



COMMERCIAL REALTY SOLUTIONS

For Sale/Lease
PROPOSED
Commercial
Lots

PRINCETON

Proposed Commercial Lots

Sales Price: \$4.50 - \$6.50/psf Lease Rate: \$18 - \$20/psf NNN

Multiple Sizes Available

144 Old Airport Lane, Princeton, MN 55371

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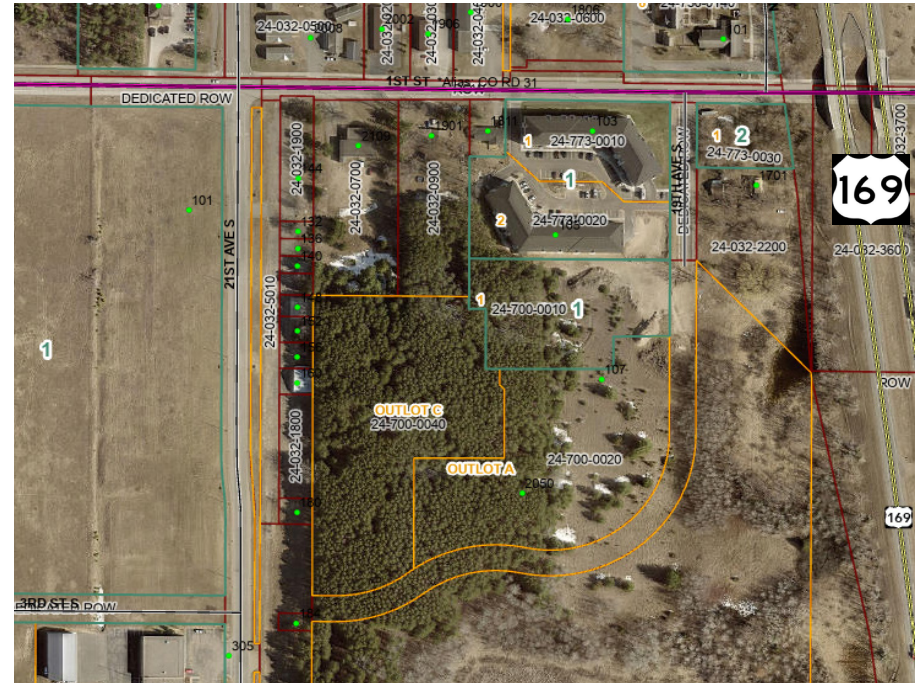


PROPERTY LOCATION

- * South of Highway 95
- * East of Highway 39
- * SE Corner of 1st Street & 21st Avenue South
- * Businesses in Area Include:
 Glenn Metalcraft, Factory Home Center, Walmart, Aldi's
 Princeton Police Dept., Princeton Fire Station,
 Minnco Credit Union, Princeton Wine & Spirits and more.

TRAFFIC COUNTS - 2024

- * Highway 95 - 11,623 VPD
- * 21st Ave (Hwy 39) - 6,841 VPD



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PROPERTY OVERVIEW

Sales Price

\$4.50 - \$6.50/psf

Lease Rate

\$18.00 - \$20.00/psf NNN

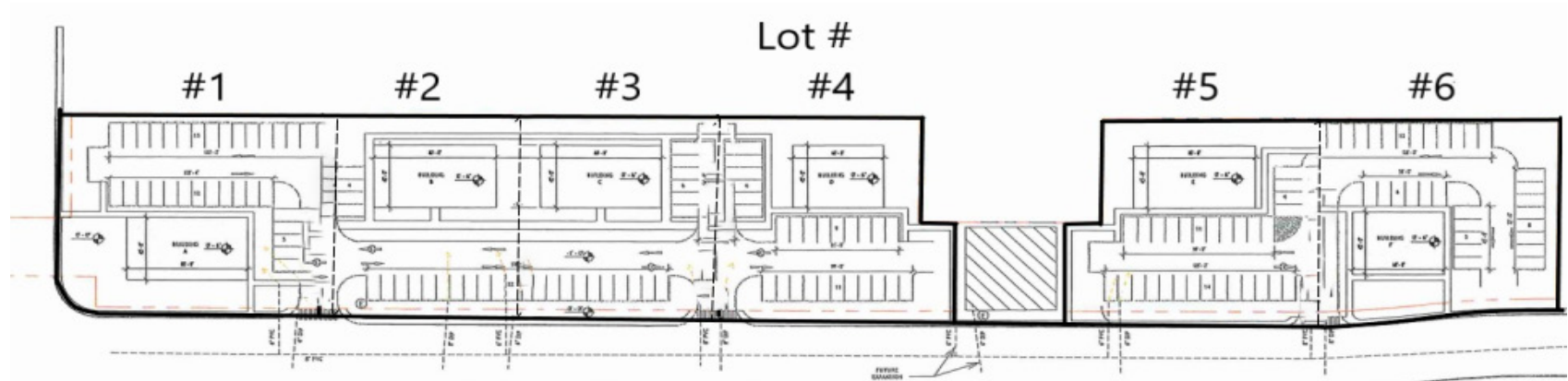
Operating Expenses: TBD

Building Size	Multiple Sizes
Lot Size	3.014 Acres
County	Mille Lacs
PIDs	24-032-2000 24-032-1900 24-032-1800 24-032-1600 24-032-1500 24-032-5010 24-032-4700 24-032-4600 24-032-4500 24-070-0090
Other	Multi Tenant Building



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PROPOSED MASTER PLAN



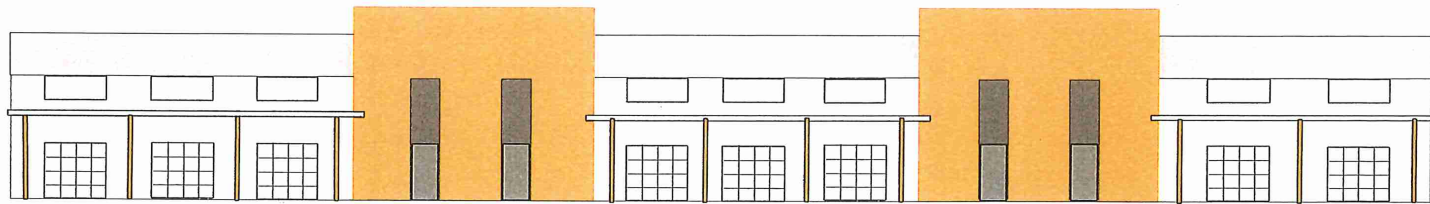
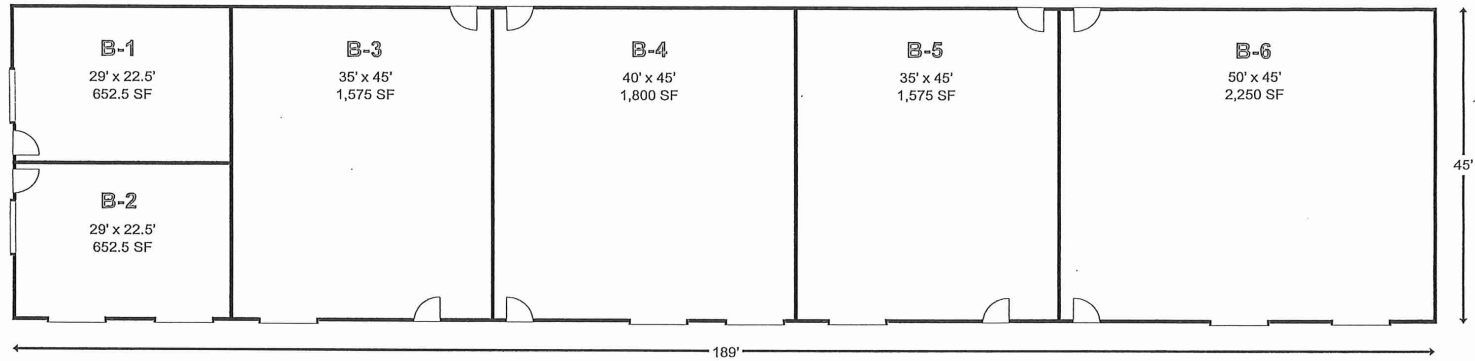
MASTER PLAN GENERAL INFORMATION		
BUILDING	AREA	TOTAL PARKING= 150
A	3600 SF	PARKING SPACE DIMENSIONS = 9'X18'
B	3600 SF	
C	3600 SF	ROAD WIDTH = 24'
D	2700 SF	— PROPERTY LINE
E	3600 SF	- - - WATER LINE
F	2700 SF	- - - PROPOSED CONNECTIONS
TOTAL	19800 SF	Ⓢ ELECTRIC CABINET
		▨ PICKLEBALL COURTS

Lot Pricing

LOT	SIZE	PRICE/SF	PRICE
1	20379	\$ 6.50	\$ 132,463.50
2	18202	\$ 5.00	\$ 91,010.00
3	18209	\$ 5.00	\$ 91,045.00
4	22441	\$ 4.50	\$ 100,984.50
5	23711	\$ 4.50	\$ 106,699.50
6	20894	\$ 4.50	\$ 94,023.00

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PROPOSED BUILD TO SUIT



PROPERTY INFORMATION

MODIFIED VANILLA BOX

- * Concrete Slab
- * Insulated Perimeter Walls
- * Overhead Door (Optional)
- * Front & Back Door
- * Unisex Restroom
- * Electrical Panel
- * Electric Outlets Per Code
- * Suspended Overhead Lighting
- * Package HVAC
- * Phone/Internet Stub In
- * All Utilities Metered Separately (City Water & Sewer)

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