

# 6,000 - 36,000 SF BUILDING & UP TO 10 ACRES OUTSIDE STORAGE

**FOR LEASE OR BTS**



## THE YARDS AT I-35/19

**INTERSTATE 35 & COUNTY RD 19**

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# PROPERTY INFORMATION

## Building Highlights

- 3 - 12,000 SF buildings or up to 36,000 SF and 10 acres outside storage coming soon
- Located on the hard corner of I-35 & Highway 19; across from the Big Steer Restaurant/Flying J Travel Plaza
- Excellent access and visibility on I-35 and Hwy 19
- Conveniently located on I-35
- 45,000+ vehicles per day
- Occupancy Fall 2026

## Property Information

Location	SEQ of I-35 & Highway 19, Webster Township, MN
Zoning	Hwy Commercial
Building Available	36,000 SF, divisible to 6,000 SF
Outdoor Storage Available	Up to 10 acres
Loading	Design/build docks and drive-ins available
Clear Height	22'
Lease Rate	Negotiable
Tax & CAM	TBD
Travel Distance	29 miles to I-494, Bloomington, MN 207 miles to Des Moines, IA



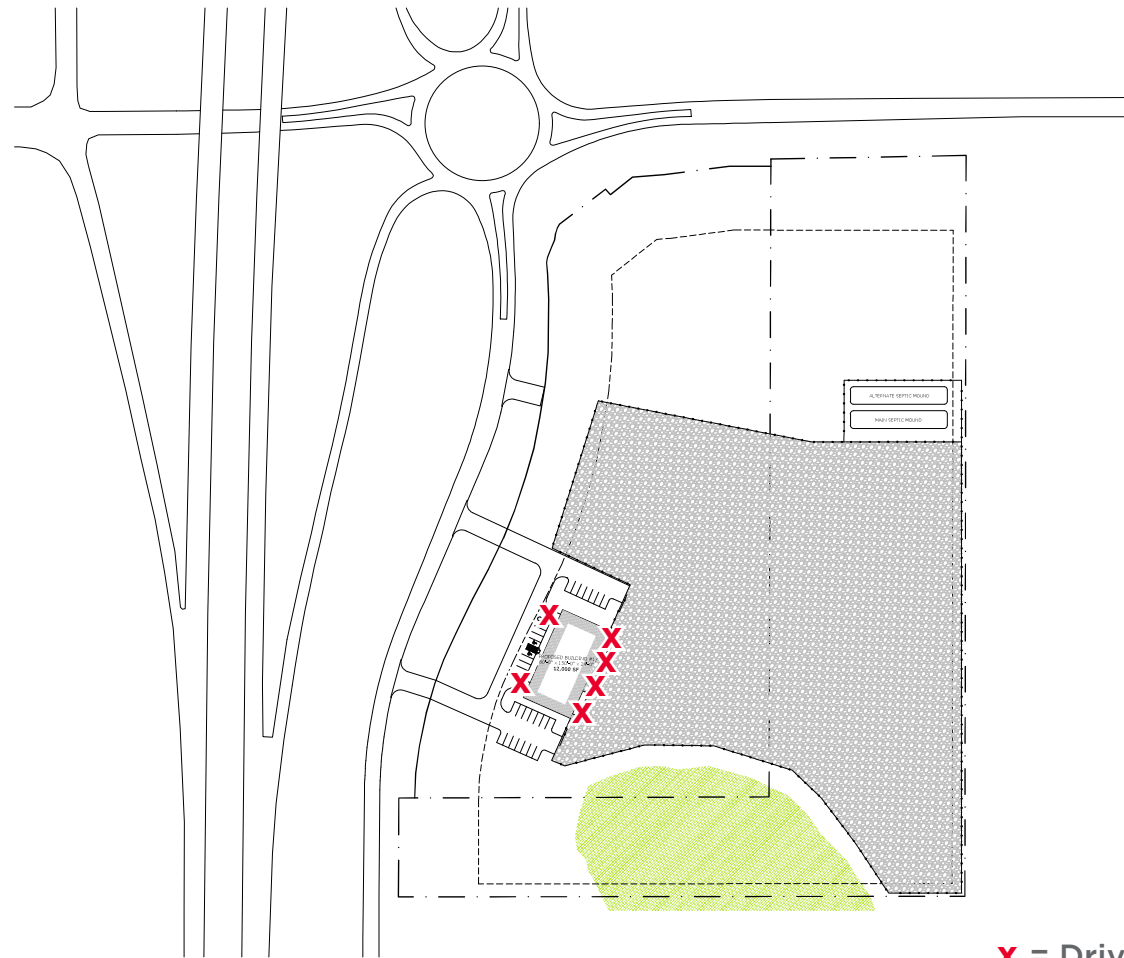
## Demographics (2025)

	1 Mile	3 Miles	5 Miles
Population	104	1,121	4,020
Households	40	407	1,489
Median HH Income	\$110,868	\$115,329	\$111,644
Daytime Population	80	268	1,557
Total Businesses	12	39	129

## Traffic Counts

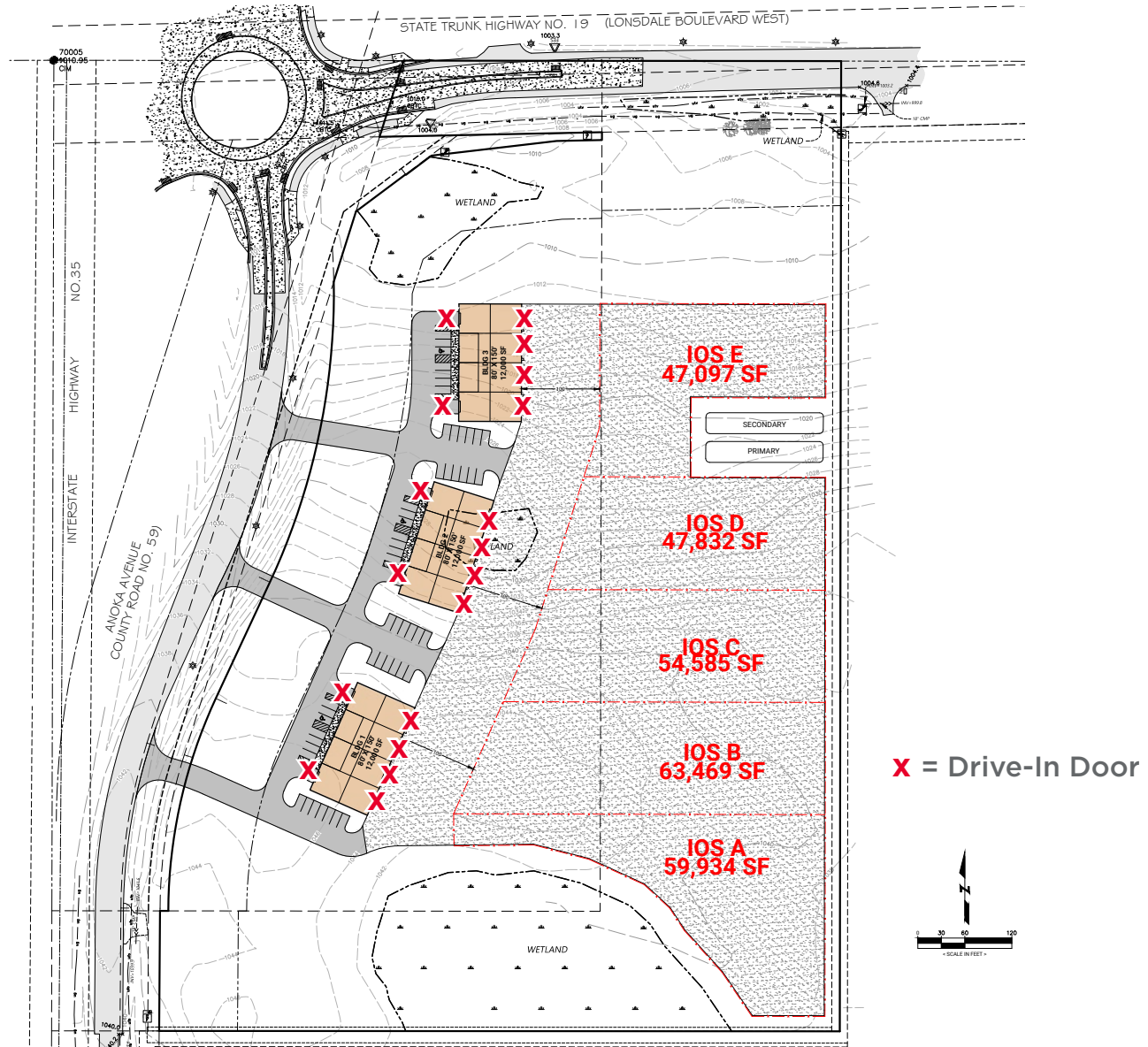
	Vehicles Per Day (VPD)
I-35	35,151 VPD
Highway 19/Lonsdale Blvd	9,888 VPD

# PHASE I



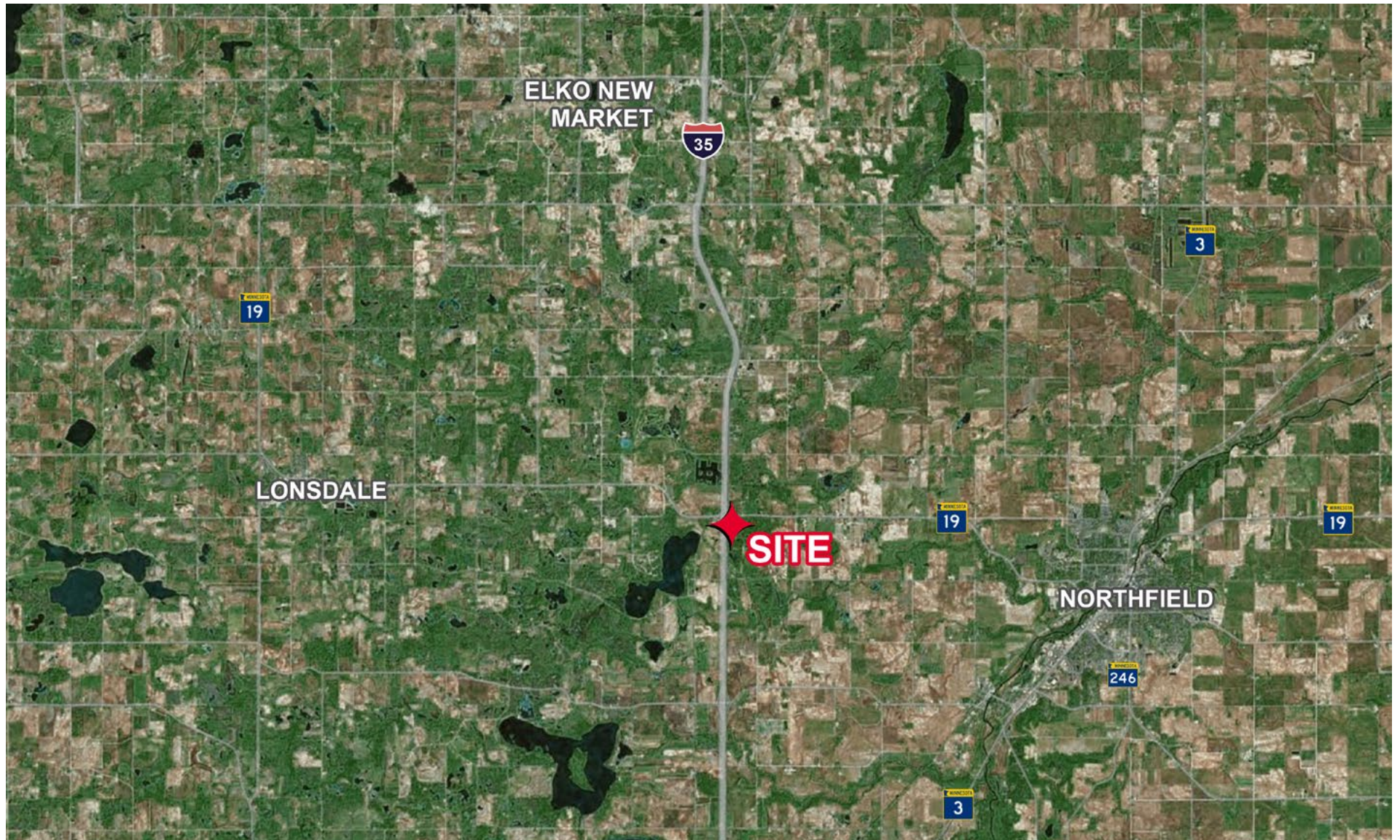
X = Drive-In Door

# FUTURE PHASES



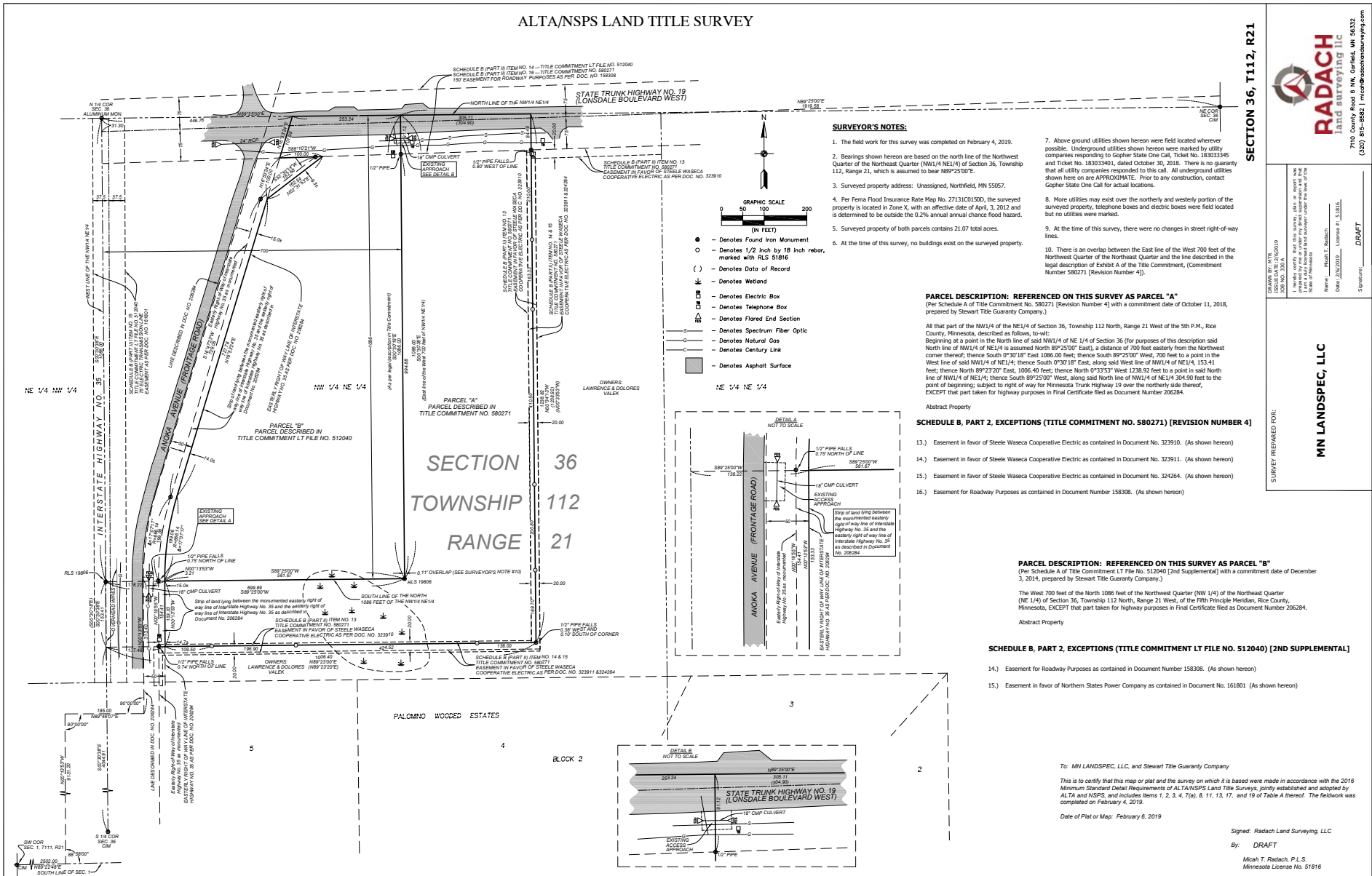
[CLICK ON CONCEPT PLAN FOR PRINTABLE IMAGE](#)

# PROPERTY **AERIAL**



# PROPERTY SURVEY

## ALTA/NSPS LAND TITLE SURVEY



CLICK ON SURVEY FOR PRINTABLE IMAGE

# ACCESS POINTS

## Highway 19 & Rice County 46/59 Access

**\*\* Disclaimer \*\***

Multiple access locations will be reviewed by Rice County/ Mndot for design standards, safety issues, and traffic operational impacts

**Highway 19**  
2A. Principal Arterial - Rural

- If a property retains access rights but no reasonably convenient and suitable alternative access is available, a driveway is permitted.
- The driveway should be located and designed to minimize the impact on the safety and operations of the highway.
- All driveways (Types 1, 2, and 3) should be spaced in accordance with Figure 3.27.

**Figure 3.26: Sight Triangles Based on Access Type**

Access Type	Recommended Sight Triangle
1. Roadway with No Driveway	Standard Sight Triangle
2. Low-Voltage Driveway	Standard Sight Triangle
3. High-Voltage Driveway	Standard Sight Triangle
4. Public Driveway	Standard Sight Triangle

**Figure 3.27: Spacing between Adjacent Driveways**

Roadway Link (mph)	Rural (Types 1 & 2)		Rural 4 Urban/Urbanizing (Type 3)	
	Spacing between Adjacent Driveways (feet)	Spacing between Adjacent Driveways (feet)	Spacing between Adjacent Driveways (feet)	Spacing between Adjacent Driveways (feet)
15	100	100	100	100
20	100	100	100	100
25	100	100	100	100
30	100	100	100	100
35	100	100	100	100
40	100	100	100	100
45	100	100	100	100
50	100	100	100	100
55	100	100	100	100
60	100	100	100	100
65	100	100	100	100
70	100	100	100	100
75	100	100	100	100
80	100	100	100	100
85	100	100	100	100
90	100	100	100	100
95	100	100	100	100
100	100	100	100	100

- The spacing between adjacent driveways (measured at least at the starting sight distance described in the MUTCD, Table 3.26.1) of the 100-foot Road Spacing Standard, Table 3.26.1, shall not be less than the greatest speed of the highway in miles per hour.
- The table values in this table are to be applied to meet the standard area from Section 3.2.5 of adjacent driveways and driveways to be constructed in accordance with the table.
- The spacing between adjacent driveways of less than a level highway without any driveway shall be 100 feet.
- Spacing shall be the same for the same type of driveway in both directions.
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**A** Possible 2nd access

### ACCESS B & C

- 325 ft from center of RAB inscribed circle to center of inscribed circle
- RAB splitter island end is 300 ft from center of inscribed circle
- 350 ft from center of Highway 19

**B** Access B  
CONDITIONAL ACCESS

- RT lane from RAB to first access location

**CLOSE**

**C** Access C  
CONDITIONAL ACCESS

- Turn lanes on CR 59
- Right in/Right out
- Traffic Impact Analysis required

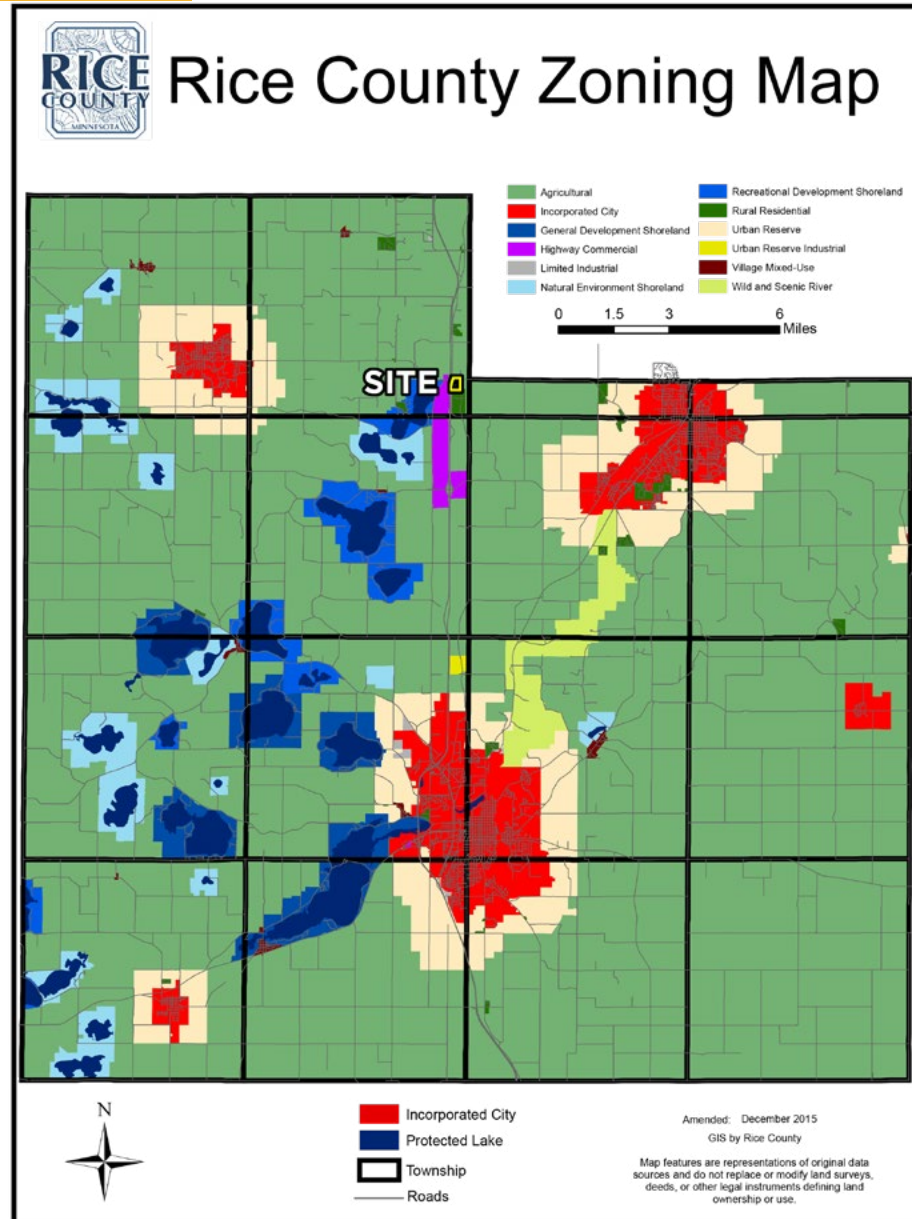
**D** Possible 2nd Access

### ACCESS A & D

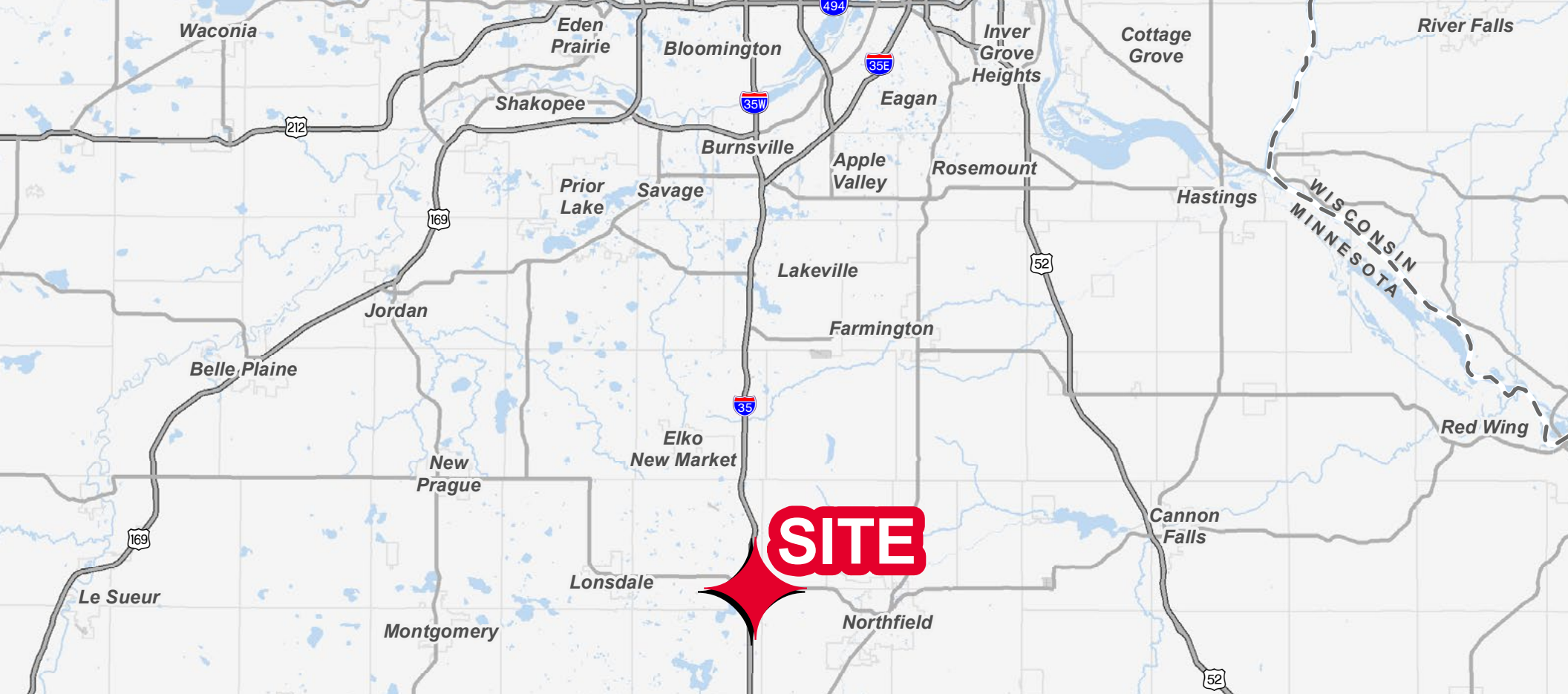
- The entrance is a Type 3, High Volume Commercial (per Fig. 3.23)
- A second entrance would be considered a minimum of 305 ft from the Access B (per Fig. 3.27)



# ZONING MAP



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