

## 10 ACRES INDUSTRIAL LAND / PRIME I-94 FRONTAGE

6593 Kadler Ave  
 Albertville, MN 55301



### FEATURES:

- Zoning: I-1 Limited Industrial.
- Outdoor Storage Allowed.
- Existing infrastructure to site.
- Direct visibility (46,000+VPD) and quick access to Interstate 94.
- Relatively flat topography.
- Directly located on BNSF rail line.

### CONTACT:

564 Dodge Ave Suite A  
 Elk River, MN 55330

Office: 763.633.3535

Cell: 612.242.1653

Email: sales@acgproperty.com

**WWW.ACGPROPERTY.COM**



### SALES PRICE: NEGOTIABLE

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### AERIAL & MAP



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### PHOTO GALLERY



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# APPROVED PROJECT

Due to business growth, the current owner purchased the property located at 6593 Kadler Avenue NE with the intention of constructing a 58,100 sq. ft. industrial building to serve as their new business headquarters. The site is 10 acres in area and zoned I-1 Limited Industrial district. This project was fully approved through the city of Albertville. Only an alternative business opportunity makes this property available for sale.

### PLANNING COMMISSION & CITY COUNCIL ACTIONS

#### Meetings

The Planning Commission and City Council reviewed and acted on this proposal on the dates listed below.

#### Planning Commission

**Meeting Date:** October 10, 2023

- **Action:** Held public hearing, discussed the proposal and made a recommendation to City Council to approve.

#### City Council

**Meeting Date:** November 6, 2023

- **Action:** Approved development applications for construction of industrial building, CUP for outdoor storage and accessory retail sales

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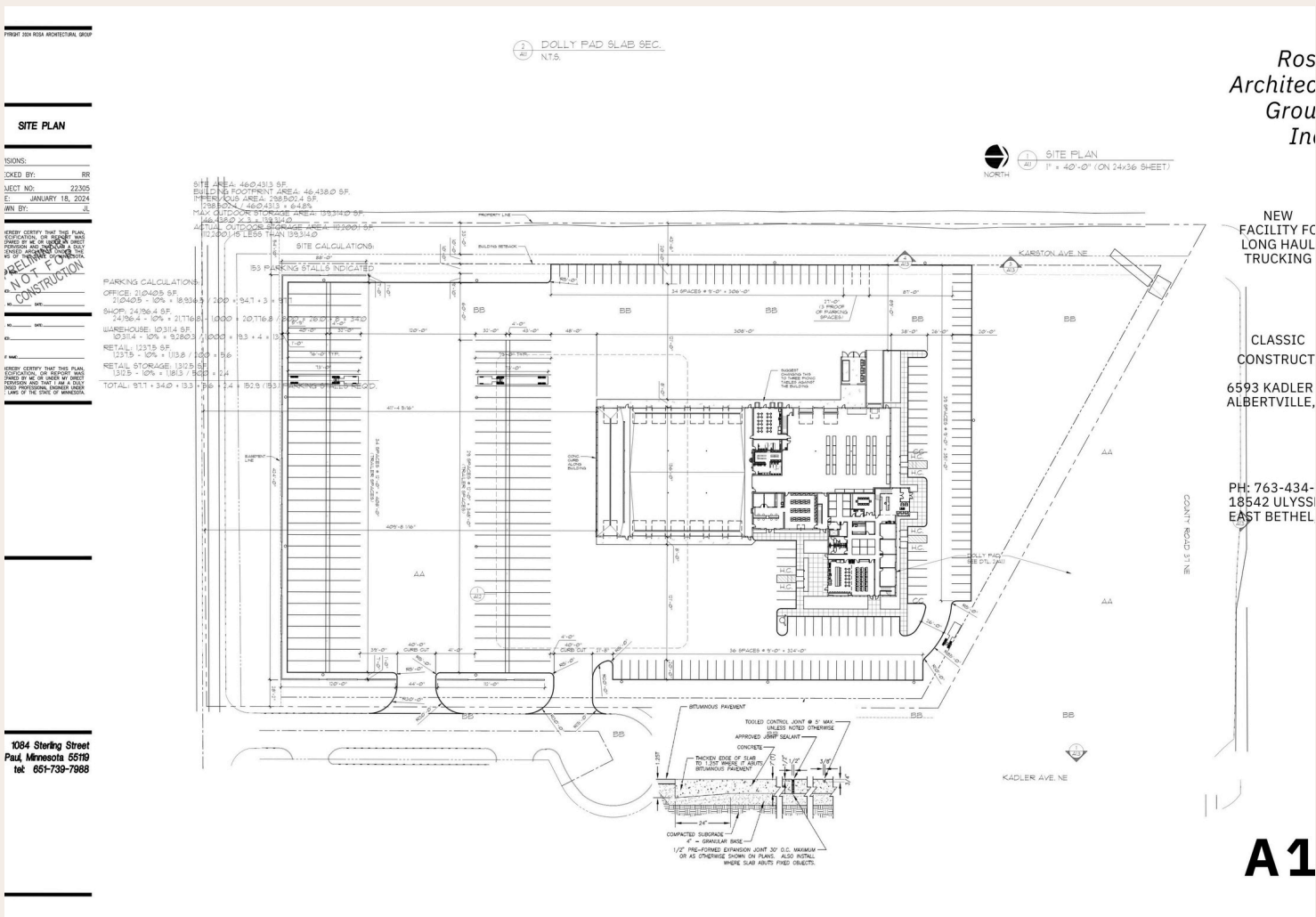
# ACUITY GROUP

REAL ESTATE PROFESSIONALS

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## SITE PLAN



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### DUE DILIGENCE ITEMS

- Survey
- Soil borings
- Completed wetland delineation & mitigation with credits purchased
- Grading plans
- Approved development applications for construction of industrial building, CUP for outdoor storage and accessory retail sale
- Permit obtained from BNSF to remove trees to open site lines to Interstate

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