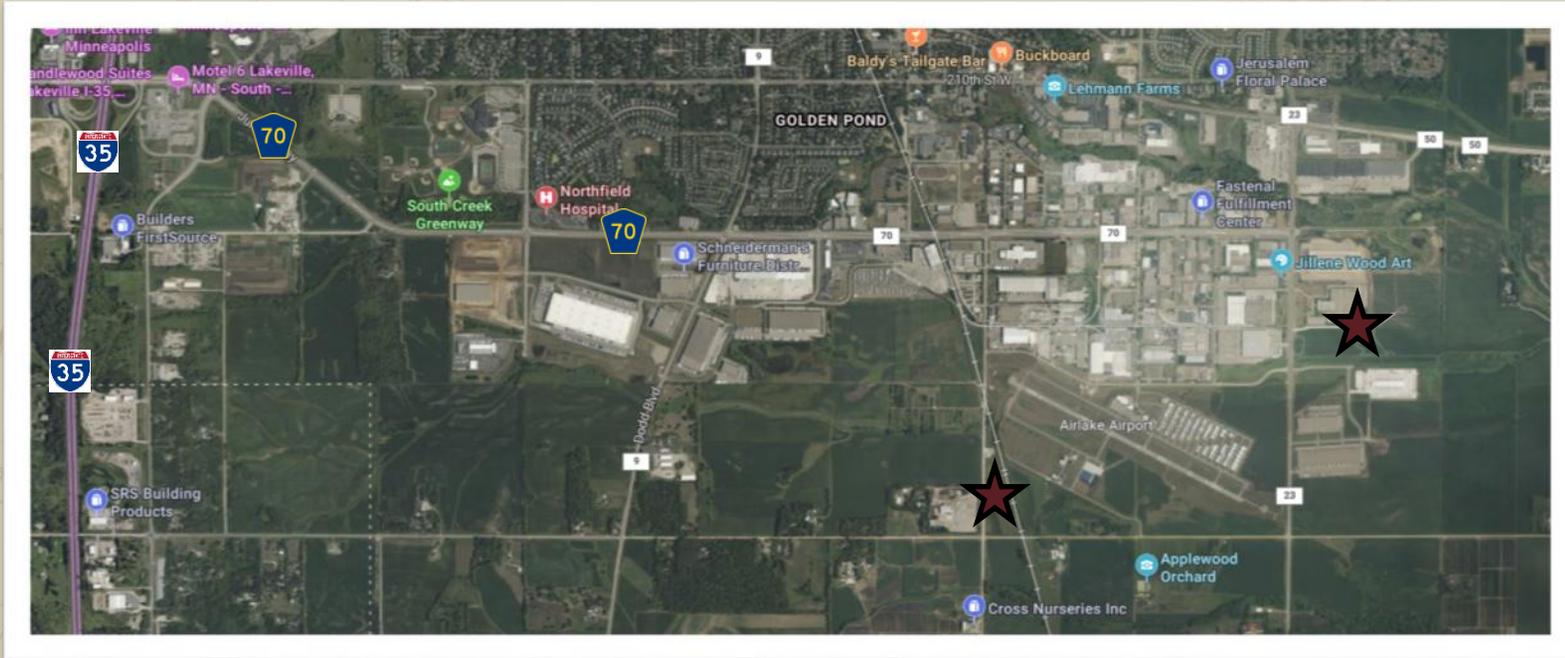


AIRLAKE DEVELOPMENT INDUSTRIAL LOTS FOR SALE/BUILD TO SUIT

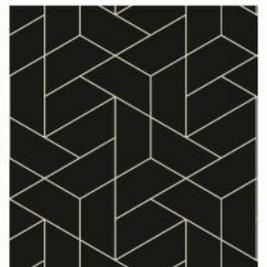
EAST OF CEDAR & CR-70 / HIGHVIEW AVE, LAKEVILLE, MN 55044

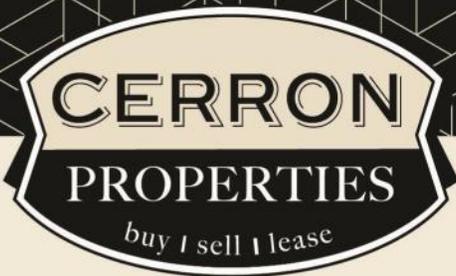


FOR SALE | BUILD TO SUIT | INDUSTRIAL LOTS



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044
WWW.CERRON.COM
952.469.9444





CERRON Commercial Properties, LLC
21476 Grenada Avenue
Lakeville, MN 55044
www.CERRON.com

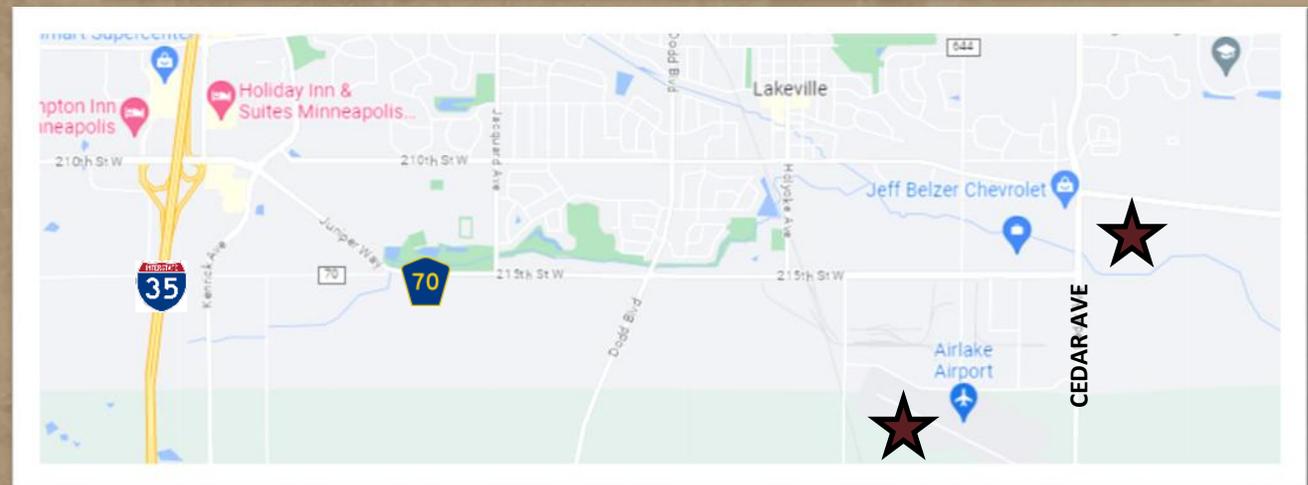
■ PROPERTY HIGHLIGHTS

- Seven (7) lots available—ranging from 6.21-31.75 acres
- Select parcels are dividable to smaller buildable lots (1.5 acres—2 acres)
- Great location—just 4 miles east of I-35, off CR-70 and Cedar Ave
- Located in Airlake Industrial Park—2nd largest industrial park in MN
- Zoning: I-2 General Industrial
- Build to suit opportunities
- Eureka Lot (Lot 14) is rail served
- Asking Price: see chart on Page 3

INDUSTRIAL LOTS FOR SALE/BUILD TO SUIT

LAKEVILLE, MN 55044

FOR SALE | BUILD TO SUIT | LAND



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information,
please contact:
Darby O. Regan
952.583.6137
darbyr@cerron.com

AIRLAKE DEVELOPMENT INDUSTRIAL LOTS

EAST OF CEDAR & CR-70 / HIGHVIEW AVE, LAKEVILLE, MN 55044

SUMMARY

Reference# Below	1	2	3	5	6	7	14
Name	Airlake 70 1st-Outlot B	Airlake 70 1st-Outlot E	Airlake 70 1st-Outlot F	Launch Park 3rd-Lot 2	Launch Park 3rd-Outlot B	Airlake DEA—Outlot A	Eureka Twp Triangle
PID	22-10500-00-020	22-10500-00-050	22-10500-00-060	22-44507-01-020	22-44507-00-020	22-11020-00-010	13-00400-28-020
Acres	6.21	6.28	7.6	8.91	20.89	31.75	11.96
Zoning	I-2	I-2	I-2	I-2	I-2	I-2	A
2025 RE Taxes (est)	\$2,382	\$1,429	\$2,918	\$18,300	\$11,646	\$2,528	\$534
Asking Price (psf)	\$6.00	\$6.00	\$6.00	\$6.00	\$5.50	\$5.50	\$7.00
Asking Price (cost)	\$1,623,046	\$1,641,341	\$1,986,336	\$2,328,718	\$5,004,826	\$7,606,665	\$3,646,843
Platted	Yes, Outlot	Yes, Outlot	Yes, Outlot	Yes	Yes, Outlot	Yes, Outlot	No



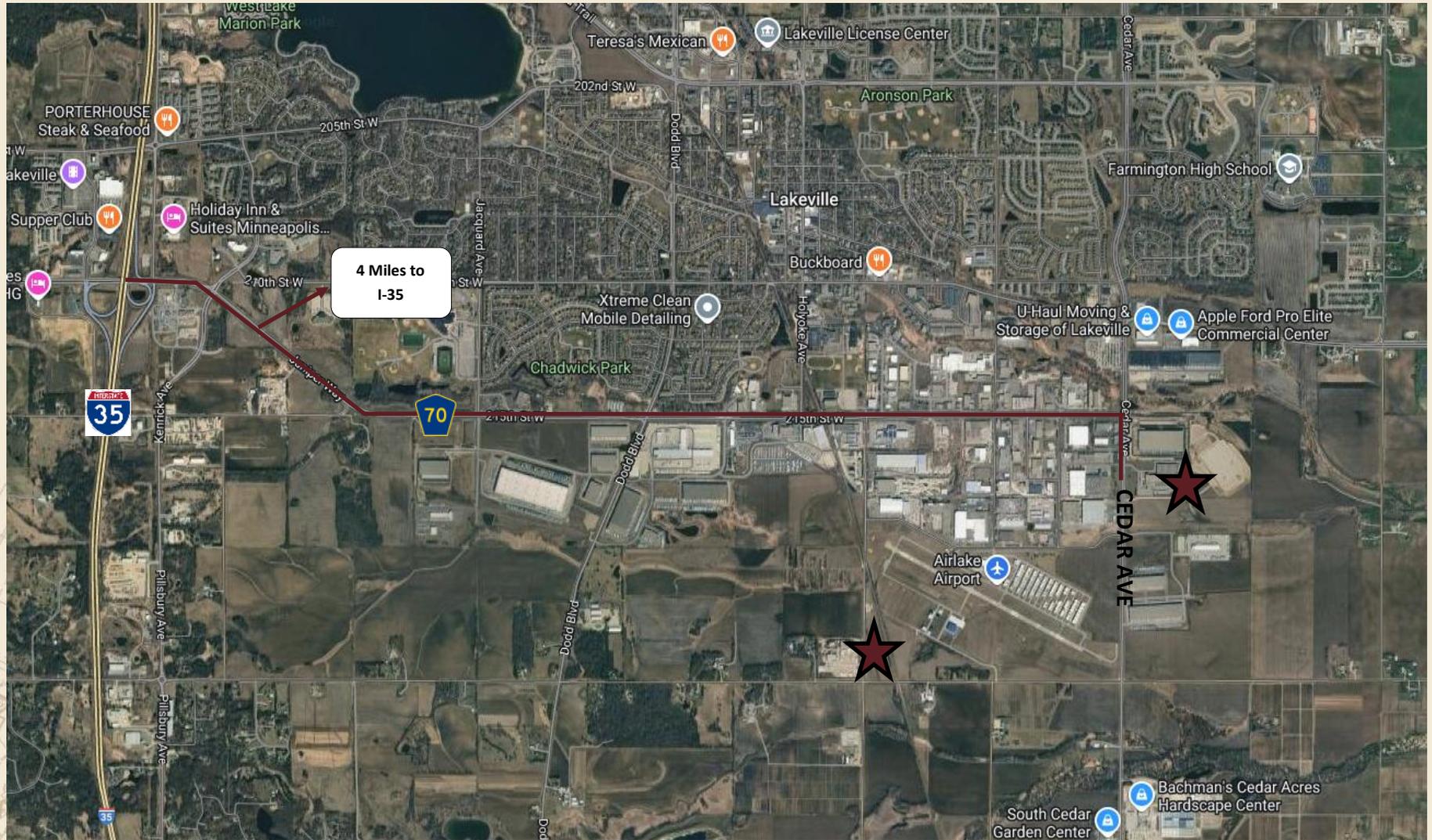
DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information,
please contact:
Darby O. Regan
952.583.6137
darbyr@cerron.com

AREA MAP

AIRLAKE DEVELOPMENT INDUSTRIAL LOTS EAST OF CEDAR & CR-70 / HIGHVIEW AVE, LAKEVILLE, MN 55044



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information,
please contact:
Darby O. Regan
952.583.6137
darby@cerron.com

LAKEVILLE

AIRLAKE DEVELOPMENT INDUSTRIAL LOTS

EAST OF CEDAR & CR-70 / HIGHVIEW AVE, LAKEVILLE, MN 55044

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 20855 Kensington Boulevard, Lakeville, MN 55044

CITY, STATE

Lakeville, MN

POPULATION

44,149

AVG. HHSIZE

2.84

MEDIAN HH INCOME

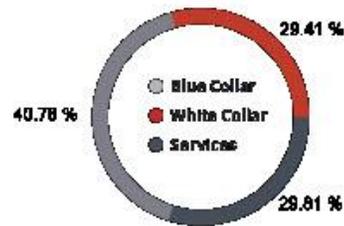
\$98,714

HOME OWNERSHIP

Renters: 3,123

Owners: 12,660

EMPLOYMENT



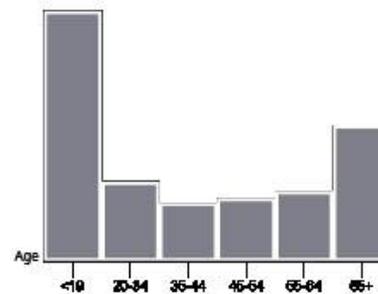
55.89 % Employed
1.09 % Unemployed

EDUCATION

High School Grad: **23.19 %**
Some College: **26.62 %**
Associates: **9.34 %**
Bachelors: **40.22 %**

GENDER & AGE

50.33 % Male **49.67 %** Female

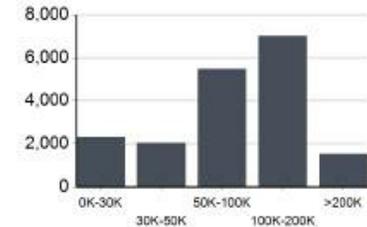


RACE & ETHNICITY

White: **94.27 %**
Asian: **0.82 %**
Native American: **0.00 %**
Pacific Islanders: **0.00 %**
African-American: **0.86 %**
Hispanic: **1.86 %**
Two or More Races: **2.19 %**

Catlyst Research

INCOME BY HOUSEHOLD



HH SPENDING



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information,
please contact:
Darby O. Regan
952.583.6137
darbyr@cerron.com

LAKEVILLE

AIRLAKE DEVELOPMENT INDUSTRIAL LOTS EAST OF CEDAR & CR-70 / HIGHVIEW AVE, LAKEVILLE, MN 55044



Fairfield Business Campus

POSITIONED TO THRIVE!



Population: ~74,000
20 minutes to downtown Minneapolis or Saint Paul
18 miles to MSP airport

LAKEVILLE, MINNESOTA

The City of Lakeville is a place where businesses and families thrive! Lakeville is located along I-35 on the west side of Dakota County, which is part of the 7-County Twin Cities Metro.

Lakeville is home to one of Minnesota's largest industrial parks, which has over 500 acres of land ready for development. Currently, the city's industrial park has nearly 200 businesses and over 4,000 employees.



The city is comfortably situated in close proximity to Minneapolis and St. Paul, as well as the Minneapolis-St. Paul International Airport and Mall of America.

As you can see, Lakeville is *positioned to thrive* - making it a great location for your project!

- A community of nearly 74,000 and growing. Lakeville has led the metro area for single-family home permits since 2013.
- Over 1,700 acres of public park and open space, including 125 miles of pedestrian and bike trails and a 5-acre dog park.
- Award-winning schools and a highly educated workforce with over 53.1% of residents earning four-year degrees.
- Home to 1,500+ businesses with room to expand.



Employment by Industry

Industries representing 10% or more of Lakeville's employment:

• Manufacturing	13%
• Retail Trade	13%
• Education	11%
• Food Services	10%
• Healthcare	10%

Average annual salary for these industries in Lakeville:

• Manufacturing	\$72,852
• Retail Trade	\$33,800
• Education	\$51,584
• Food Services	\$24,440
• Healthcare	\$40,352

Updated October 2023

FAST FACTS

48.7%

Percentage of Lakeville residents aged 25 and older who have attained a bachelor's degree or higher

\$104,094,002

Total Commercial and Industrial development value (2022)

33.2%

Percentage of population growth in Lakeville from 2010-2022

53,529

Population 18 years and older in Lakeville (ACS 2010-2022)

26.0

Mean travel time (minutes) of Lakeville residents' commutes (ACS 2010-2022)

20,619

Number employed in Lakeville in 2022 (MN DEED OCEW Annual 2022)

\$321,060,165

Total building permit valuation (2022)

FOR MORE INFORMATION

TINA GOODROAD, COMMUNITY DEVELOPMENT DIRECTOR

952-985-4421
tgoodroad@lakevillemn.gov



RAPID COMMERCIAL & INDUSTRIAL GROWTH

Lakeville's vision for the future is to increase economic sustainability through diversified economic development. In the past decade, the city saw growth across all sectors with the addition of retail, healthcare, restaurants, manufacturing and more.

- Over 2 million square feet of industrial space was under construction, permitted or approved since 2020.
- Record setting building permit valuation in 2020 at \$442M and second highest in 2021 at \$372M.
- Over 200 acres of land were annexed into the City in 2021 to accommodate future industrial growth.

In 2021, County State Aid Highway 70 completed construction on the divided four-lane highway expansion. This improvement supports the City's rapidly growing industrial park for current and future transportation needs.

In Lakeville, 63% of the population fall between the prime working ages of 25-64 years old.

The community is forecasted to reach 83,500 residents and 24,800 employees by 2040.

Data sources: City of Lakeville, Metropolitan Council, Minnesota Department of Employment and Economic Development, MN Compass, U.S. Census Bureau



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information, please contact:
Darby O. Regan
952.583.6137
darbyr@cerron.com

let's get started!

CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044

Darby O. Regan, Agent | 651.583.4492 | darbyr@CERRON.com



WWW.CERRON.COM