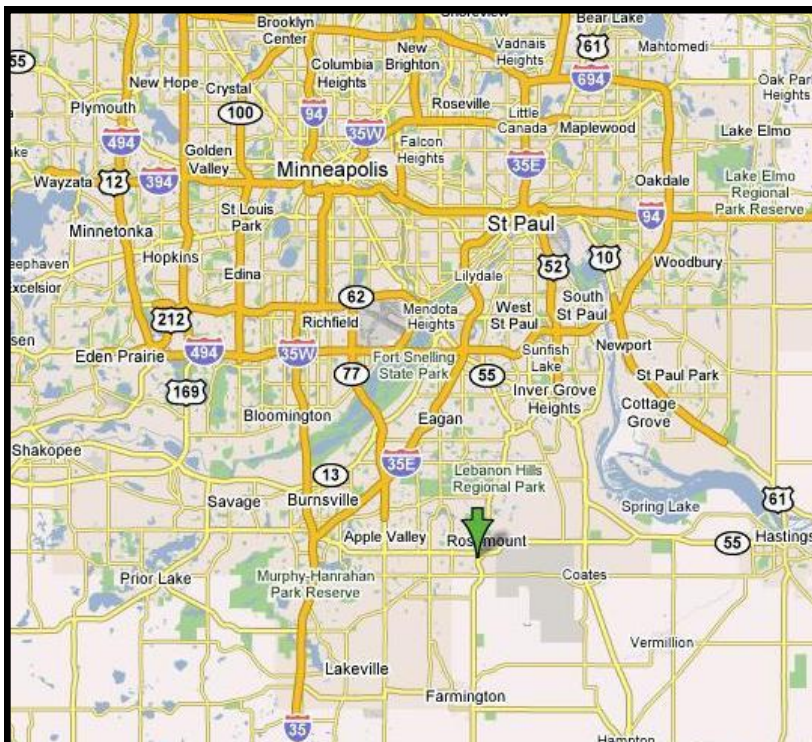




For Sale

Highway 3 and County Road 42, Rosemount, MN

JJT Business Park Great Site with Rail Access



- ◆ Approximately 36 acres of prime Business Park land that is divisible
- ◆ Platted as an Outlot
- ◆ Prime location: Southeast corner of State Highway 3 and County Rd 42
- ◆ Just 17 miles from St. Paul & less than 5 miles to State Hwy 52
- ◆ This site is zoned for manufacturing, distribution, office warehouse and professional office buildings.
- ◆ Potential for Outdoor Storage
- ◆ Growing Business Park in a rapidly growing community
- ◆ Rail access available with three Rail Providers: CP, BN and UP
- ◆ Short Line Rail Provider - Progressive Rail
- ◆ Dakota County PID: 34-40700-00-010
- ◆ Taxes (2018): \$17,522

For more information, contact:

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Revision Date: 4/27/2018

