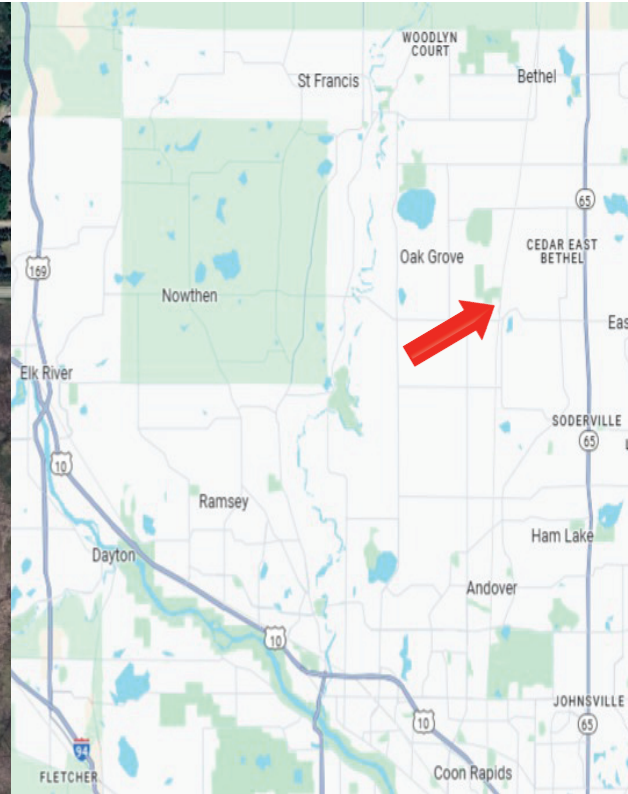


INDUSTRIAL PARK LAND: FOR SALE



**THREE STAR INDUSTRIAL PARK
LOT 5, BLOCK 1
OAK GROVE, MINNESOTA 55011**



SITE INFORMATION

- +/- 6.7 acre industrial lot
- Outside storage available to parcels
- Parcels all served by paved city street
- Access to railroad spur located +/- 300 feet east of Lot 5, extension has been approved
- Water and sewer to be provided by well and septic
- Storm water ponding in place
- Sandy, easy to build on soils

PURCHASE PRICE

\$300,000.00

LAND SIZE

+/- 6.7 acres

PID

26-33-24-11-0008

BUILDABLE AREA

35,710 sf

INDUSTRIAL PARK LAND: FOR SALE

THREE STAR INDUSTRIAL PARK
LOT 5, BLOCK 1
OAK GROVE, MINNESOTA 55011



TEL 612.338.7787 FAX 612.338.7797

Steve Nelson, SIOR
TEL 612.746.5022
snelson@hoytproperties.com

Mack Damerow
TEL 612.338.3195
mdamerow@hoytproperties.com

Ches Masserano
TEL 612.338.5241
cmasserano@hoytproperties.com

HOYT PROPERTIES, INC.
5353 Wayzata Blvd, Suite 500
Saint Louis Park, MN 55416
www.hoytproperties.com