

For Lease

**CBRE**

# 13655 Lake Drive NE

Columbus, MN 55075

Ample acreage for industrial yard or outdoor storage



## Lake Drive NE

13655 Lake Drive NE Columbus, MN 55075



## Property Overview

CBRE is pleased to present an expansive industrial outdoor storage property located in the heart of Columbus, MN. Available for lease is roughly 14 acres, providing ample room for an industrial yard or lot. The space is currently being fully improved and graded to accommodate outdoor storage of anything from equipment and trucks to materials. The owner will grade the site, add gravel/class 5 surfacing to stabilize the yard for truck/trailers, add lights, power plugins, video surveillance and other amenities to suit the future tenant.

The site's zoning further enhances its attractiveness, boasting favorable Commercial/Industrial designations. This zoning aligns with the property's current industrial usage and provides the foundation for a dynamic industrial hub or facilitates seamless integration into Columbus's commercial landscape.

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# Exterior Description

The lot surfacing will consist of crushed concrete and gravel providing a durable and stable foundation that speaks to the property's robust functionality and design. Any improvements, lot stabilization, fencing, screening, lighting, security, surveillance systems etc., will be built to suit any incoming tenant, to their precise specifications.

Securing the front half of the property is a robust fencing system, providing both a visual delineation and a secure perimeter. The inclusion of a gated entryway further fortifies the site's security measures, controlling access and reinforcing a controlled and well-managed environment. This deliberate front-half fencing serves not only as a security feature but also as an organizational element, delineating distinct zones within the property.

# ±14 acres

Ample room for industrial yard or lot utilization



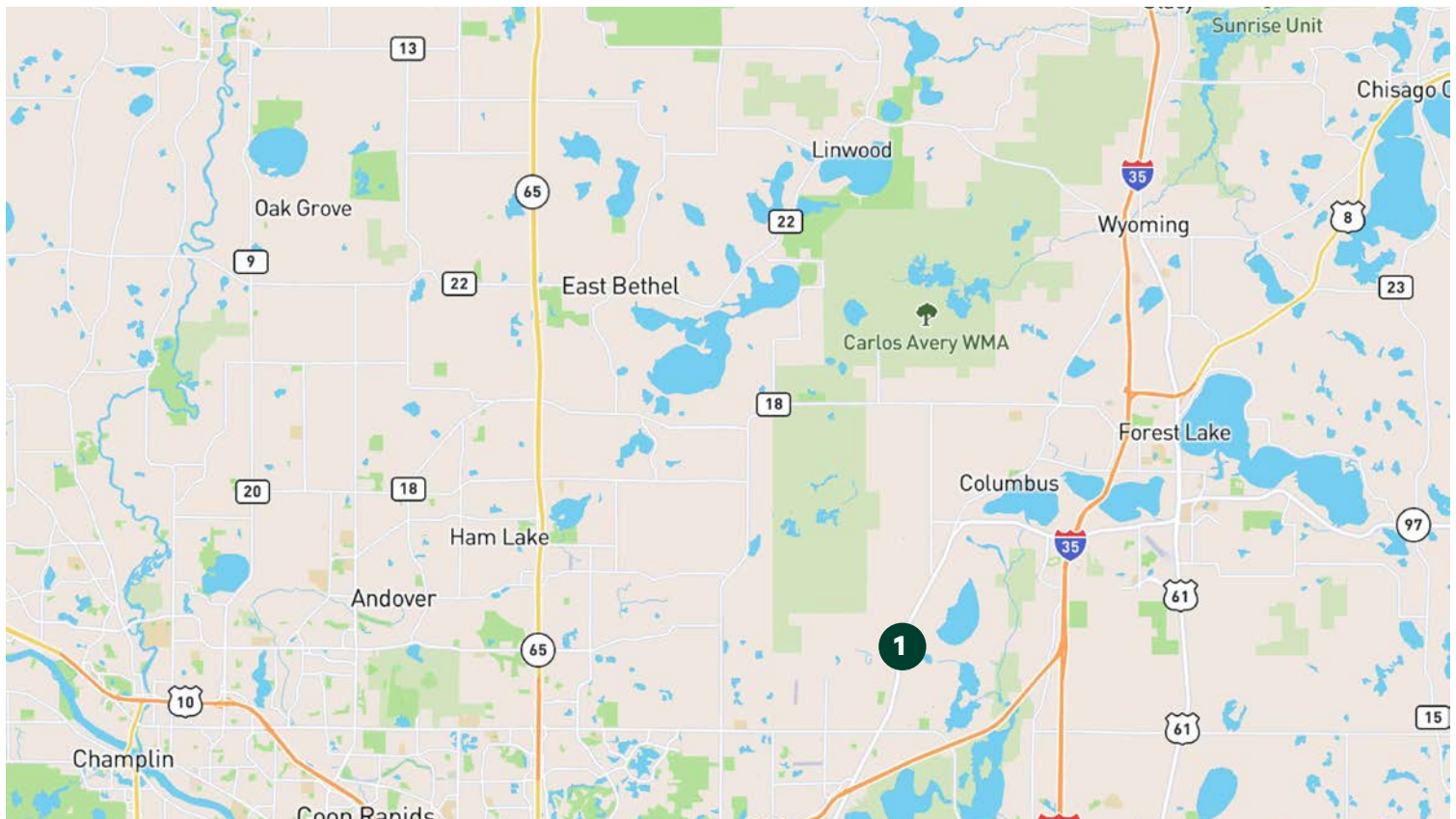
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### Offering Summary

<b>LEASE PRICE:</b>	\$3,000 - \$4,000 M/AC
<b>AVAILABLE LOT SIZE:</b>	Est. 14 Acres
<b>ZONING:</b>	(C/I)Commercial/Industrial
<b>LISTING WEBSITE:</b>	<a href="http://www.cbre/propertyname">www.cbre/propertyname</a>

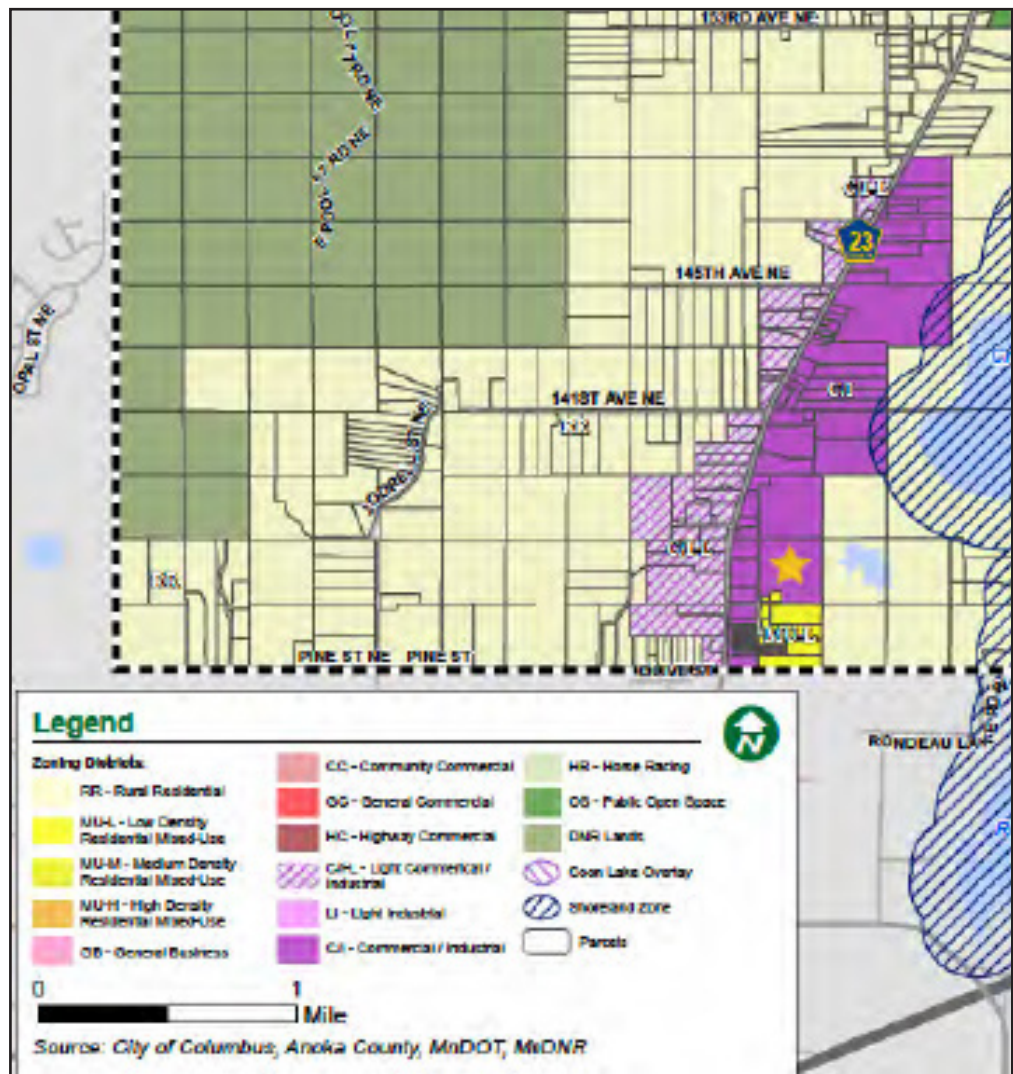


## Columbus, MN

Nestled in the northern part of the Twin Cities metropolitan area, Columbus is situated approximately 30 miles northeast of downtown Minneapolis and St. Paul. The city is known for its proximity to numerous lakes and natural landscapes, contributing to its scenic and recreational appeal. True to its name, Columbus is surrounded by abundant natural beauty. The area features a mix of lush forests, rolling hills, and numerous lakes. The city's landscape provides residents with opportunities for outdoor activities, such as hiking, boating, and fishing.

The city is accessible by major roadways, including Interstate 35 and U.S. Route 61, facilitating convenient travel to neighboring communities. Columbus's location allows for a reasonable commute to both the Twin Cities and the scenic countryside. Columbus has a mix of local businesses, shops, and restaurants that cater to the needs and preferences of the community. The city's commercial areas provide residents with convenient access to essential services and shopping opportunities.

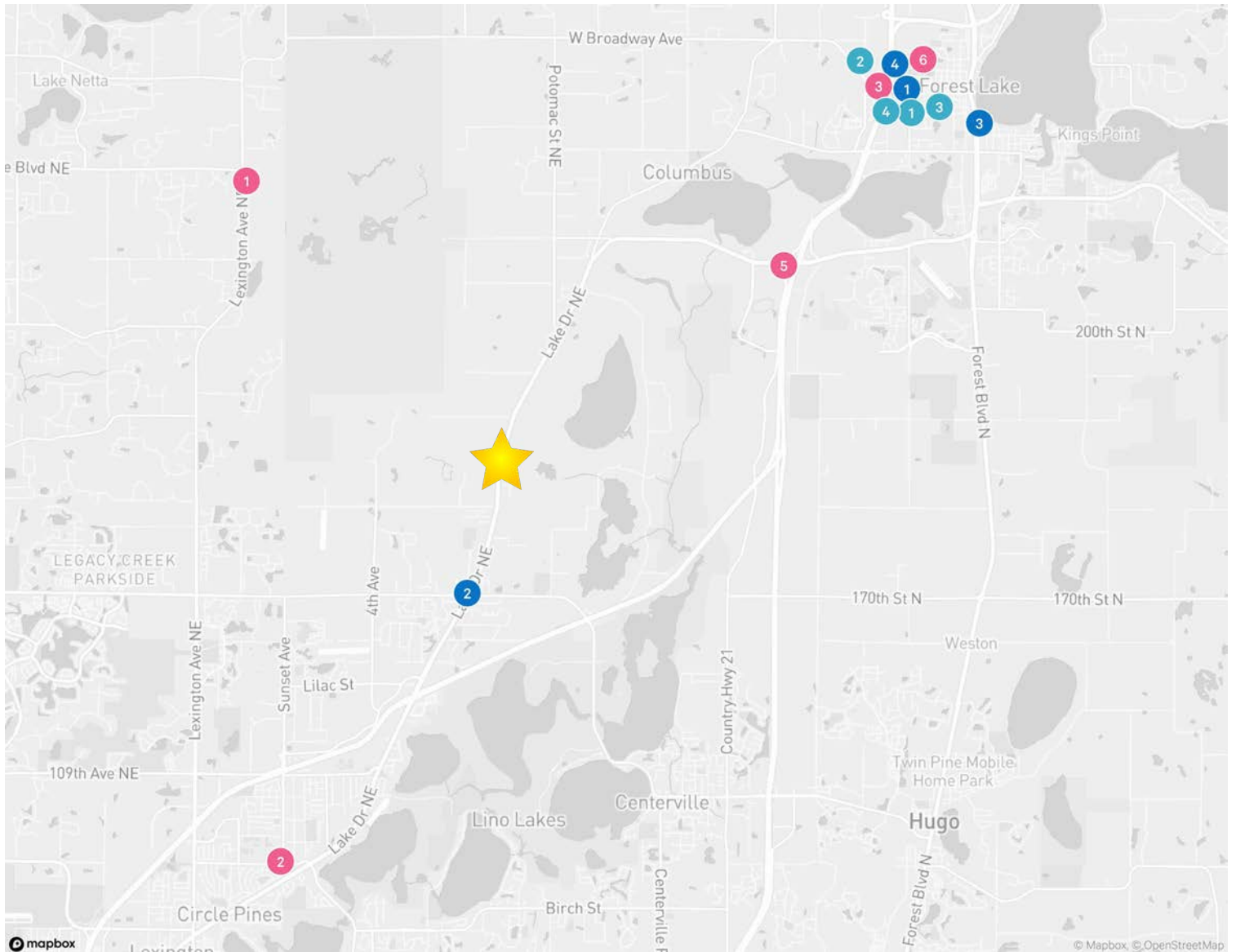
## Permitted Uses



- Agricultural uses, except animal feedlots.
- Licensed day-care facilities and licensed pre-schools, accessory to a business or retail use and intended to serve the employees of the principal use.
- Parking structures as an accessory to the use for which they provide parking.
- Public pedestrian trails, but not public parks.
- Storage buildings. If the accessory building is secondary to the principal use, the accessory building shall be roofed and painted to be harmonious with the principal building.
- Accessory structures for single-family detached homes in existence in the C/I District on May 1, 2003.
- Municipal buildings and facilities.

## Conditional Uses

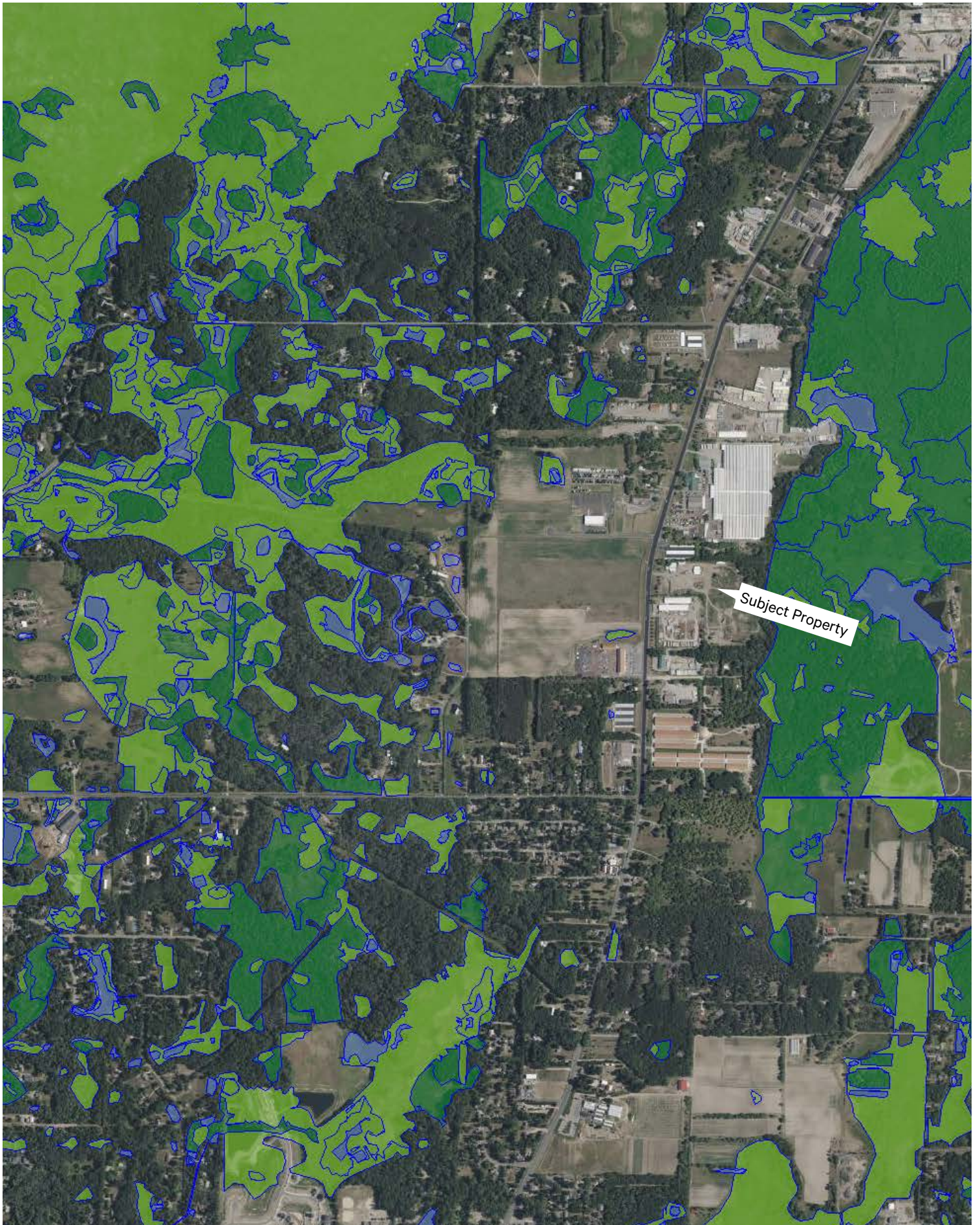
- Building trade/contractor offices, including company-owned vehicle repair, and including storage of company-owned vehicles, equipment and materials.
- Licensed day care facilities.
- Light industrial manufacturing, processing, assembling, storing, testing, or similar industrial uses which are relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor, or dust.
- Communication towers and broadcast towers.
- Lumber yards and sales.
- Gasoline sales and accessory convenience retail store and food service facilities.
- Greenhouses, nurseries and retail sales of materials raised on the premises (and packaged seeds, soils, soil amendments, gardening tools and hard accessories).
- Implement and recreational vehicle sales and service.
- Machine shops, welding shops, and similar services establishments.
- Mortuaries.
- Restaurants and cafes.
- Retail stores and shops.
- Appliance and electronic service repair businesses, vehicle service and repair businesses, and body shops.
- Used automobile sales.
- Veterinary clinics, animal hospitals, and commercial dog kennels.
- Warehousing and storage facilities.

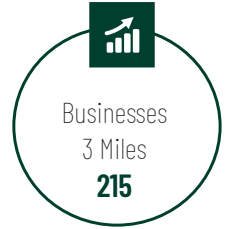
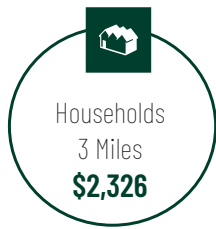


## Ammenities



# Wetlands Map





	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Population - Current Year Estimate	259	6,872	37,643
2029 Population - Five Year Projection	266	6,965	39,274
2020 Population - Census	250	6,839	33,728
2010 Population - Census	230	7,414	26,839
2020-2024 Annual Population Growth Rate	0.84%	0.11%	2.62%
2024-2029 Annual Population Growth Rate	0.53%	0.27%	0.85%
<b>HOUSEHOLDS</b>			
2024 Households - Current Year Estimate	99	2,326	12,389
2029 Households - Five Year Projection	103	2,370	12,996
2010 Households - Census	83	2,066	8,667
2020 Households - Census	95 88.8%	2,302 96.1%	11,048 97.2%
2020-2024 Compound Annual Household Growth Rate	0.98%	0.24%	2.73%
2024-2029 Annual Household Growth Rate	0.80%	0.38%	0.96%
2024 Average Household Size	2.61	2.81	2.93
<b>HOUSEHOLD INCOME</b>			
2024 Average Household Income	\$131,945	\$137,195	\$145,129
2029 Average Household Income	\$148,908	\$155,439	\$166,946
2024 Median Household Income	\$103,745	\$111,138	\$117,364
2029 Median Household Income	\$112,301	\$122,073	\$135,087
2024 Per Capita Income	\$49,465	\$46,907	\$47,790
2029 Per Capita Income	\$56,373	\$53,483	\$55,167
<b>HOUSING UNITS</b>			
2024 Housing Units	110	2,411	12,685
2024 Vacant Housing Units	11 10.0%	85 3.5%	296 2.3%
2024 Occupied Housing Units	99 90.0%	2,326 96.5%	12,389 97.7%
2024 Owner Occupied Housing Units	84 76.4%	2,106 87.3%	11,310 89.2%
2024 Renter Occupied Housing Units	15 13.6%	220 9.1%	1,079 8.5%
<b>EDUCATION</b>			
2024 Population 25 and Over	194	4,817	24,821
HS and Associates Degrees	136 70.1%	3,149 65.4%	14,019 56.5%
Bachelor's Degree or Higher	55 28.4%	1,609 33.4%	10,163 40.9%
<b>PLACE OF WORK</b>			
2024 Businesses	21	215	679
2024 Employees	464	3,163	9,340



# Industrial Outdoor Storage in Northern Suburban Area

13655 Lake Drive NE - Columbus, MN 55025



## Contact Us

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