

GREAT WESTERN INDUSTRIAL PARK

RANDOLPH TOWNSHIP, MINNESOTA

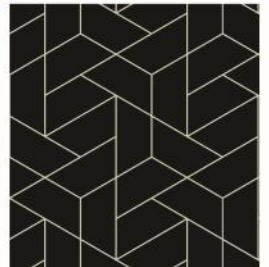
RAIL SERVED LOTS

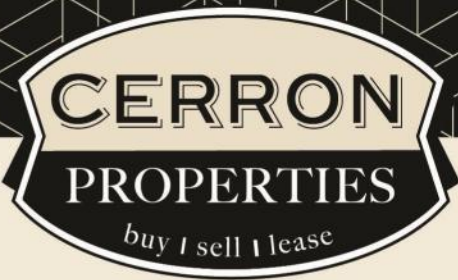


FOR SALE | INDUSTRIAL LAND SITES



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044
WWW.CERRON.COM





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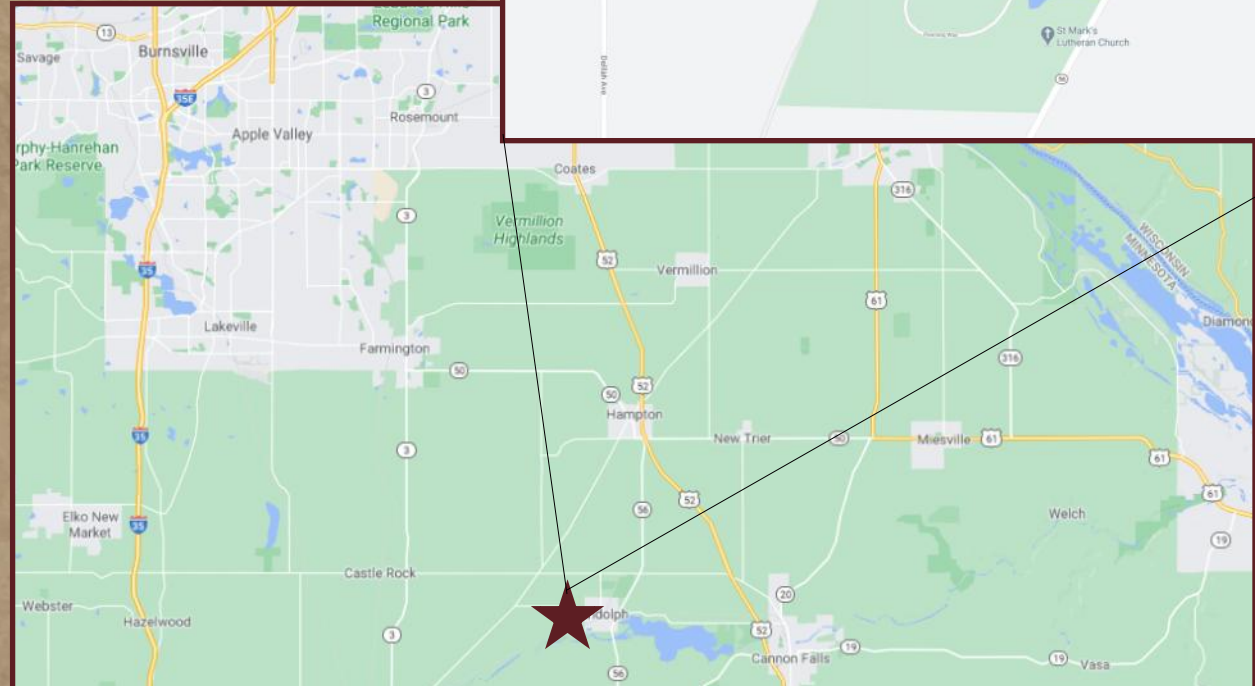
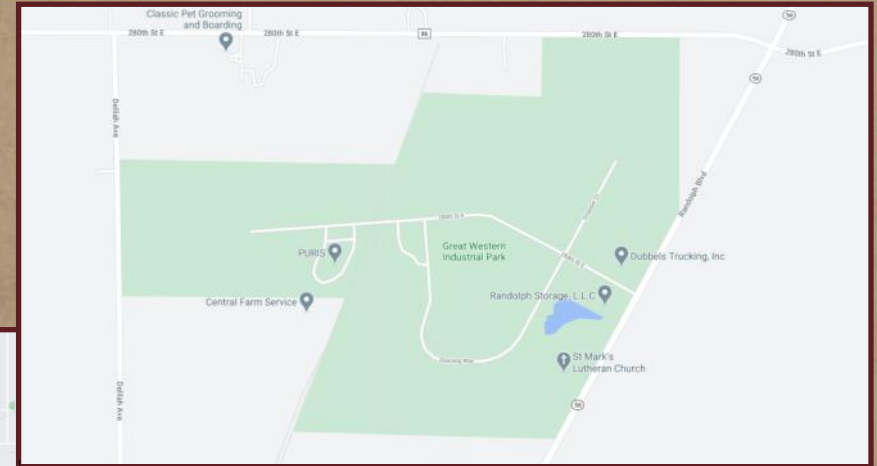
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■ PROPERTY HIGHLIGHTS

- 14 TO 28 Acre Sites Available
- Rail Carrier Service by Union Pacific
- Short Line Service by Progressive Rail
- Close Proximity to Hwy 52
- Outdoor Storage Available
- Utilities:
 - ◇ Well and Septic
 - ◇ Gas (Northern Natural)
 - ◇ Electric (Dakota Electric)
- Dakota County—See Summary Page for PID#'s, Lot Sizes, Pricing and More
- Zoned Light Industrial—See Covenants Page for more detailed description of allowed uses



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information,
please contact:
Bruce Rydeen
952.469.9444
brucer@cerron.com

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AVAILABLE LOTS

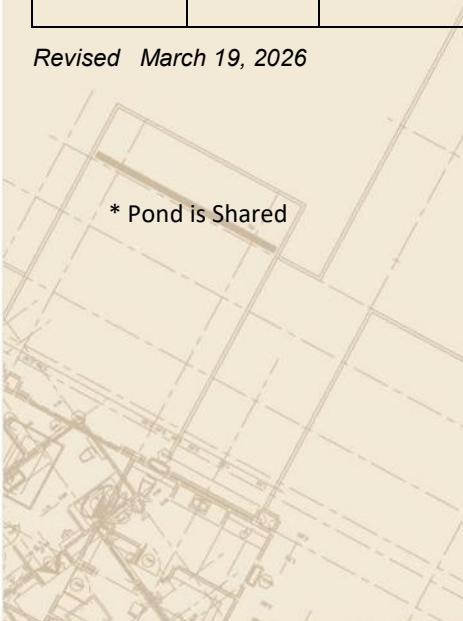
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Great Western Industrial Park Randolph, Minnesota Lot Availability

Marketed By: Cerron Commercial Properties, LLC

BLOCK	LOT	PID#	TOTAL ACRES	POND	REMAINING	RAIL ACCESS	\$/SF	PRICE	STATUS
3	3	31-30500-03-030	14.54	1.27 *	13.27	Yes	\$2.10	\$1,330,061	AVAILABLE
3	4	31-30500-03-040	13.97	1.22 *	12.75	Yes	\$2.10	\$1,277,920	AVAILABLE
		Total Contiguous	28.51		26.02			\$2,607,981	

Revised March 19, 2026



* Pond is Shared

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COVENANTS

GREAT WESTERN INDUSTRIAL PARK RANDOLPH TOWNSHIP, MINNESOTA

Brief Summary of Covenants (See full Declaration of Covenants for additional information—This summary is intended only as a brief guideline of the Industrial Park standards.)

This area has been zoned for light industry, and the following covenants are made with two thoughts in mind: First, we want to give each one of our neighbors in the industrial Park as wide a latitude of design and function as possible with their industrial unit, and secondly, we want the overall appearance of any unit in the Industrial Park to add to the value of every other unit in the park. This is our home and yours, too, and we all want to keep it as neat and orderly as possible. We intend to capitalize on the Rail theme and have this architectural style-bond the tenants within the park. See Design Standard Exhibit "B.

Reference is made in the following covenants that plans and detail of construction must be reviewed by the Board of Directors for the Great Western Industrial Park. You will find our board cooperative, ready and willing to discuss any plans which you may submit, with the idea in mind of being as understanding and lenient as possible. We expect that all good accepted practices of noise, smoke, and odor abatement will be followed for the benefit of all.

Plat Information

Buildings should be placed at least 40 feet set back in the front and should be at least 15 feet from the sides and a minimum of 40 feet from the rear lot line.

Buildings should not cover more than 60% of the plant site.

All sites must make provisions for 100% off-street parking.

As near as practicable, parking areas should be blacktopped paved, and the remaining site landscaped so as to enhance the appearance of the buildings.

Building Information

Construction must be of a permanent nature using concrete block, pre-cast, metal, and/or brick facing. The front side of the building should be appointed with face brick, concrete block or approved architectural design. Please review "Design Standards" Exhibit B.

No dwelling units of any kind shall be constructed or located on the site.

No structure of a temporary character – trailer, basement, tent or shack shall be constructed, placed or maintained upon the property except accessory to and during the construction of permanent buildings.

All construction must comply with the provisions of the existing building codes of the Township of Randolph and universal building codes. All plans for construction must be approved by the Great Western Board of Directors.

Any catch basin systems must be approved by the Great Western Board of Directors.

Building Maintenance

Each member of the Industrial Park must maintain the exterior of their buildings in such a manner to enhance the over-all appearance of the Industrial Park.

Premises must be kept free of debris and trash of any sort and lawns and landscaping must be kept in a state of good repair.

Signs

Identifying signs may be placed on or adjacent to any industrial building if they have first been cleared through the Great Western Industrial Park Board of Directors and Township of Randolph.

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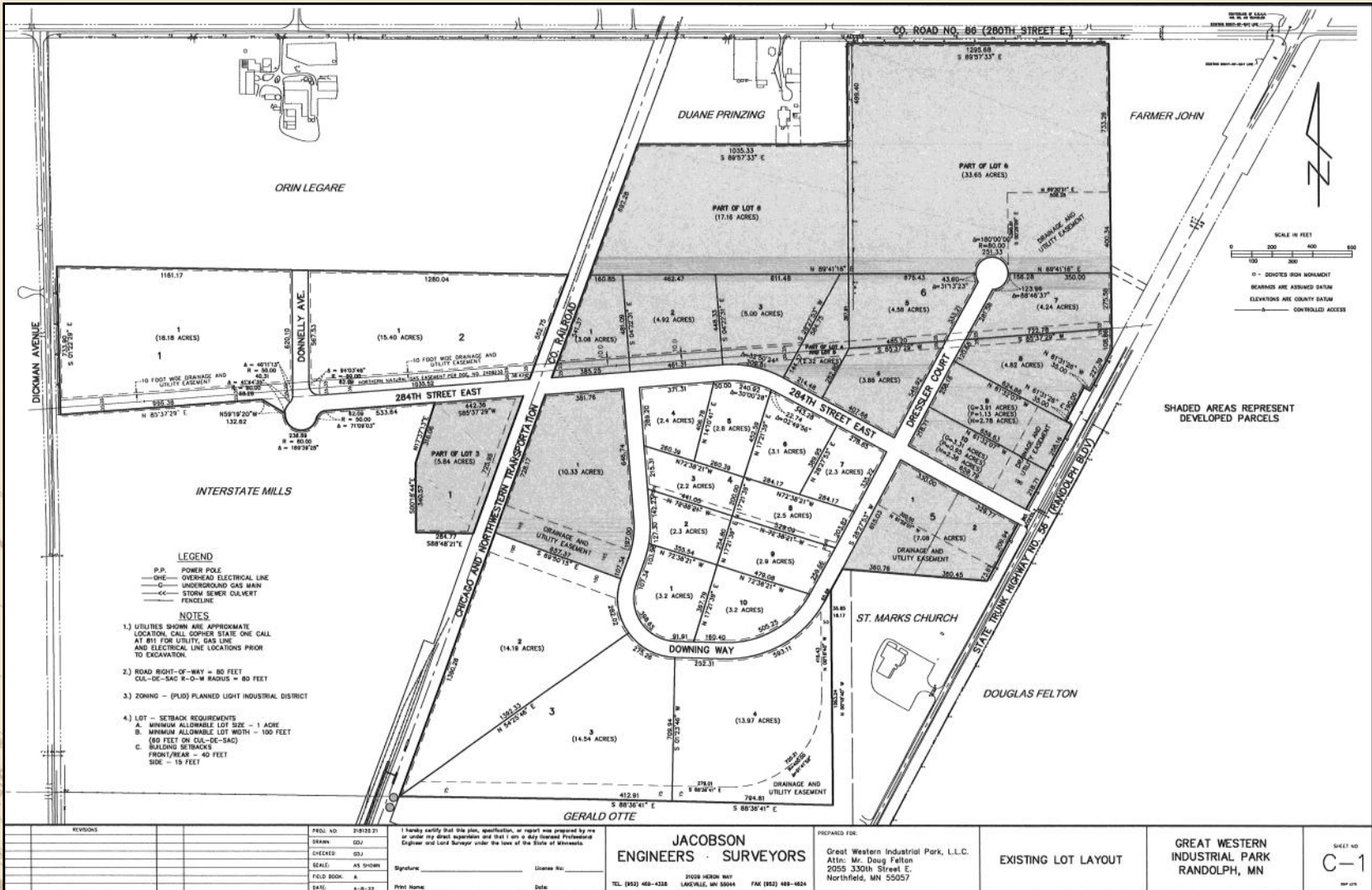
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GREAT WESTERN INDUSTRIAL PARK

RANDOLPH TOWNSHIP, MINNESOTA

CIVIL MAP



<p>JACOBSON ENGINEERS - SURVEYORS</p> <p>2109 HERON WAY LAKELAND, MN 55064 TEL: (952) 468-4328 FAX: (952) 468-4624</p>	<p>PREPARED FOR:</p> <p>Great Western Industrial Park, L.L.C. Attn: Mr. Doug Felton 2055 330th Street E. Northfield, MN 55057</p>	<p>EXISTING LOT LAYOUT</p>	<p>GREAT WESTERN INDUSTRIAL PARK RANDOLPH, MN</p>	<p>SHEET NO. C-1 OF 108</p>
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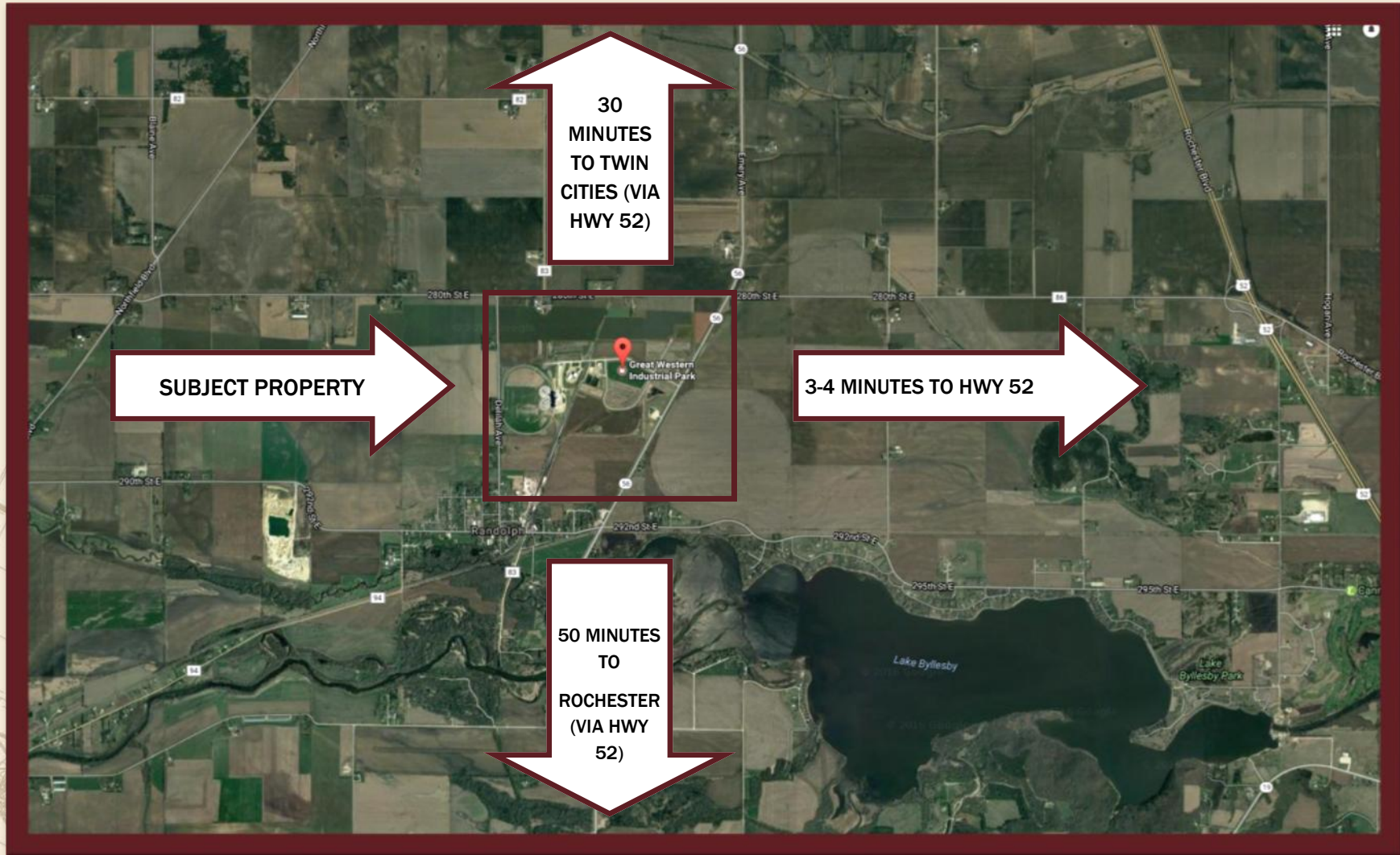
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AREA MAP



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let's get started!

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