



PARTNERS

FOR SALE/LEASE

563 Old Hwy 8 SW | New Brighton, MN

- Approx 5,398 SF Office/Retail Building
- Approx 32,729 SF Greenhouse
- Approx 2,400 SF House
- Access/Curb Cuts to Old Hwy 8 & Campus Dr
- 2.04 Acres
- Zoning: I-1 (Outdoor Storage w/ CUP)

- Price/Lease Rate: Negotiable. Tax: \$18,250/Year



Eric Riemer
Broker
Phone: 612-730-4631
eric@creminnesota.com

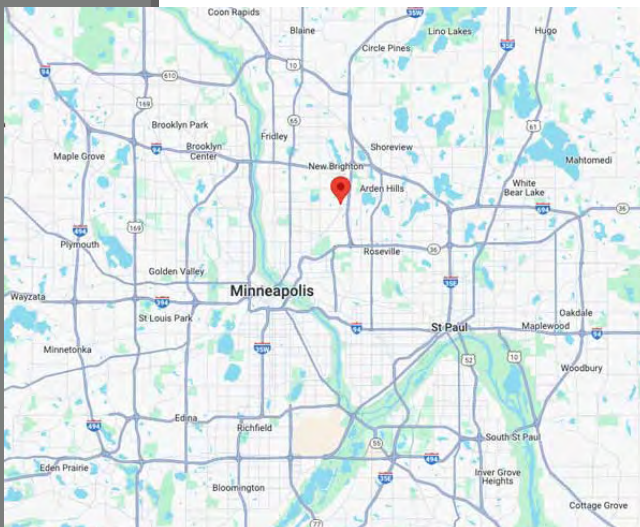
Sam Eicher
Broker
Phone: 763-228-1265
sam@creminnesota.com

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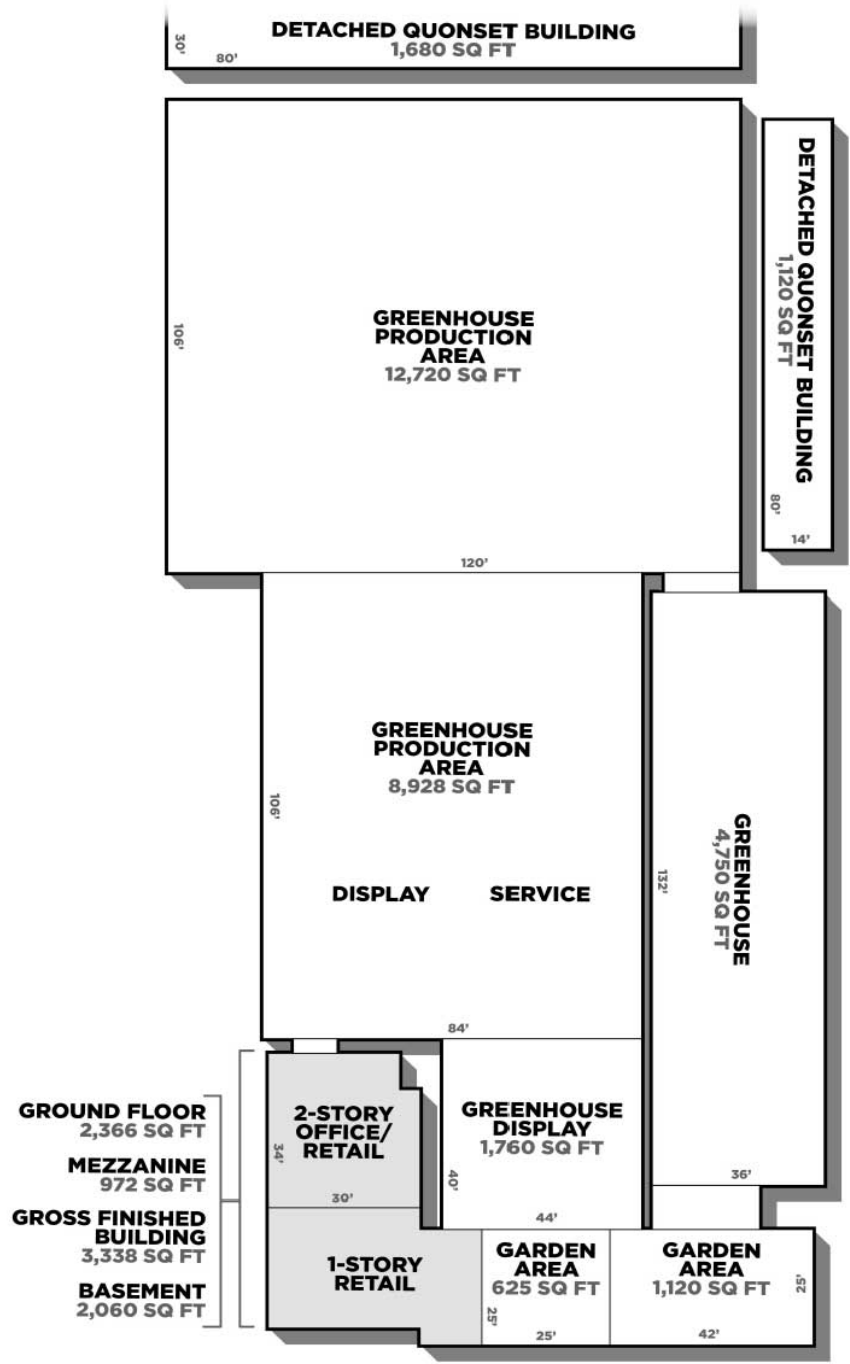
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FLOOR PLAN

*Square Feet & Dimensions are approximate



CRETM

PARTNERS

EXTERIOR PHOTOS



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RETAIL/OFFICE

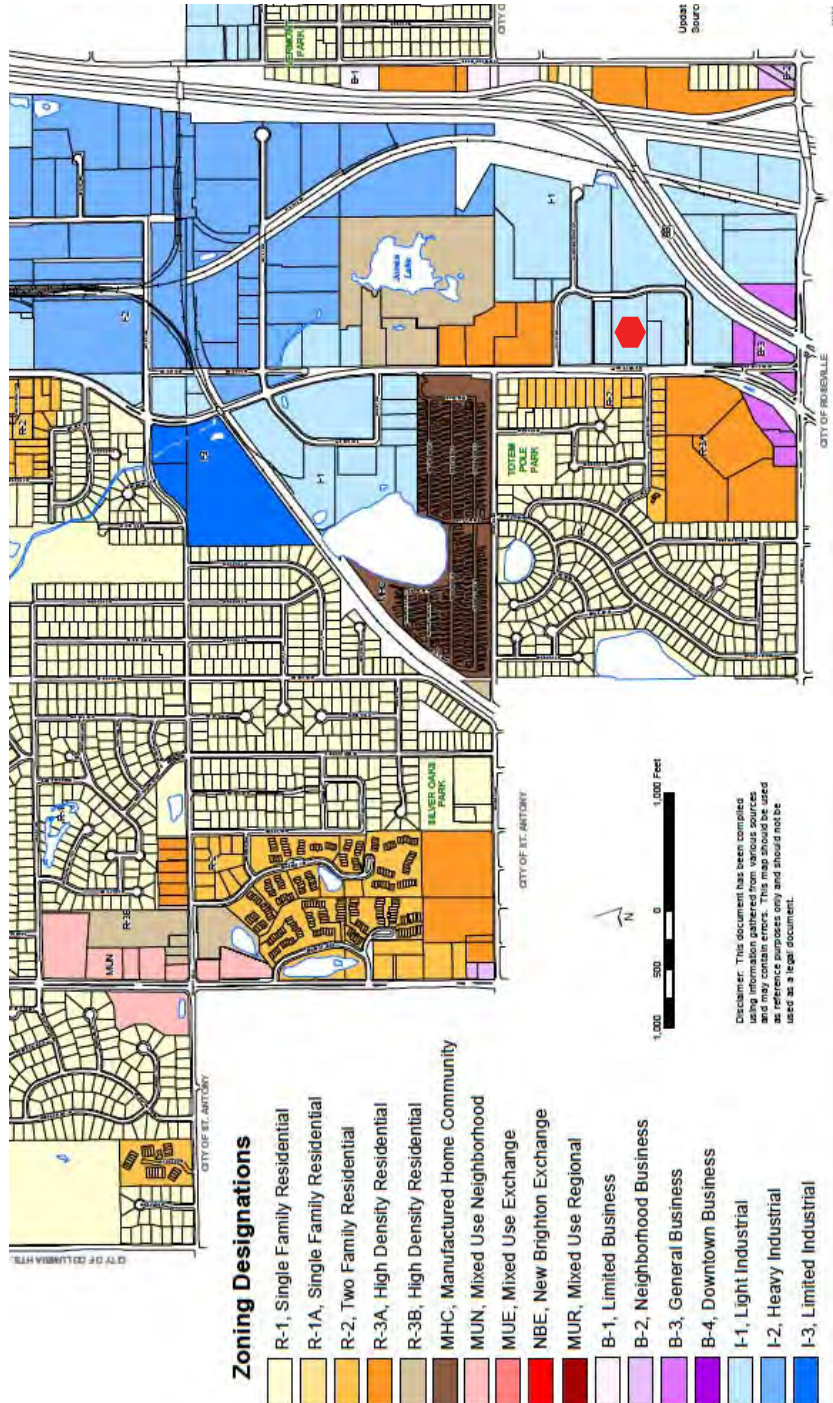


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PARTNERS

GREENHOUSE & HOUSE





Zoning Code

Chapter 6

Industrial Districts

Article 1. I-1, Light Industrial District, ' ' 6-010--6-060

Article 2. I-2, Heavy Industrial District, ' ' 6-110--6-150

Article 3. I-3, Limited Industrial District, ' ' 6-210--6-420

Article 4. Mixed Use Districts, ' ' 6-500--6-565

Article 5. Northwest Quadrant District ' ' 6-680-- 6-750

Article 6. Environmental Constraint Overlay Area ' ' 6-760 --6-810

Article 1. I-1, Light Industrial District

Sec. 6-010. Reserved. (Code of 2001)

Sec. 6-020. Intent.

The I-1 Light Industrial District is a general industrial district established to provide and encourage industrial uses that are aesthetically pleasing in appearance, have all processing within buildings, are complementary to surrounding land uses, and have reasonable amounts of truck traffic. (Ord. No. 502, 12-14-82; Code of 2001)

Sec. 6-030. Permitted Uses in an I-1 District.

- (1) Any use permitted in a Business District except residential use.
- (2) Wholesale and warehousing.
- (3) Laboratories for research and quality control in the physical sciences.
- (4) Public and public utility uses.
- (5) The manufacturing, assembling, and/or processing of the following:
 - A. Beverages and bottling.
 - B. Business machines, such as typewriters, accounting machines, calculators, computers, and card counting equipment.
 - C. Cameras and other photographic equipment except film.
 - D. Canvas and canvas products.
 - E. Ceramic products such as pottery and small glazed tile.
 - F. Cosmetics and toiletries.
 - G. Electric appliances such as lighting fixtures, irons, fans, toasters and electric toys.
 - H. Electric equipment, such as home radio receivers, television receivers, and home movie equipment but not electric power substations or electric machinery.
 - I. Electrical supplies, such as wire and cable assembly, switches, lamps, insulation, and dry cell batteries.
 - J. Food products except meat and fish: baking, boiling, canning, dehydrating, freezing, frying, grinding, mixing and pressing, except the rendering of fats and oils.
 - K. Glass products from previously manufactured glass.

- L. Hair, felt, and feather products except washing, curing and dyeing.
- M. Hat bodies of fur and wool felt.
- N. Ink mixing and packaging and inked ribbons.
- O. Leather products including shoes and matching belting.
- P. Luggage.
- Q. Metal: finishing, plating, grinding, sharpening, polishing, cleaning, rust-proofing, and heat treatment.
- R. Metal: stamping and extrusion of small products such as costume jewelry, pins and needles, razor blades, bottle caps, buttons, and kitchen utensils.
- S. Musical instruments.
- T. Orthopedic and medical appliances such as artificial limbs.
- U. Paper products such as envelopes and stationary, bags, boxes, tubes, and wallpaper printing.
- V. Plastic products such as tableware, phonograph records, and buttons.
- W. Printing.
- X. Rubber products, small and synthetic treated fabrics such as washers, gloves, footwear, bathing caps, and atomizers except for all rubber and synthetic processing
- Y. Silverware, plate, and sterling.
- Z. Soap and detergents: packaging only.
- AA. Sporting and athletic equipment such as balls, baskets, cues, gloves, bats, racquets, and rods.
- BB. Statuary, mannequins, figurines, religious and church art goods excluding foundry operations.
- CC. Textiles: spinning, weaving, manufacturing, dyeing.
- DD. Tools and hardware such as bolts, nuts and screws, door knobs, drills, hand tools, cutlery, hinges, house hardware, locks, nonferrous castings, and plumbing appliances.
- EE. Toys.
- FF. Bulk upholstering including mattress manufacturing, rebuilding, and renovating.
- GG. Children's vehicles such as bicycles, scooters, wagons and baby carriages.
- HH. Wood products such as furniture, boxes, crates, baskets, pencils, and cooperage works.
- II. Vaults, caskets, and burial vaults.
- JJ. Welded screen manufacturing, conducted entirely within a fully enclosed, climate controlled building, and not involving electroplating or stamping. (Ord. No. 696, 5-28-02)

(6) Adult establishments licensed under Chapter 15, Article 14 of the City Code. (Ord. No. 502, 12-14-82; Code of 1988; Ord. No. 622, 7-23-96; Ord. No. 654, 2-23-99; Code of 2001)

Sec. 6-040. Permitted Accessory Uses in an I-I District.

- (1) Restaurants, lunch counters, and confectioneries to serve employees of the District.
- (2) One dwelling for security personnel.
- (3) Off-street parking and off-street loading as regulated under the Zoning Code.
- (4) Other uses which are definitely necessary for the successful operation of the permitted uses of this District with the exception of outside storage which shall be allowed by special use permit under the provisions of Section 6-050.
- (5) Signs as regulated in Chapter 9. (Ord. No. 502, 12-14-82; Code of 1988; Ord. No. 654, 2-23-99; Ord. No. 656, 4-13-99; Code of 2001)

Sec. 6-050. Specially Permitted Uses in an I-I District.

(1) Outside storage as an accessory use, subject to compliance with the following:

A. Outside storage areas shall be screened from adjacent residential property and public rights-of-way by landscaping and/or an opaque fence six to eight feet tall.

B. Outside storage shall have no adverse effect on adjacent land due to unsightliness, noise, odor, dust, smoke, glare, air pollution, excessive or heavy vehicular traffic, bulk chemical storage, or fire or safety hazards.

(2) The City Council may permit any use in Industrial Districts, except residential uses, by means of a special use permit if such use meets the standards in Section 8-130. However, any use that is allowed within an I-2, Heavy Industrial District, or by the nature of the use is heavy industrial, shall not be considered as a use permitted by special use permit.

(3) The City Council may permit service station canopies with setbacks of between ten feet and forty feet in front yards and from all streets on corner lots provided the industrial district is not separated from a residential district by a street, by special use permit if such use meets the standards in Section 8-130

(4) Accessory structures in excess of 40 feet in height, subject to the following conditions:

A. The property is located adjacent to the right of way of Interstate 35W.

B. The accessory structure is located in the rear or side yard.

C. The accessory structure meets setback requirements for principal structures.

D. No adjacent properties are zoned residential.

E. The accessory structure is located at least 10' from the principal structure when measured at the closest point.

F. The accessory structure height is no more than 160% of the height of the principal structure, and in no case more than 50'.

G. The lot area of the property on which the accessory structure is located on is at least 5 acres.

H. The property is in compliance with the performance standards of Section 6-390.

I. The accessory structure complies with the standards of Section 8-130.

Sec. 6-055. Interim Permitted Uses in an I-1 District.

(1) Outdoor recreational improvements for employees such as patios, pergolas, or barbeque/grill stations within required side or rear yard setbacks provided the following conditions exist:

A. The adjacent parcel is currently in a natural or undeveloped state within 40 feet of the proposed improvement; and

B. The applicant agrees to remove or protect the outdoor recreational improvement as directed by the Department of Community Assets & Development at such time as any development occurs on the adjacent parcel within 40 feet of the proposed improvement. (Ord. 877, 9-22-20)

Sec. 6-060. Lot and Yard Standards in an I-1 District.

- (1) The front yard setback in an I-1 District shall be forty feet. On corner lots, the setback from all street lines shall be forty feet. The setback from the street in an I-1 District shall be not less than sixty feet where the I-1 District is separated from a Residential District by a street.
- (2) The side yard setback in an I-1 District shall be not less than fifteen feet.
- (3) The side yard in an I-1 District adjacent to a residential boundary line shall provide for a landscaped strip at least sixty feet in width along the boundary line. A portion of this landscaped strip shall be planted to provide a screen.
- (4) The rear yard setback in all Industrial Districts shall be a minimum of twenty feet which may be used for parking. The provisions of Section 6-060 (3) shall apply if the rear yard of an Industrial District abuts on or is across the alley or street from a Residential District.
- (5) In an I-1 District, the floor area ratio shall be a maximum of 0.4 for one-story and 0.6 for two-story buildings.
- (6) No building or structure shall exceed forty feet in height.
- (7) Front yard setbacks for service station canopies of between forty feet and ten feet may be permitted by a special use permit. On corner lots, the city Council may grant special use permits for setbacks for service station canopies from all street lines of between forty and ten feet provided the industrial district is not separated from a residential district by a street (Ord. No. 600, 7-13-99; Code of 2001)

Article 2. I-2, Heavy Industrial District

Sec. 6-110. Reserved. (Code of 2001)

Sec. 6-120. Intent.

The purpose of an I-2 District is to establish a District for industries that: manufacture and/or process products from large bulky materials; have a need for outside storage of large equipment, material and some outside processing or assembly; or transport large products. (Ord. No. 502, 12-14-82; Code of 1988; Code of 2001)

Sec. 6-130. Permitted Uses in an I-2 District.

(1) Any use permitted in an I-1 District.

(2) The manufacturing, assembling, and/or processing of the following:

- A. Aircraft: small assembly, storage, and restoration.
- B. Automobiles, trucks, and trailers.
- C. Building materials such as prefabricated houses, composition wall boards, partitions, and panels.
- D. Chemicals that do not involve noxious odors or dangers from fire or explosives, such as: adhesives, bleaching products, calcimine, dye stuffs (except aniline dyes), essential oils, plaster of paris, and vegetable gelatin, glue, and size.
- E. Structural clay products such as brick, fire brick, tile, and pipe.
- F. Food products, manufacturing of basic products from the raw state, refining, roasting, pasteurization, and extraction of vegetable oils, including such products as casein, cereal, chocolate and cocoa products, cider and vinegar, coffee, glucose and dextrine, maple sugar, milk, butter and cheese, molasses and syrups, oleomargarine, pickles, rice, sauerkraut, oils, sugar, and yeast.
- G. Glass manufacturing and large glass products such as structural and plate glass.
- H. Hair, felt, and feathers: bulk processing, washing, curing and dyeing.
- I. Ink from primary raw materials including colors and pigment.
- J. Leather and fur: tanning, curing, finishing and dyeing.
- K. Machinery: heavy manufacturing and repair of electrical, construction, mining, and agricultural.
- L. Machinery, miscellaneous light and electrical equipment such as washing machines, firearms, refrigerators, air conditioning, and commercial motion picture equipment.
- M. Packing and processing of meat and fish but not including slaughtering.
- N. Metal alloys and foil.
- O. Metal and metal products: fabrication, assembly, treatment, and processing.
- P. Heavy metal casting and foundry products including ornamental iron work, but not including magnesium foundries.
- Q. Precious and rare-reduction metals: smelting and refining.
- R. Bulk paper products such as shipping containers, and pulp goods which are pressed or molded including paper mache, carbon paper and coated paper stencils.
- S. Porcelain products such as bathroom and kitchen equipment.
- T. Wood and wood products: assembly, treatment, and processing of wood and wood products.

(3) Adult establishments licensed under Chapter 15, Article 14 of the City Code. (Ord. No. 502, 12-14-82; Code of 1988; Ord. No. 622, 7-23-96; Ord. No. 654, 2-23-99; Code of 2001)

Sec. 6-135. Permitted Accessory Uses in an I-2 District.

(1) Restaurants, lunch counters, and confectioneries to serve the employees of the District.

- (2) One dwelling for security personnel.
- (3) Off-street parking and off-street loading as regulated under the Zoning Code.
- (4) Other uses which are definitely necessary for the successful operation of the permitted uses of this District with the exception of outside storage which shall be allowed by special use permit under the provisions of Section 6-140.
- (5) Signs as regulated in Chapter 9. (Ord. No. 502, 12-14-82; Code of 1988; Ord. No. 656, 4-13-99; Code of 2001)

Sec. 6-140. Specially Permitted Uses in an I-2 District.

- (1) Truck terminals.
- (2) Truck and trailer repair.
- (3) Truck and trailer sales.
- (4) Outside storage as an accessory use, subject to compliance with the following:
 - A. Outside storage areas shall be screened from adjacent residential property and public rights-of-way by landscaping and/or an opaque fence six to eight feet tall.
 - B. Outside storage shall have no adverse effect on adjacent land due to unsightliness, noise, odor, dust, smoke, glare, air pollution, excessive or heavy vehicular traffic, bulk chemical storage, or fire or safety hazards.
- (5) The City Council may permit any use in an I-1 Industrial Districts, except residential uses, by means of a special use permit if such use meets the standards in Section 8-130. (Code of 1988; Ord. No. 656, 4-13-99; Code of 2001)
- (6) Storage of salt, sand, or other similar road treatment materials by public road authorities in structures not meeting requirements found in Sec. 6-390 (12). (Ord. No.720, 5/25/04)
- (7) Accessory structures in excess of 40 feet in height, subject to the following conditions:
 - A. The property is located adjacent to the right of way of Interstate 35W.
 - B. The accessory structure is located in the rear or side yard.
 - C. The accessory structure meets setback requirements for principal structures.
 - D. No adjacent properties are zoned residential.
 - E. The accessory structure is located at least 10' from the principal structure when measured at the closest point.
 - F. The accessory structure height is no more than 160% of the height of the principal structure, and in no case more than 50'.
 - G. The lot area of the property on which the accessory structure is located on is at least 5 acres.
 - H. The property is in compliance with the performance standards of Section 6-390.
 - I. The accessory structure complies with the standards of Section 8-130.

(Ord. No. 502, 12-14-82; Code of 1988; Ord. No. 600, 7-13-99; Ord. No. 654, 2-23-99; Ord. No. 656, 4-13-99; Code of 2001), Ord. 752, 11-27-07

Sec. 6-150. Lot and Yard Standards.

The standards for lots and yards in the I-2 District are the same as the requirements in an I-1 District. (Code of 2001)

Article 3. I-3, Limited Industrial District

Sec. 6-210. Reserved. (Code of 2001)

Sec. 6-220. Intent.

This District allows for industrial users that are sensitive to surrounding land uses. This District is typically found in transitional areas between more intense Industrial Districts and Residential or Recreational Districts. (Ord. No. 502, 12-14-82; Code of 1988; Code of 2001)

Sec. 6-230. Permitted Uses in a I-3 District.

(1) Any use permitted in the Business District.

(2) Any use permitted in the Light Industrial District excluding those uses that the City Council determines do not meet the following requirements:

A. Development and/or uses shall have no adverse effect on adjacent land due to unsightliness, noise, odor, dust, smoke, glare, air pollution, excessive or heavy vehicular traffic, bulk chemical storage, or fire or safety hazards.

B. There shall be only one outside storage area of materials, products, etc., and commercial semi-trucks not to exceed twenty percent of the gross floor area of the building on the site. The storage area shall be screened with an opaque six to eight foot fence. This storage area shall be located only in the rear yard.

C. There shall be no external bulk chemical storage for either use or sale except as necessary for auxiliary heating.

D. There shall be no more than six trips per day of commercial trucks with six or more wheels per vehicle per 10,000 square feet of building gross floor area.

E. There shall be no excessive vehicular traffic between 8:00 p.m. and 6:00 a.m. as from shift changes.

F. The buildings and grounds shall be of an appearance that is in harmony with surrounding land uses. (Ord. No. 909, 01-09-2024)

(3) Adult establishments licensed under Chapter 15, Article 14 of the City Code. (Ord. No. 502, 12-14-82; Code of 1988; Ord. No. 622; 7-23-96; Code of 2001)

Sec. 6-235. Permitted Accessory Uses in an I-3 District.

(1) Off-street parking and off-street loading shall be as regulated in the Zoning Code.

(2) Other uses that are definitely necessary for the successful operation of the permitted uses in an I-3 District. (Ord. No. 502, 12-14-82; Code of 1988; Ord. No. 622; 7-23-96; Code of 2001)

Sec. 6-240. Lot and Yard Standards in an I-3 District.

The standards for lots and yards in an I-3 District are the same as the requirements in an I-1 District. (Code of 2001)

Sec. 6-250. Specially Permitted Uses in an I-3 District.

The regulations for uses by special permit are the same as the requirements in an I-1 District and must meet the standards of Section 6-230 (2) A-G. (Ord. No. 502, 12-14-82; Code of 1988; Code of 2001)

Sec. 6-310. Repealed. (Code of 1988; Ord. No. 567, 12-13-88; Code of 2001)

Sec. 6-320. Repealed. (Code of 1988; Ord. No. 567, 12-13-88; Code of 2001)

Sec. 6-330. Repealed. (Code of 1988; Ord. No. 567, 12-13-88; Code of 2001)

Sec. 6-340. Repealed. (Code of 1988; Ord. No. 567, 12-13-88; Code of 2001)

Sec. 6-350. Repealed. (Code of 1988; Ord. No. 567, 12-13-88; Code of 2001)

Sec. 6-360. Repealed. (Code of 1988; Ord. No. 567, 12-13-88; Code of 2001)

Sec. 6-370. Repealed. (Code of 1988; Ord. No. 567, 12-13-88; Code of 2001)

Sec. 6-380. Repealed. (Code of 1988; Ord. No. 567, 12-13-88; Code of 2001)

Sec. 6-390. General Performance Standards.

(1) Any use established in an Industrial or Business District after October 24, 1968, shall be so operated as to comply with the performance standards set forth hereinafter. No use established before October 24, 1968, shall be so altered or modified to conflict with the performance standards hereinafter stated.

(2) No activities involving the storage, utilization, or manufacturing of materials or products that could decompose by detonation shall be permitted except such as are specifically licensed by the City Council. These materials shall include but not be confined to all primary explosives such as lead oxide and lead sulfate; all high explosives and boosters such as TNT, RDS, tetryl and ammonia nitrates; propellants and components thereof, such as nitrocellulose, black powder, ammonium perchlorate, and nitroglycerine; blasting explosives such as dynamite, powdered magnesium, potassium chlorate, potassium permagenates, and potassium nitrates; and, nuclear fuels and reactor elements such as uranium 235 and plutonium.

(3) Screening shall be provided and maintained by the property owner for a parcel used for industrial or business purposes adjacent to a Residential District. The screening, either of planting, fence or wall, shall be designed to reduce noise and prohibit eye-level vision from the residential land to the Industrial or Business District.

(4) Sound levels above the following are prohibited:

<i>Octave Band Cycles per Second</i>	<i>Along Residential Line Levels in Decibels</i>	<i>Along Nonresidential Line Levels in Decibels</i>
0 to 75	72	79
75 to 150	67	74
150 to 300	39	66
300 to 600	52	59
600 to 1200	46	53
1200 to 2400	40	47
2400 to 4800	34	41
Over 4800	32	39

Sound levels shall be measured by equipment meeting the specifications of the American Standards Association.

(5) Any use creating periodic earth-shaking vibrations, such as may be created from a drop forge, shall be

prohibited if such vibrations are perceptible beyond the lot line of the site on which the use is located. This standard shall not apply to vibrations created during the process of construction.

(6) Any use established in an Industrial or Business District shall be so operated as to permit no smoke or particulate to be discharged that is darker than No. 1 classification of the Ringelmann Smoke Chart furnished by the U.S. Bureau of Mines. Further, the emission shall not exceed more than 0.07 pounds per hour per acre of site occupied.

(7) Any use established shall be so operated as not to discharge across the boundaries of the lot or through percolation into the subsoil beyond the boundary of the lot where such use is located, toxic or noxious matter in such concentrations as to be detrimental to or endanger the public health, safety, comfort or welfare; or, cause injury or damage to property or businesses.

(8) Any use established in an Industrial or Business District shall operate in a way so as to prevent the emission of odorous matter of such quality as to be readily detectable beyond the lot line of the site on which such use is located.

(9) Any use producing intense heat or direct light transmission shall have shielding to prevent the heat or direct light from being detectable at the lot line of the site on which the use is located.

(10) Any use established in a Residential, Industrial, or Business District which requires the storage of material or goods shall provide a six foot screen to shield the material or goods from sight by the public traveling on the public right-of-way. Also, if such material or goods extends to a height greater than six feet, it shall be subject to the same yard requirements as a building for the district in which it is located. Material stored in the open shall be in rows no greater than fifty feet in width with access drives not less than eighteen feet between rows.

(11) All loading docks and vehicular doors established after October 24, 1968, shall be, when facing a public right-of-way, fifty feet or more from the public right-of-way but at no time shall trucks or trailers cross the property line when parked. No more than one loading dock accommodating one truck at a time shall face a public street. More than one loading dock, but no more than three, may face a public right-of-way when said loading facilities are screened from that public right-of-way by topography, landscaping and/or fence. If any part of the fence that provides such screening is a gate, the gate must have an automated control that keeps the gate closed except when vehicles are passing through.
(Ord. No. 775, 4-28-2009)

(12) The exterior treatment on the street side of the structure shall be brick, stone, tilt-up slabs, architectural metal panels, decorative block, or the equivalent. The other sides of the structure shall not be raw block.
(Code of 2001)

Sec. 6-400. Fences.

The placement or construction of a fence in an industrial district shall be subject to regulations contained in Section 4-540 (1) through (3) except as hereinafter modified.

(1) In any industrially zoned part of the City, no fence shall be erected except in conformance with the following:

A. Fences erected in the front yard or a street side yard shall not exceed 3 2 feet in height and shall have at least 75 percent of their vertical surface plane open when viewed from a point perpendicular to that plane. Where higher or more solid fences are required by other Sections of the Zoning Code, the requirements of those Sections shall govern.

B. Fences in other yards shall not exceed eight feet in height.

C. Fences may have arms on which barbed wire can be fastened commencing at a point at least seven feet above the ground provided such arms do not project outside the property line. (Code of 2001)

Sec. 6-410. Floodplain Management.

All industrially zoned lands within the City that is subject to periodic inundation as shown on the official floodplain zoning map shall be subject to all regulations contained in Chapter 10 of the Zoning Code. (Code of 2001)

Sec. 6-420. Height Exceptions.

Those types of structures that are proposed to exceed the height limitation for an Industrial District are to be regulated by Section 4-600 of the Zoning Code. (Code of 2001)