



THE  
**BROOKSHIRE**  
COMPANY  
COMMERCIAL & INDUSTRIAL REAL ESTATE

# Albertville Business Park

67th Street & Keystone Ave  
Albertville, MN 55301

10.47 Acres

*Build-to-Suit*

Up to 163,000 SF Building



## CONTACT

GERRY NORTON

(952) 960-4745 | [GERRY@BROOKSHIRECO.COM](mailto:GERRY@BROOKSHIRECO.COM)

TATE NELSON

(952) 213-5025 | [TATE@BROOKSHIRECO.COM](mailto:TATE@BROOKSHIRECO.COM)

# Albertville Business Park

---

## PROPERTY HIGHLIGHTS

- Accessible & Visible from I-94
- Close to Albertville Outlet Mall
- 15 Minutes to I-494/694 in Maple Grove

## PROPERTY PARCELS

- PID #101088001030 (5.15 Acres)
- PID #101088001020 (3.10 Acres)
- PID #101088001040 (2.22 Acres)



## ZONING | PUD B-3 Highway Commercial

The purpose of the B-3 highway commercial district is to provide for the establishment of motor vehicle oriented or dependent high intensity commercial and service activities.

---

### PERMITTED USES

Animal veterinary clinics with overnight care; Bakery goods and baking of goods for retail sales on the premises; essential services; Government and public utility buildings and structures; Hospitality business; Adult uses; Liquor sales, Off-sale; Office business - clerical; Office business - General; Personal services; Personal wireless service antennas located upon a public structure, Restaurant... Etc.

---

\*See [Albertville, MN Code of Ordinances](#) for more information. Preliminary discussion for potential rezoning to Industrial have begun



# Specifications - Shell Building

The specifications provided represent a proposed build-to-suit building concept designed to meet a diverse range of potential needs. This building has not been constructed, and all details are subject to customization based on specific tenant requirements. Final specifications will be determined through the design and construction process

<b>ZONING</b>	B-3: Highway Commercial
<b>LAND USE</b>	Agricultural
<b>PROPERTY ACCESS</b>	Excellent Access
<b>Nearby HWY</b>	Highway I-94 (1 Mile)
<b>Airport Access</b>	MSP Airport (45 Miles)
<b>LOT SIZE</b>	10.47 Acres
<b>STORAGE</b>	Storage Yard Outlot <i>*to be acquired seperately</i>
<b>PROPOSED BUILDING</b>	164,000 SF <i>*Built-to-suit</i>
<b>Office</b>	~10,000 SF
<b>Warehouse</b>	~153,000 SF
<b>BUILDING CONSTRUCTION</b>	Concrete Panel
<b>FLOORS</b>	Single-story

<b>COLUMN SPACING</b>	50' x 50'
<b>POWER</b>	2,000A / 480V
<b>SLAB</b>	7" Unreinforced on-grade concrete
<b>CLEAR HEIGHT</b>	32'
<b>DOCKS</b>	16 dock positions equi
<b>Levelers</b>	Mechanical Dock Levelers
<b>DRIVE-IN</b>	2
<b>SPEED BAY</b>	60' Speed Bay (1)
<b>PARKING</b>	Built-to-suit
<b>Employee</b>	~121 Spaces
<b>Truck Parking</b>	~51 <i>*Storage Yard Outlot</i>
<b>LIGHTING</b>	~No interior lights
<b>HEATING</b>	Unit heaters for 55 degrees
<b>AIR CONDITIONING</b>	None

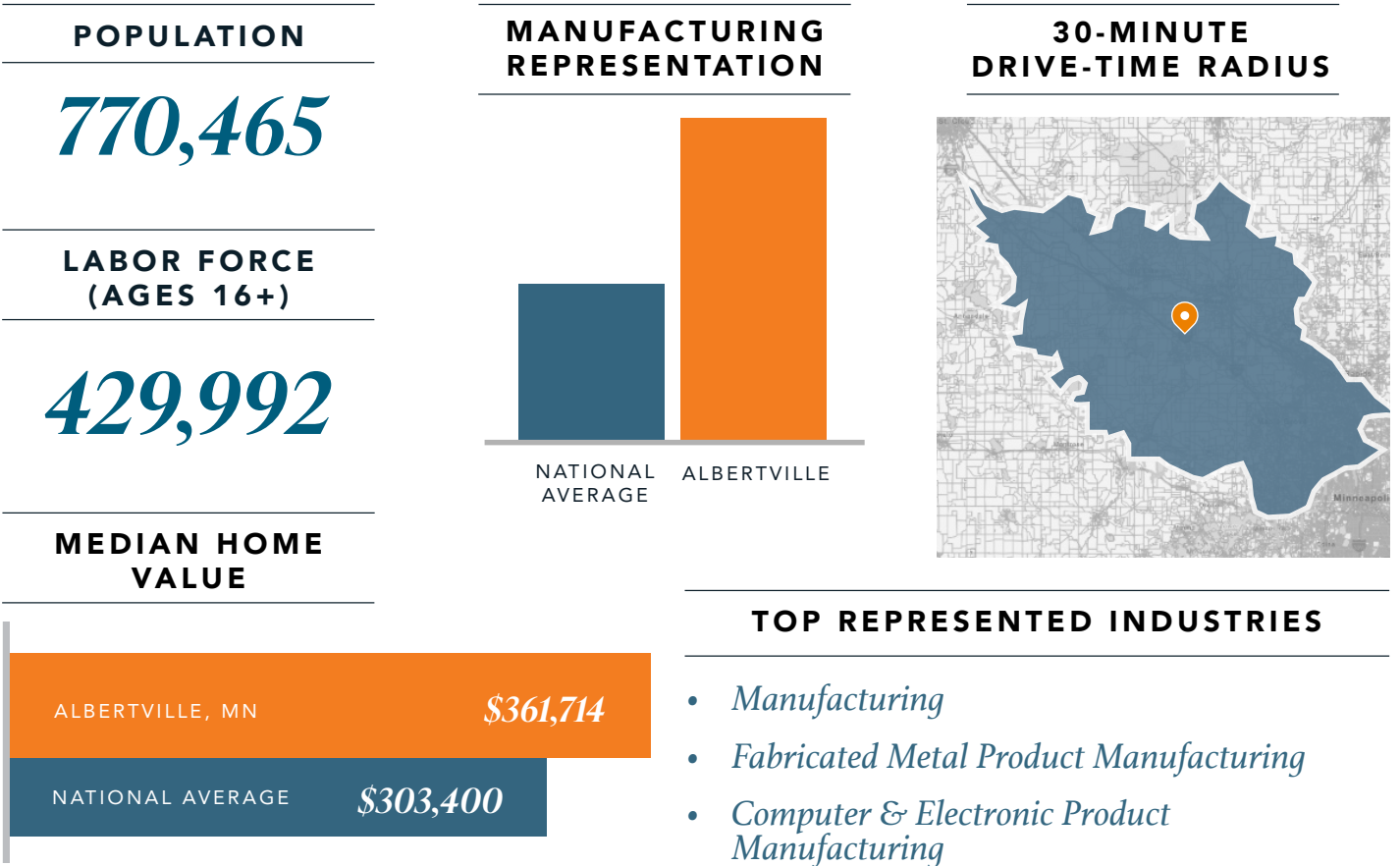


The images and specifications provided are a representation of the potential building to be constructed. These are not depictions of the actual building. The images and specifications have been supplied and approved by RJ Ryan Construction solely for marketing purposes and may not reflect the final design or construction.



# LABOR SNAPSHOT ALBERTVILLE

The Brookshire Company utilizes cutting-edge analytics allowing us to isolate labor, economic, and demographic data within a specific radius to meet a company’s needs. We tailor our analysis down to the SOC code, identifying occupations based on the exact skills and qualifications required. By analyzing key metrics we provide insights tailored to your specific market needs.



## FABRICATED METAL PRODUCT MANUFACTURING

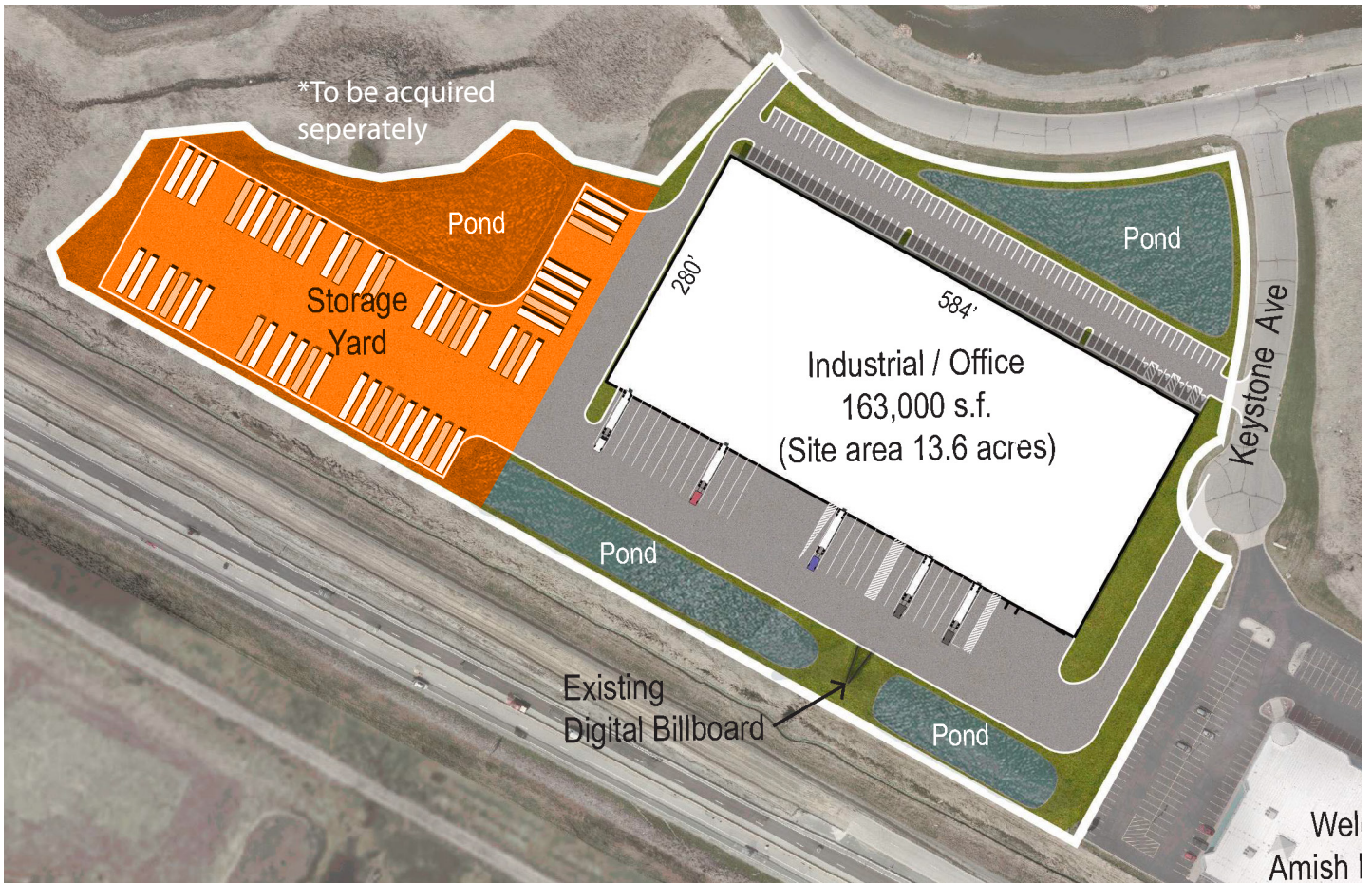
Occupation Title (SOC- Based)	# Employed	Average Hourly Wage
Machinist	1,645	\$29.62/hour
Welders, Cutters, Solderers, Brazers	957	\$29.90/hour
Team Assemblers	948	\$22.84/hour

## COMPUTER & ELECTRONIC PRODUCT MANUFACTURING

Occupation Title (SOC- Based)	# Employed	Average Hourly Wage
Industrial Engineers	963	\$54.52/hour
Electrical, Electronic & Electromechanical Equipment Assemblers	777	\$23.27/hour
Industrial Engineering Technologists & Technicians	292	\$35.48/hour

Please note that the statistics provided are a representation of our data capabilities for the labor market in the selected region and do not guarantee the availability of labor or its suitability for the company's needs.





*\*Storage Yard Outlot with potential expansion to be acquired seperately*

