

# LAND FOR SALE OR BTS

## UP TO 65,000 SF INDUSTRIAL BUILDING

ROGERS



OUTSIDE STORAGE ALLOWED

**SITE**

## 7.93 INDUSTRIAL ACRES DAYTON, MN

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# PROPERTY HIGHLIGHTS

- 7.93 acres
- Great access to I-94 via new interchange
- Flexible industrial zoning in place
- Seller financing available
- EAW complete
- Potential for a maximum building area of approximately 65,000 SF

## Demographics (2025)

	1 Mile	3 Miles	5 Miles
Population	1,196	16,071	60,770
Households	400	5,709	21,956
Average HH Income	\$188,372	\$206,147	\$179,098
Daytime Population	703	8,600	21,700



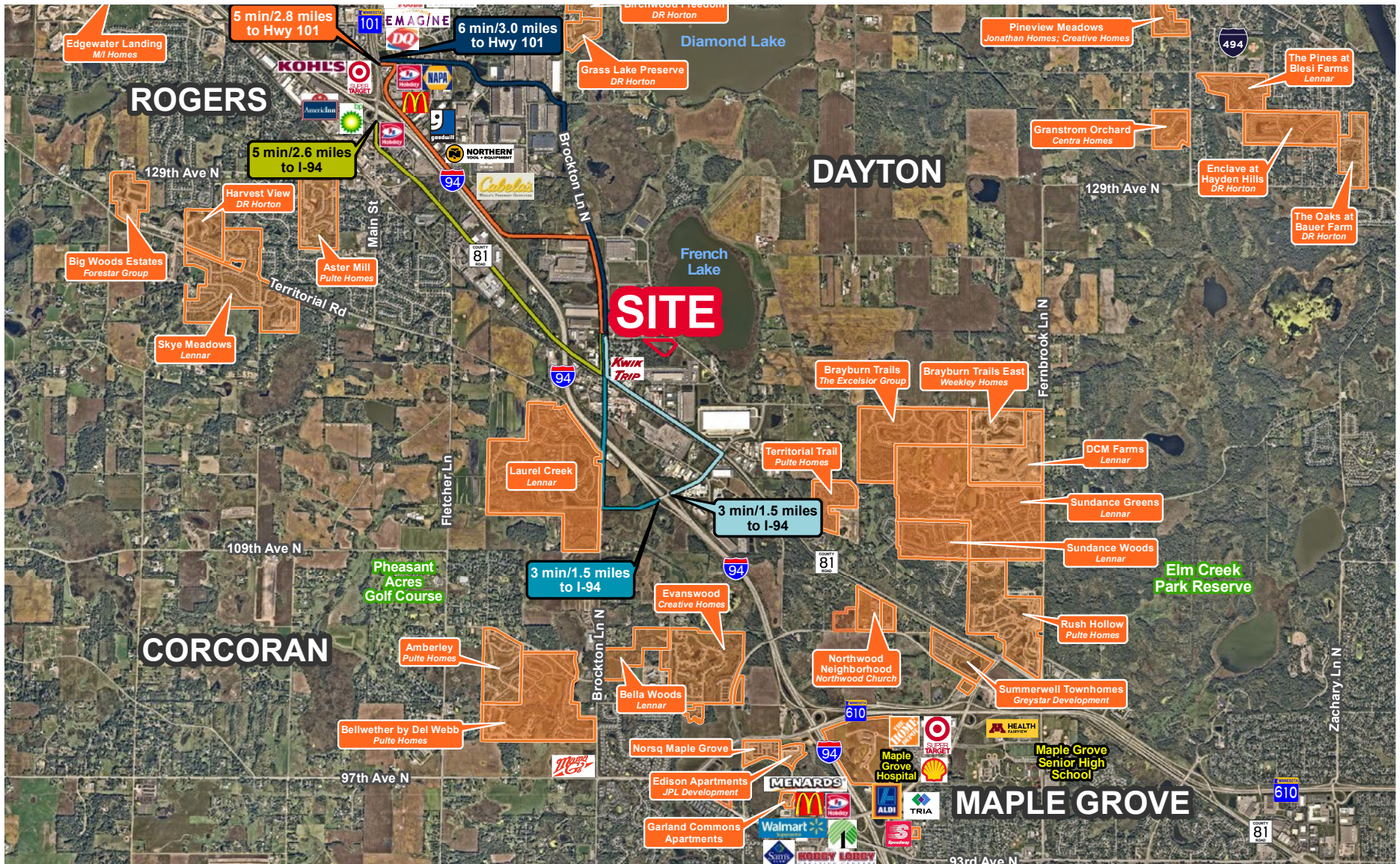
# AERIAL VIEW



# AERIAL VIEW



# AERIAL VIEW



KNOW ALL REASONS BY THESE PRESENTS: That Landspec Fund 3 LLC, a Minnesota limited liability company, owner of the following described property:

OUTLOT B, DAYTON FIELD 2ND ADDITION.

Has caused the same to be surveyed and platted as DAYTON FIELD 4TH ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Landspec Fund 3 LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signed: LANDSPEC FUND 3 LLC

By: \_\_\_\_\_  
Jonathan T. Rausch, Managing Member

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by Jonathan T. Rausch, Managing Member of Landspec Fund 3 LLC, a Minnesota limited liability company, on behalf of the company.

\_\_\_\_\_(Signed)  
\_\_\_\_\_(Printed)  
Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
My commission expires \_\_\_\_\_

I, Kevin C. McCain do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or will be correctly set within one year; that all water boundaries and wet lands as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certification are shown and labeled on this plat; and that all public ways are shown and labeled on this plat.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Kevin C. McCain, Licensed Land Surveyor  
Minnesota License No. 58542

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by Kevin C. McCain,

\_\_\_\_\_(Signed)  
\_\_\_\_\_(Printed)  
Notary Public, \_\_\_\_\_ County, Minnesota  
My commission expires \_\_\_\_\_

CITY COUNCIL, CITY OF DAYTON, MINNESOTA

This plat of DAYTON FIELD 4TH ADDITION was approved and accepted by the City Council of the City of Dayton, Minnesota, at a regular meeting thereof held this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: \_\_\_\_\_, Mayor      By: \_\_\_\_\_, Clerk

COUNTY AUDITOR, Hennepin County, Minnesota

I hereby certify that taxes payable in 20\_\_ and prior years have been paid for land described on this plat, dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Daniel Rogan, County Auditor      By: \_\_\_\_\_, Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes, Section 3838.565 (1969), this plat has been approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Chris F. Mavds, County Surveyor      By: \_\_\_\_\_

COUNTY RECORDER, Hennepin County, Minnesota

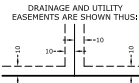
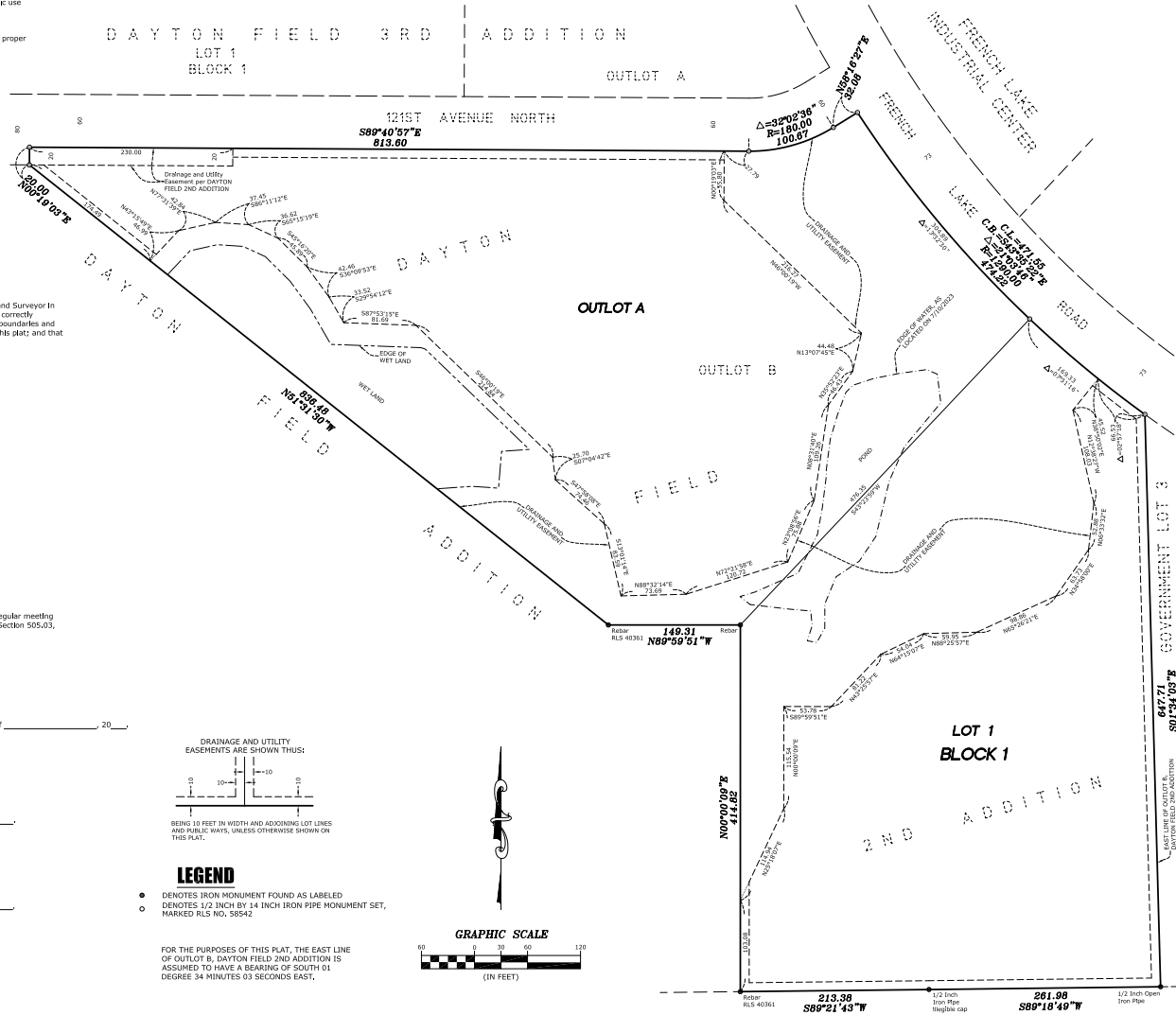
I hereby certify that the within plat of DAYTON FIELD 4TH ADDITION was recorded in this office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_ o'clock \_\_\_\_ M.

Amber Bougle, County Recorder      By: \_\_\_\_\_, Deputy



# DAYTON FIELD 4TH ADDITION

C.R. DOC. NO. \_\_\_\_\_

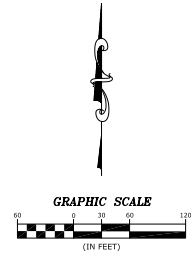


BEING 10 FEET IN WIDTH AND ADJOINING LOT LINES AND PUBLIC WAYS, UNLESS OTHERWISE SHOWN ON THIS PLAT.

### LEGEND

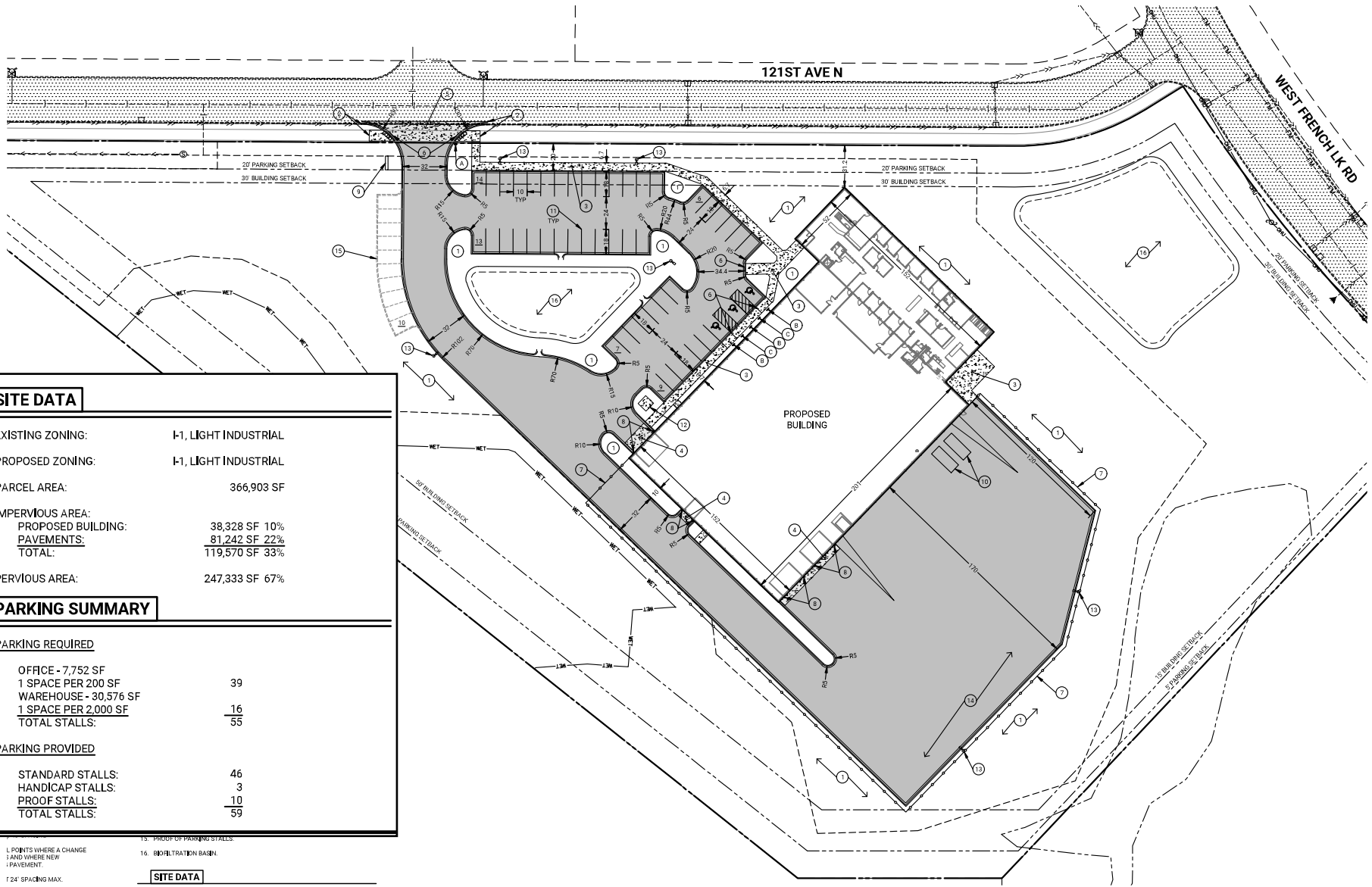
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET, MARKED RLS NO. 58542

FOR THE PURPOSES OF THIS PLAT, THE EAST LINE OF OUTLOT B, DAYTON FIELD 2ND ADDITION IS ASSUMED TO HAVE A BEARING OF SOUTH 01 DEGREE 34 MINUTES 03 SECONDS EAST.



CLICK ON PLAN FOR PRINTABLE IMAGE

# FINAL PLAT



**SITE DATA**

EXISTING ZONING:	I-1, LIGHT INDUSTRIAL
PROPOSED ZONING:	I-1, LIGHT INDUSTRIAL
PARCEL AREA:	366,903 SF
IMPERVIOUS AREA:	
PROPOSED BUILDING:	38,328 SF 10%
PAVEMENTS:	81,242 SF 22%
TOTAL:	119,570 SF 33%
PERVIOUS AREA:	247,333 SF 67%

**PARKING SUMMARY**

PARKING REQUIRED

OFFICE - 7,752 SF	
1 SPACE PER 200 SF	39
WAREHOUSE - 30,576 SF	
1 SPACE PER 2,000 SF	16
TOTAL STALLS:	55

PARKING PROVIDED

STANDARD STALLS:	46
HANDICAP STALLS:	3
PROOF STALLS:	10
TOTAL STALLS:	59

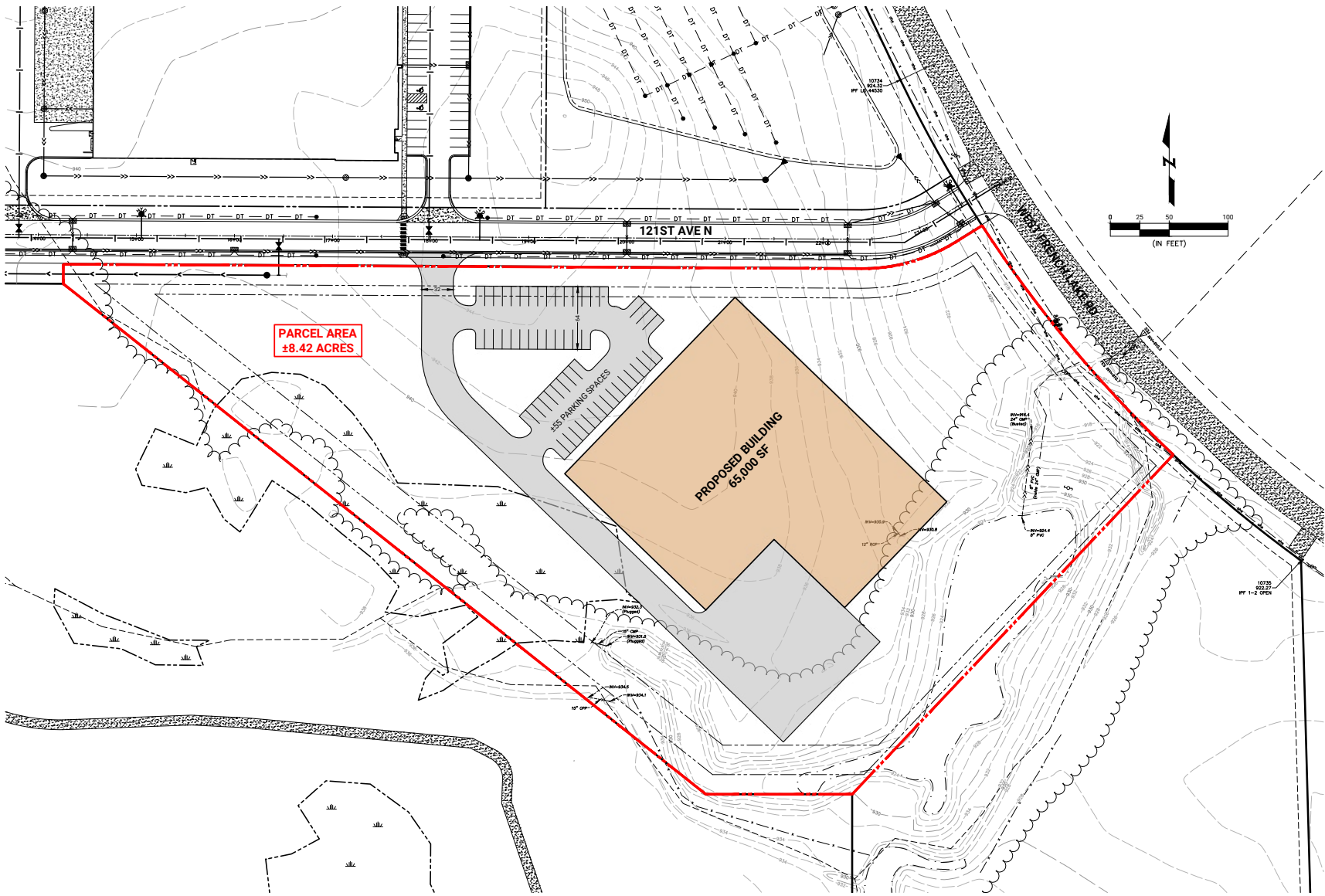
L POINTS WHERE A CHANGE  
& AND WHERE NEW  
PAVEMENT.  
T 24' SPACING MAX.

15. PROOF OF PARKING STALLS.  
16. BIOPURIFICATION BASIN.

**SITE DATA**

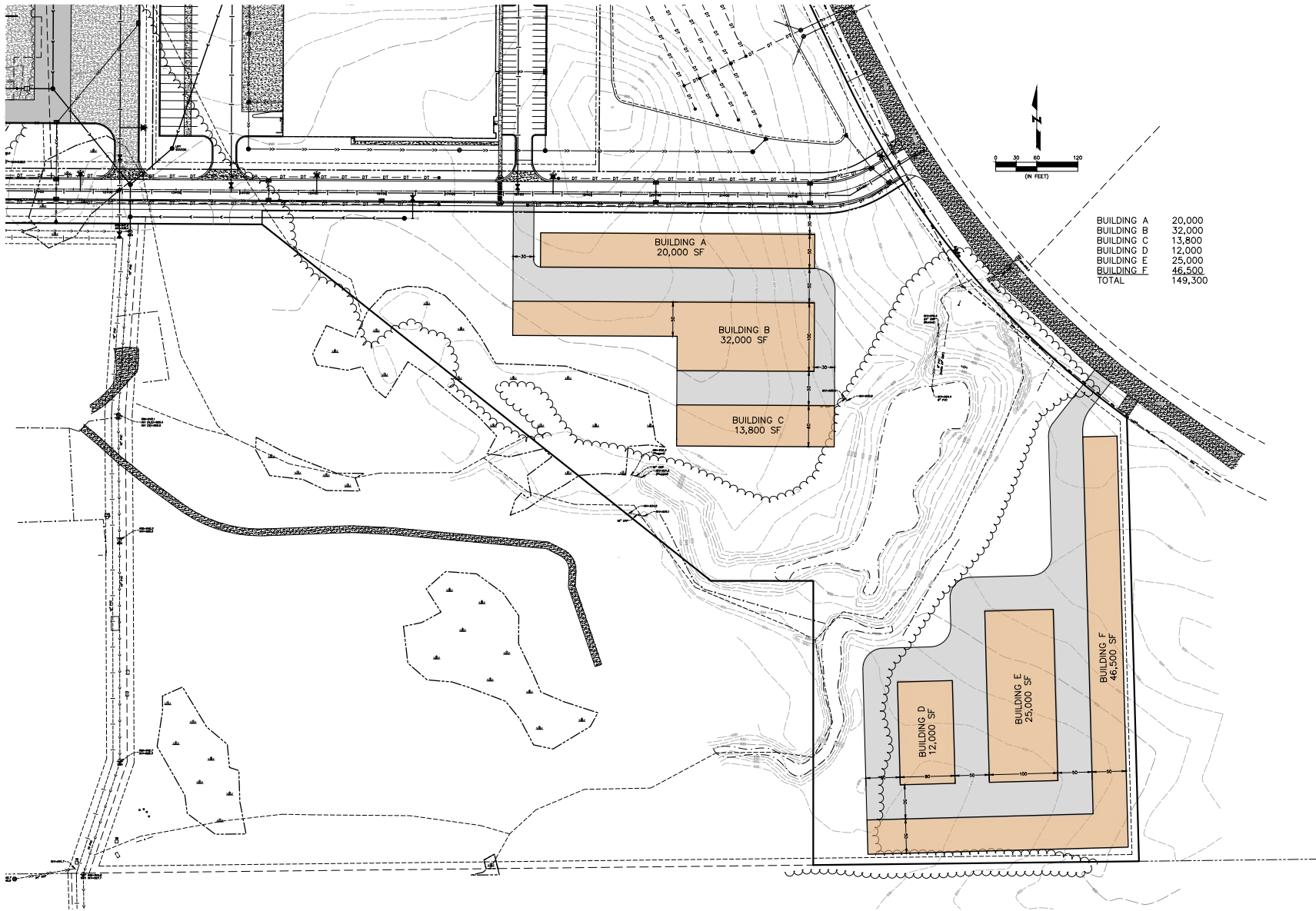
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APPROVED  
**SITE PLAN**



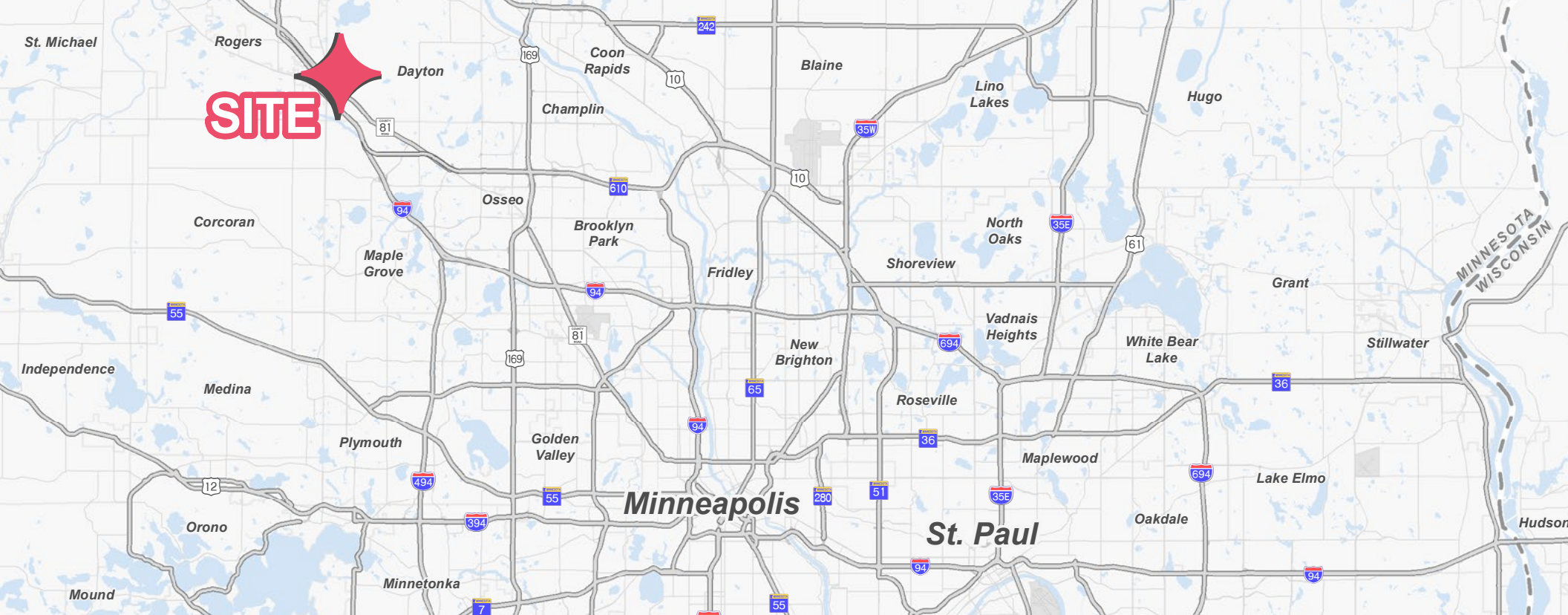
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# CONCEPT PLAN #1



[CLICK ON PLAN FOR PRINTABLE IMAGE](#)

# CONCEPT PLAN #2



# CONTACT INFORMATION

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