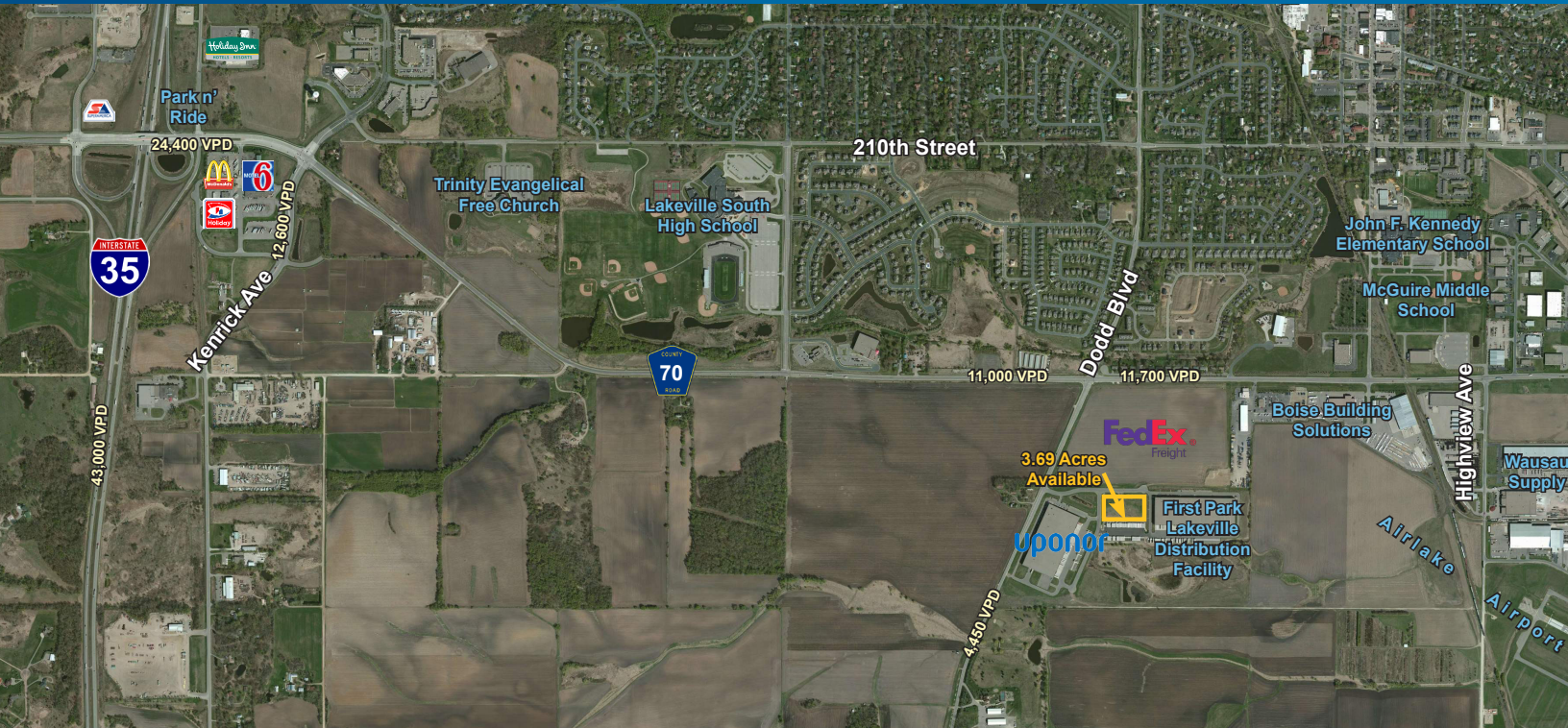


LAND > FOR SALE OR BUILD TO SUIT



First Park Lakeville

SE CORNER OF COUNTY RD 70 & DODD BLVD, LAKEVILLE, MINNESOTA



PROPERTY DETAILS

- > 137.5 acre master planned industrial park located at SE corner of County Road 70 & Dodd Blvd
- > 3.69 acre site available
- > Sale price: \$3.75 psf
- > Zoned I-1; Light Industrial District
- > Two miles east of I-35 and 0.5 miles west of Lakeville Airlake Airport
- > Easy access to CR 70 & I-35
- > Outside storage permitted within park
- > On the NAFTA corridor - main north/south trade highway from Texas to Minnesota
- > Tax Increment Financing available for qualified uses



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4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com

Site Information

- > **Location** SE Corner of County Road 70 & Dodd Blvd, Lakeville, MN
- > **Description** Entire Development Approximately 137.5 Acres
- > **Available** 3.69 and 4.75 Acres
- > **Zoning** I-1; Light Industrial District
- > **Property IDs** 22-26952-00-010
 - Size 3.69 acres
 - 2017 Taxes \$7,869.24

LIST PRICE:

\$3.75 psf

TRAFFIC COUNTS:

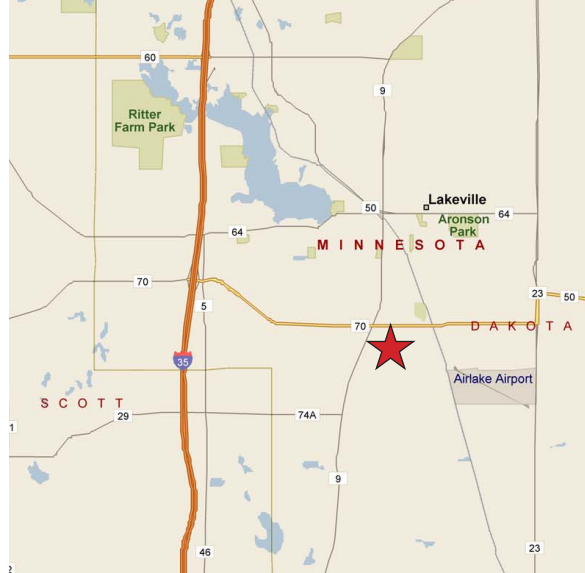
- > I-35: 43,000 vpd
- > CR 70: 11,700 vpd

** Source: Minnesota Department of Transportation 2010 Study Averages are per day total cars*

DISTANCES:

MSP Int'l Airport: 23.10 miles / 20 minutes
Bloomington/I-494: 15.75 miles / 14 minutes
Burnsville/Hwy 13: 9.21 miles / 8 minutes
Albert Lea/I-90: 68.78 miles / 59 minutes

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	4,126	14,835	48,024
Median HH Income	\$87,633	\$87,884	\$100,733
Average HH Income	\$97,997	\$97,518	\$116,547



Contact Us

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