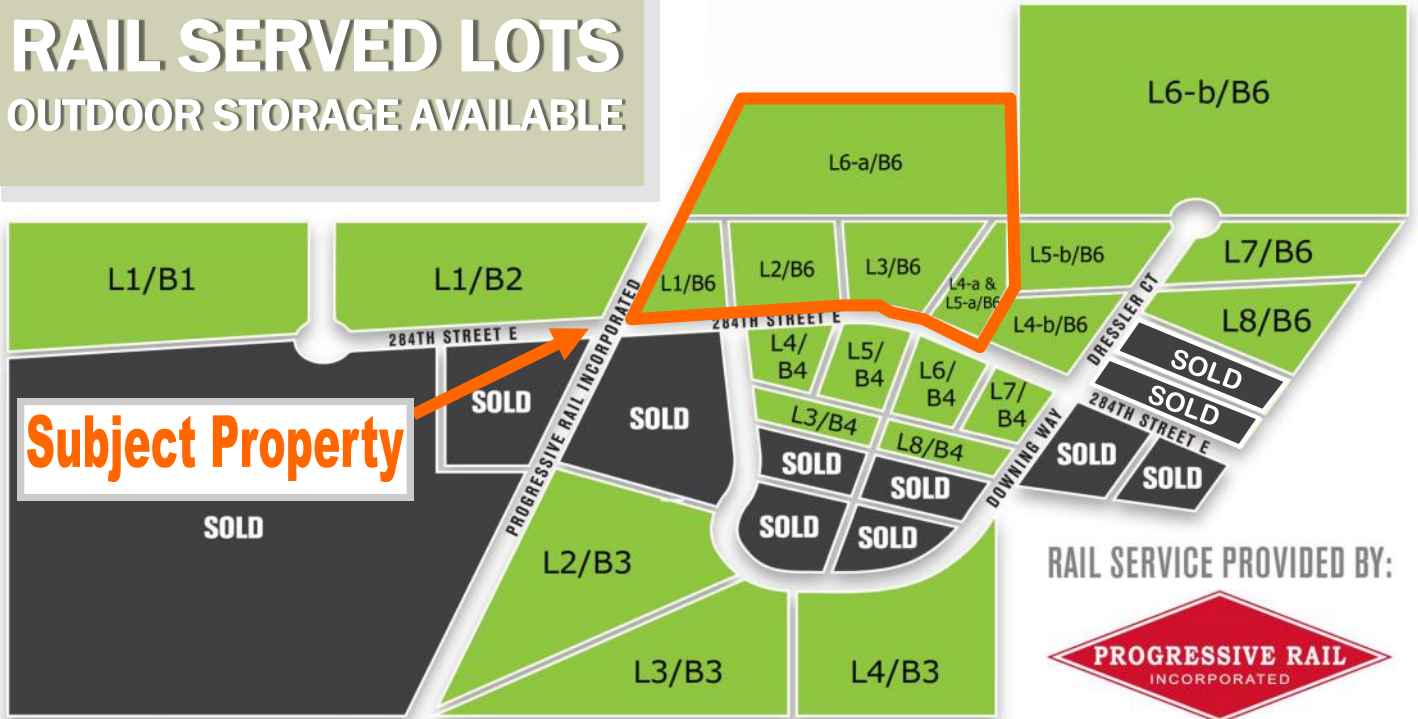


FOR SALE

GREAT WESTERN INDUSTRIAL PARK—RANDOLPH TOWNSHIP, MN

RAIL SERVED LOTS
OUTDOOR STORAGE AVAILABLE



- ◆ AFFORDABLE PRICING: \$1.15/sf (\$50,000/ACRE)
SEE PAGE 2
- ◆ 2 TO 30 ACRE SITES AVAILABLE
- ◆ RAIL CARRIER SERVICE BY UNION PACIFIC
- ◆ SHORT LINE SERVICE BY PROGRESSIVE RAIL
- ◆ CLOSE PROXIMITY TO HWY 52 (just 3-4 minutes to the east of the site) WITH UPGRADED INTERSECTION AT CR-86 & HWY 52
- ◆ UTILITIES:
 - ◆ WELL AND SEPTIC
 - ◆ GAS (NORTHERN NATURAL)
 - ◆ ELECTRICAL (DAKOTA ELECTRIC)
- ◆ DAKOTA COUNTY (SEE PG. 2 FOR PID#'S)
- ◆ ZONED LIGHT INDUSTRIAL (SEE PG. 3 FOR A BRIEF SUMMARY OF COVENANTS)
- ◆ OUTDOOR STORAGE AVAILABLE

For more information,
contact:

Bruce Rydeen
brucer@cerron.com

952-469-9444

Visit our website to view
this property in more detail
or other properties Cerron
has available at:

www.CERRON.com



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Available Lots

GREAT WESTERN INDUSTRIAL PARK—RANDOLPH TOWNSHIP, MN

Great Western Industrial Park Randolph, Minnesota Lot Availability

Marketed By: Cerron Commercial Properties, LLC

BLOCK	LOT	PID#	TOTAL ACRES	RAIL ACCESS	\$/SF	PRICE	STATUS
6	1	31-30500-06-010	3.06	Yes	\$1.15		Available
6	2	31-30500-06-020	4.92	No	\$1.15		Available
6	3	31-30500-06-030	5.00	No	\$1.15		Available
6	4a & 5a	31-30500-06-052	2.32	No	\$1.15		Available
6	6a	31-30500-06-062	17.14	Yes	\$1.15		Available
		Total	32.44			\$1,625,050	

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COVENANTS

GREAT WESTERN INDUSTRIAL PARK—RANDOLPH TOWNSHIP, MN

Brief Summary of Covenants

(see full Declaration of Covenants). This summary is intended only as a brief guideline of the Industrial Park standards.)

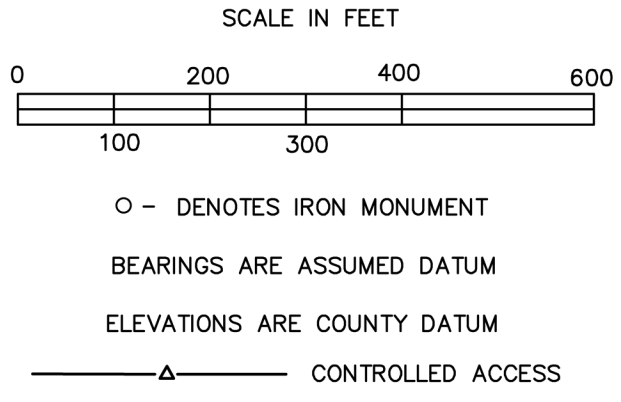
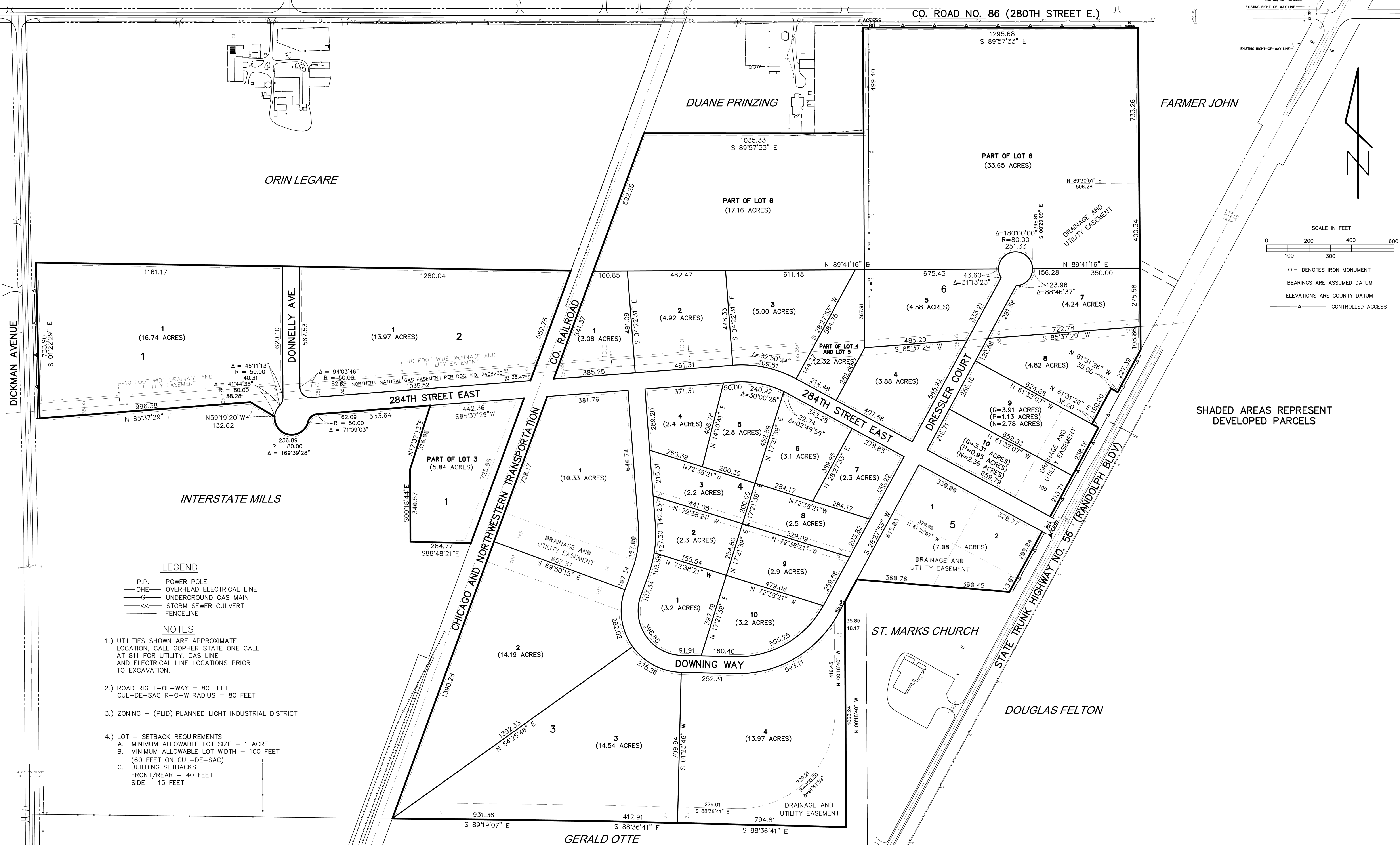
This area has been zoned for light industry, and the following covenants are made with two thoughts in mind: First, we want to give each one of our neighbors in the industrial Park as wide a latitude of design and function as possible with their industrial unit, and secondly, we want the overall appearance 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 | <ul style="list-style-type: none">▶ Buildings should be placed at least <u>40</u> feet set back in the front and should be at least <u>15</u> feet from the sides and a minimum of <u>40</u> 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 | <ul style="list-style-type: none">▶ 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 | <ul style="list-style-type: none">▶ 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 | <ul style="list-style-type: none">▶ 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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LEGEND

- P.P. POWER POLE
- OHE OVERHEAD ELECTRICAL LINE
- G UNDERGROUND GAS MAIN
- SS STORM SEWER CULVERT
- F FENCELINE

NOTES

- 1.) UTILITIES SHOWN ARE APPROXIMATE LOCATION, CALL GOPHER STATE ONE CALL AT 811 FOR UTILITY, GAS LINE AND ELECTRICAL LINE LOCATIONS PRIOR TO EXCAVATION.
- 2.) ROAD RIGHT-OF-WAY = 80 FEET
CUL-DE-SAC R-O-W RADIUS = 80 FEET
- 3.) ZONING - (PLID) PLANNED LIGHT INDUSTRIAL DISTRICT
- 4.) LOT - SETBACK REQUIREMENTS
 - A. MINIMUM ALLOWABLE LOT SIZE - 1 ACRE
 - B. MINIMUM ALLOWABLE LOT WIDTH - 100 FEET (60 FEET ON CUL-DE-SAC)
 - C. BUILDING SETBACKS
FRONT/REAR - 40 FEET
SIDE - 15 FEET

REVISIONS	PROJ. NO: 204145.21	I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer and Land Surveyor under the laws of the State of Minnesota.
	DRAWN: GDJ	Signature: _____ License No: _____
	CHECKED: GDJ	Print Name: _____ Date: _____
	SCALE: AS SHOWN	
	FIELD BOOK: A	
	DATE: 11-30-16	

JACOBSON ENGINEERS SURVEYORS

21029 HERON WAY
LAKEVILLE, MN 55044
TEL. (952) 469-4328 FAX (952) 469-4624

PREPARED FOR:
Great Western Industrial Park, L.L.C.
Attn: Mr. Doug Felton
2055 330th Street E.
Northfield, MN 55057

EXISTING LOT LAYOUT

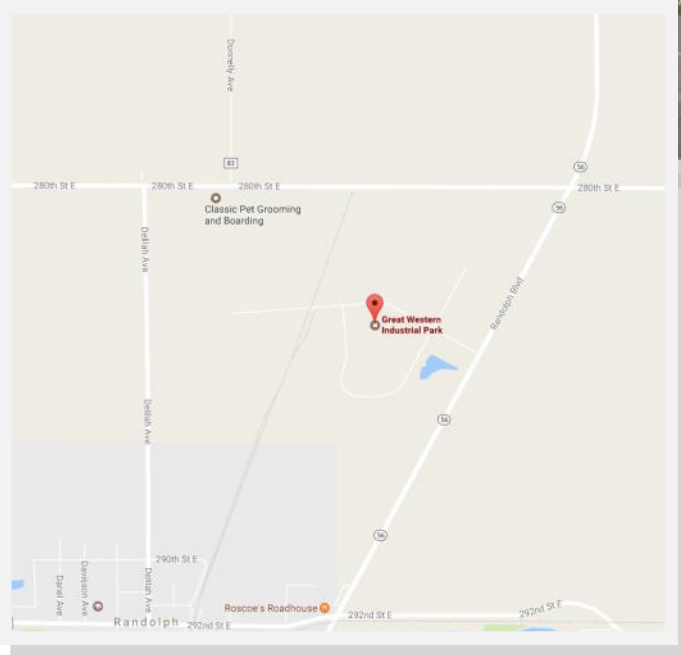
GREAT WESTERN INDUSTRIAL PARK
RANDOLPH, MN



Location/Aerial

GREAT WESTERN INDUSTRIAL PARK—RANDOLPH TOWNSHIP, MN

30
MINUTES
TO TWIN
CITIES (VIA
HWY 52)



50
MINUTES
TO
ROCHES-
TER (VIA
HWY 52)

For more information, contact:

Bruce Rydeen

brucer@cerron.com

952-469-9444

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