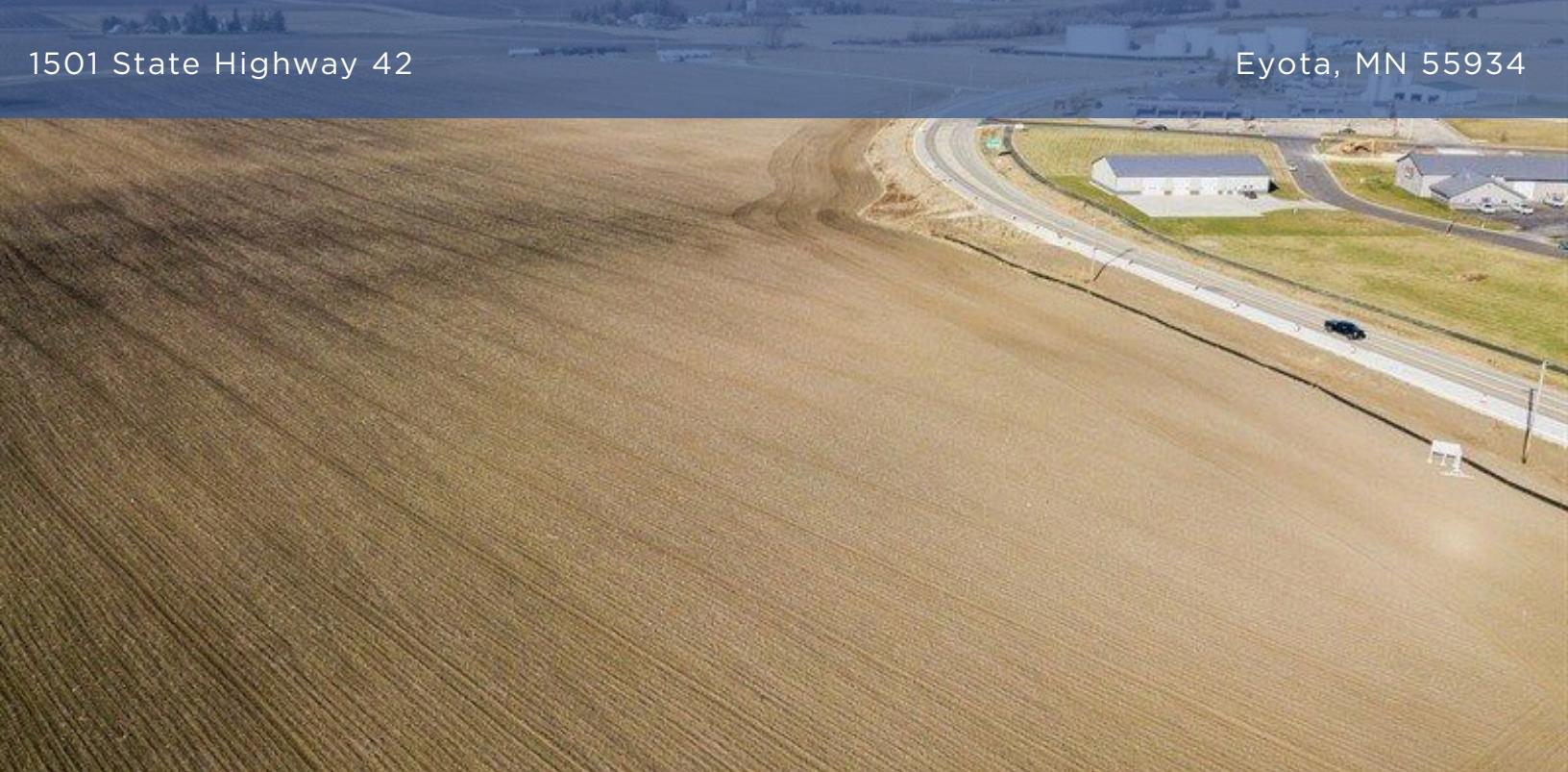


PRIME INDUSTRIAL PROPERTY

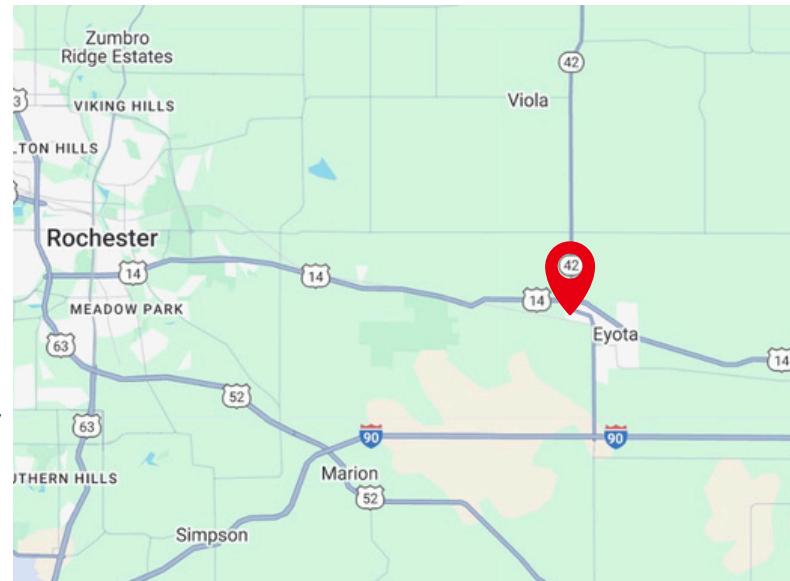
1501 State Highway 42

Eyota, MN 55934



PROPERTY HIGHLIGHTS

- Prime Location - 15 minutes E. of Rochester
- 68.29 Acres in Total (Surveyed - Land and Rail)
- Flexible Development Options
- Property abuts the CPKC rail line and is affixed with a bordering rail spur
- Water & Sewer with related infrastructure is ready
- Highway 90 Access within ~5 Miles of property



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ADDITIONAL INFO / PHOTOS

This premium commercial land presents an excellent opportunity for large scale commercial development, ideal for a wide range of businesses including transportation, bio-tech/medical, industrial, cold storage, manufacturing, wholesale distribution, or various other warehouse & significant large company operations. Strategically located in the corridor area of Eyota, MN this property has undergone a ENV Phase 1 review and offers significant upward potential for growth, now ready for development - water/sewer hook-up and utility pre construction complete.

Key Features:

- Prime Location: Situated in Eyota, MN, this land is just 10-15 minutes East from downtown Rochester, providing convenient access to major business and corridor hubs.
- Transportation Access: The property abuts the CPKC rail line and is affixed with a bordering rail spur, allowing for easy freight and distribution on own within a 3rd party agreement option. Switch and rail details can be provided. Highway 90 access is located within approximately 5 miles, enhancing connectivity.
- Utility Access: Water and sewer connections are in close proximity and ready for hook-up, highway turn lane and base roadway already complete, ready to service future development project(s).
- Flexible Development Options: The land can be purchased as a whole (2 parcels) or split accordingly into strategic parcel layouts to suit specific business needs.
- Zoning for Commercial Use: Ideal for a range of industrial and commercial applications, offering the flexibility needed for large-scale operations.
- Major Manufacturing in progress in the immediate area.

Whether you're planning warehouse facilities, a wholesale distribution center, large scale or a strategic transportation hub, this is a rare opportunity to secure a strategically located prime piece of land with nearby rail and significant potential for growth. For more information, please contact us today to explore the possibilities.



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AERIAL VIEW



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