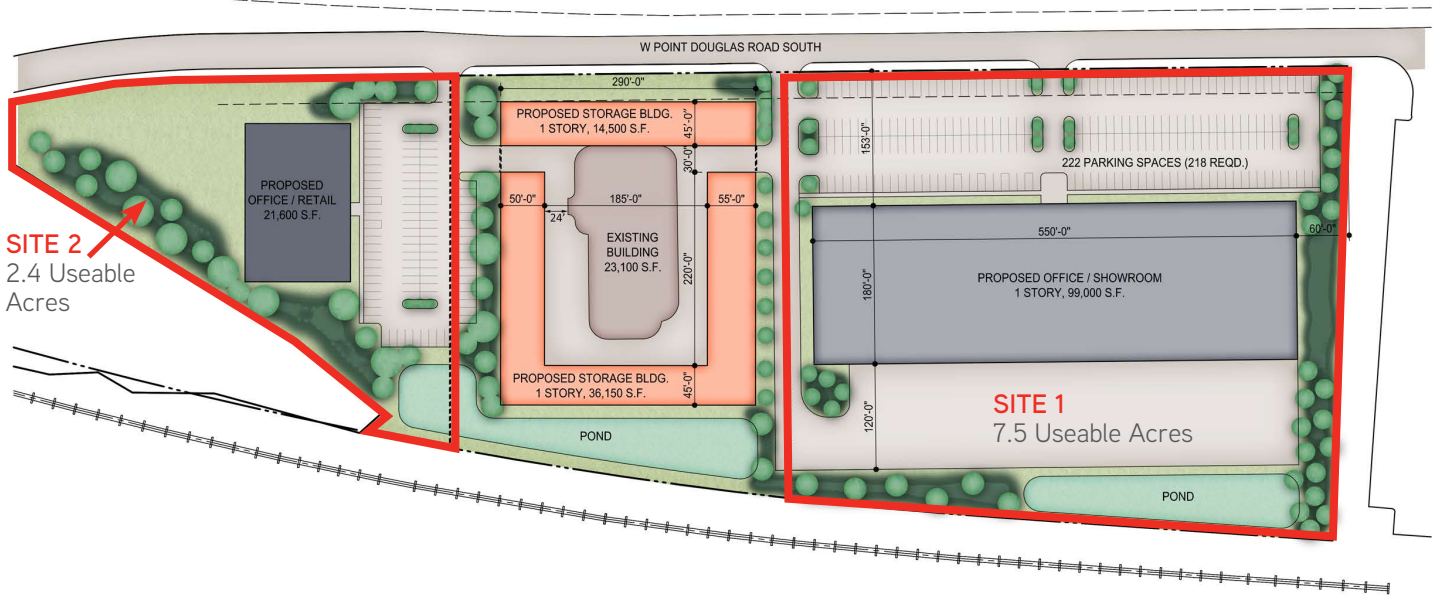
**Representative photo of future development. Actual building architecture may vary.*

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Site Plan

HIGHWAY 61



Highway 61 Business Center

7500 WEST POINT DOUGLAS ROAD S, COTTAGE GROVE, MN 55016

PROPERTY DESCRIPTION

Highway 61 Business Center is a flexible development allowing for a variety of uses from retail to industrial. The site offers great visibility to Highway 61 and close proximity to many retail amenities.

Opportunities include land purchase, build-to-suit for lease and build-to-suit for sale.

New Construction

- > SITE 1 - 99,000 SF BUILDING
- > SITE 2 - 21,600 SF BUILDING

Net Rental Rates

- > \$10.50 PSF OFFICE
- > \$5.50 PSF WAREHOUSE

CAM/Real Estate Tax 2018 Est.

- > \$1.00 PSF

Land for Sale

- > SITE 1 - 7.5 USEABLE ACRES
- > SITE 2 - 2.4 USEABLE ACRES

Property Information

SITE 1

LAND DESCRIPTION

Total Land Area - 7.6 Acres

Wetland Area - 0.1 Acres

Net Land Area - 7.5 Acres

SALE PRICE

\$1,145,000

BUILD-TO-SUIT

Building Size 99,000 SF

*Divisible to 14,400 SF

CLEAR HEIGHT

18' - 28'

COLUMN SPACING

40' x 45'

PARKING

222 spaces

TRUCK COURT

120' deep | 60' concrete apron

SPRINKLER SYSTEM

ESFR

LIGHTING

T-5 light fixtures

CONSTRUCTION TYPE

Pre-cast insulated wall panel

NET RATES

\$10.50 psf office

\$5.50 psf warehouse

2018 CAM/TAX ESTIMATE

\$1.00 psf

SITE 2

LAND DESCRIPTION

Total Land Area - 5.8 Acres

Wetland Area - 3.4 Acres

Net Land Area - 2.4 Acres

SALE PRICE

\$365,000

BUILD-TO-SUIT

Building Size 21,600 SF

*Divisible to 5,000 SF

NET RATE

\$16.00 psf

GENERAL INFORMATION

ZONING

Planned Business (PB)

Allows for many industrial, office and retail uses

TRAFFIC COUNTS

36,500 vehicles per day

VISIBILITY

Highway 61

DISTANCE

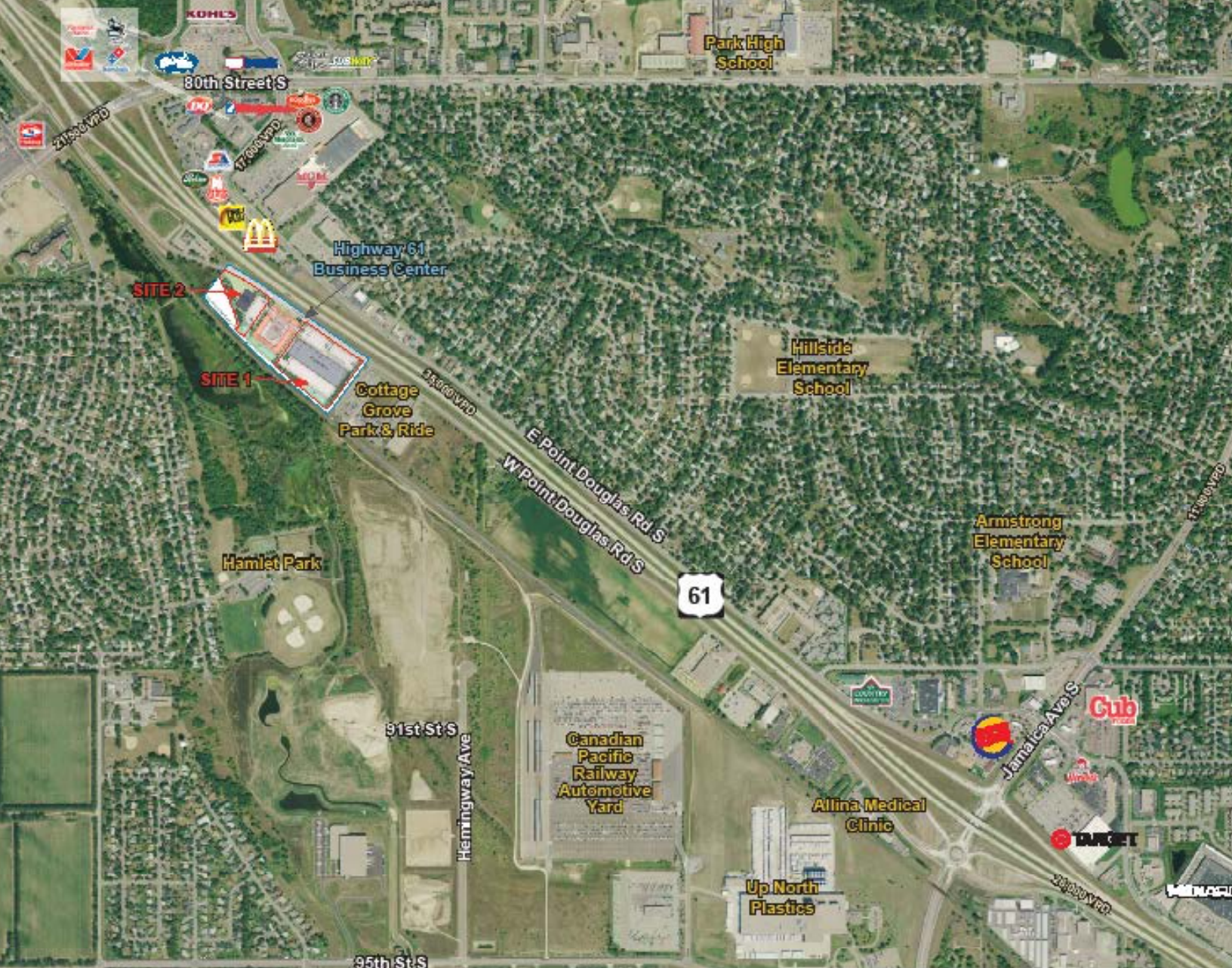
> 4.5 miles to Interstate 494

> 18 miles to MSP International Airport

RAIL PROVIDER

Canadian Pacific

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	8,543	40,604	70,275
Median HH Income	\$67,623	\$80,817	\$76,588
Average HH Income	\$73,767	\$90,953	\$90,358



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Contact Us

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