



For Sale or Lease Expandable Freezer Facility

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420 Park Court Lino Lakes, MN 55014

Cold Storage Facility with Expansion Capability & Build-To-Suit Land and Access to the Entire Midwest

The Below Zero Lino Lakes Facility is an ideal location for a variety of uses, with potential expansion up to 120,000+ SF (subject to increase based on recent site assessment and wetlands determination study) and a 40' clear height, offering a distinctive opportunity.

The current 12,600 SF temperature controlled building includes 3,100 SF of freezer and cooler space, making it a unique asset in the region.

The existing structure is divisible and expandable to meet diverse user needs, with the added advantage of 6.3 acres of land, providing even greater flexibility.

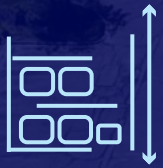
Property Features



Room To Grow
6.3 Acres For Expansion



Central Location
Incredible Service Radius



12' Freezer Clear Height
Capability to build 40' clear in expanded construction



4 Drive-Ins



2 Dock Doors
Cross-dock configuration, with a concrete truck court & dolly pads



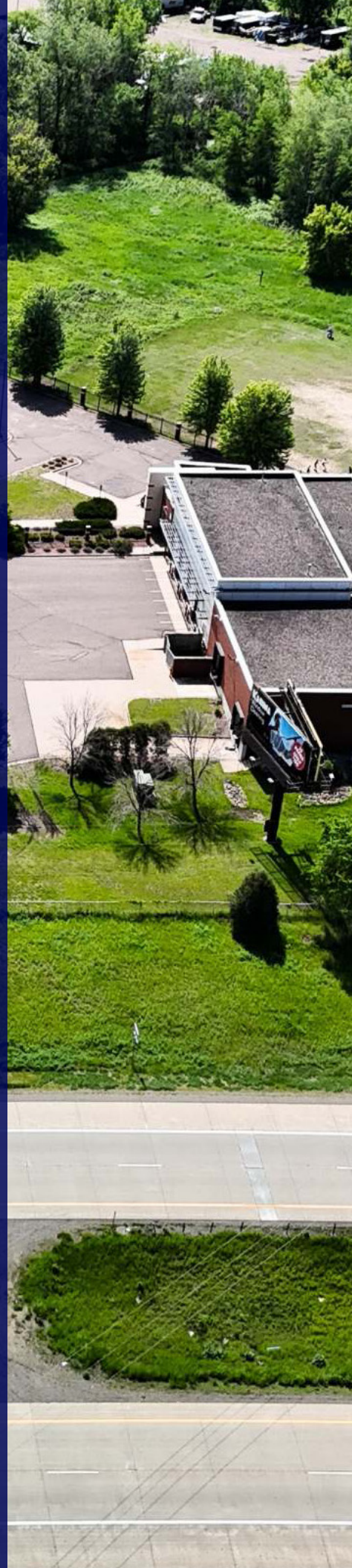
-20 Freezer



53 Passenger Vehicle Stalls



42 Reefer Truck Stalls
Included 30 amp electric plug-ins



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Property Highlights

Address	420 Park Court, Lino Lakes, MN 55014
Building Size	12,600 SF
Freezer/Cooler Space	3,100 SF (approx.)
Land Size	6.3 Acres
Loading	2 Dock Doors 4 Drive-In Doors (12' High)
Parking	53 passenger vehicle stalls 42 box truck stalls with electric plug-ins
Clear Height	24.5' At Entrance of Drive-In 18'7" In Freezer Section 12' Inside of Freezer
Sprinklers	Yes
Above Ground Propane Tank	Yes
Floor Drains	Yes
Billboard	Yes
2025 Taxes	\$45,187.16



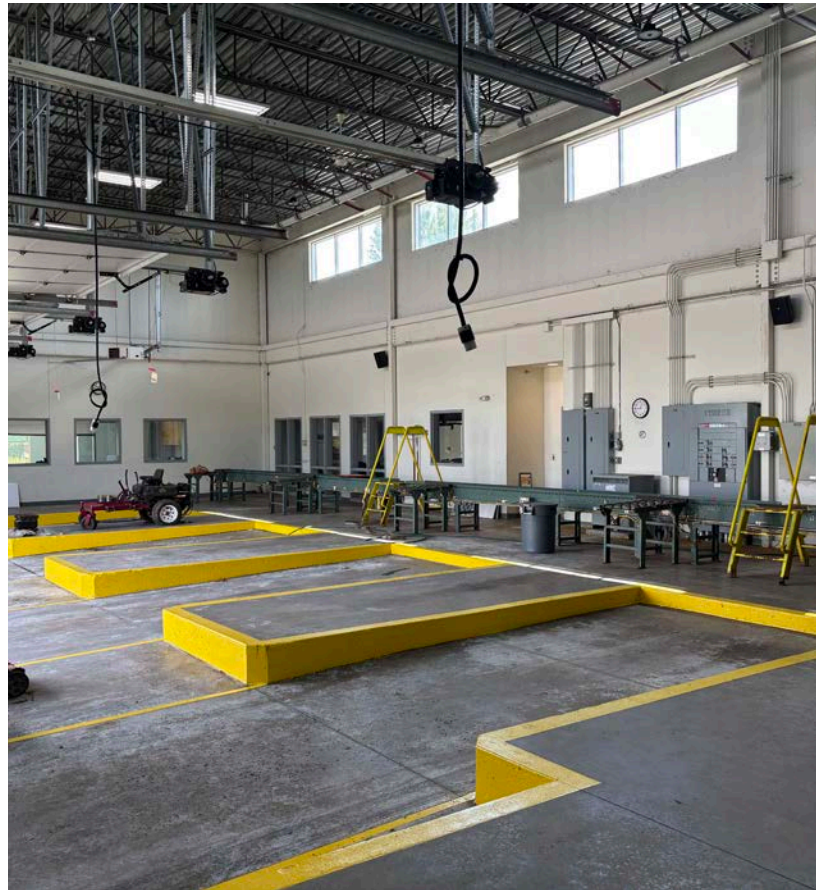
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Property Renderings

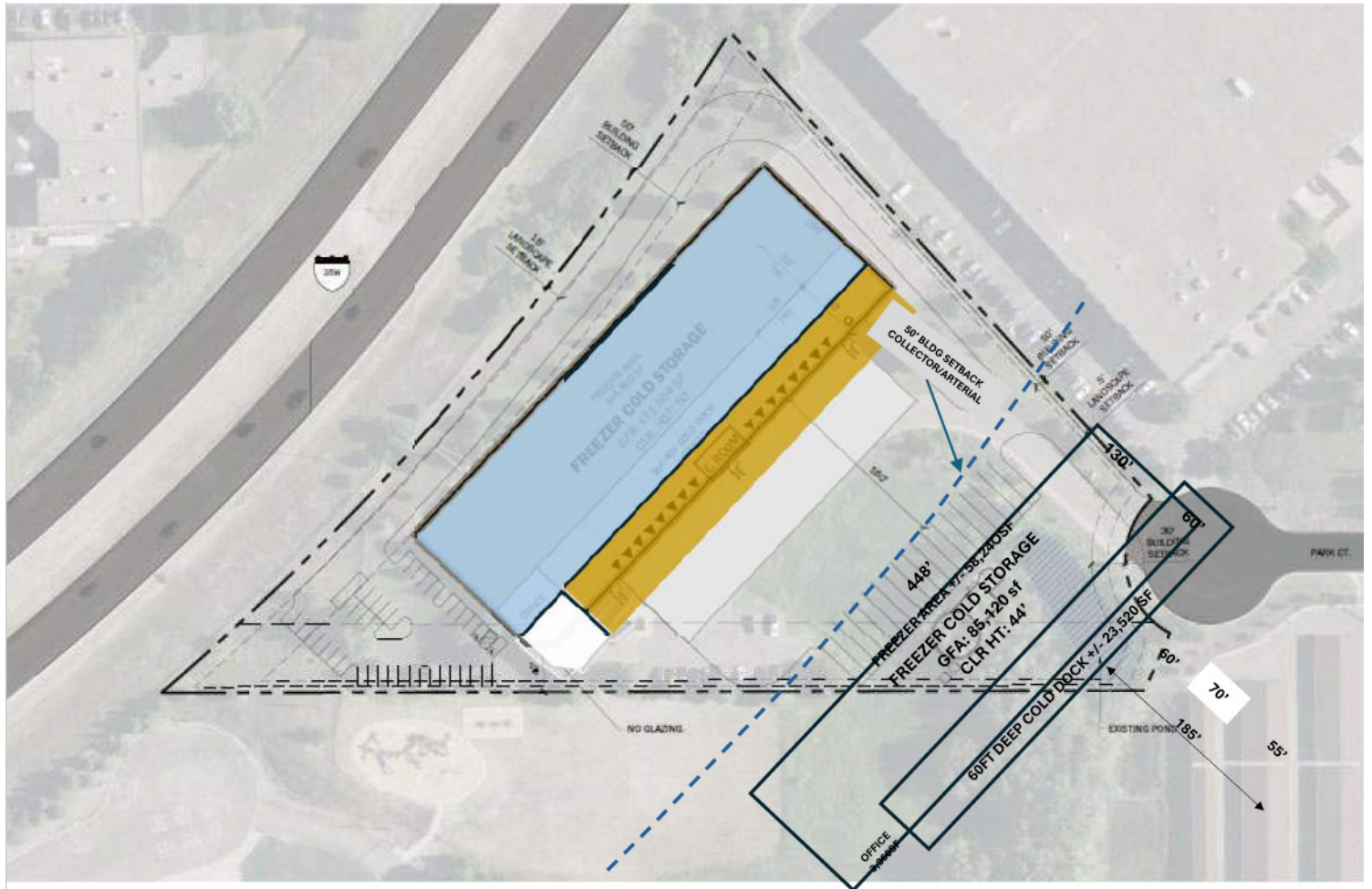


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Property Photos

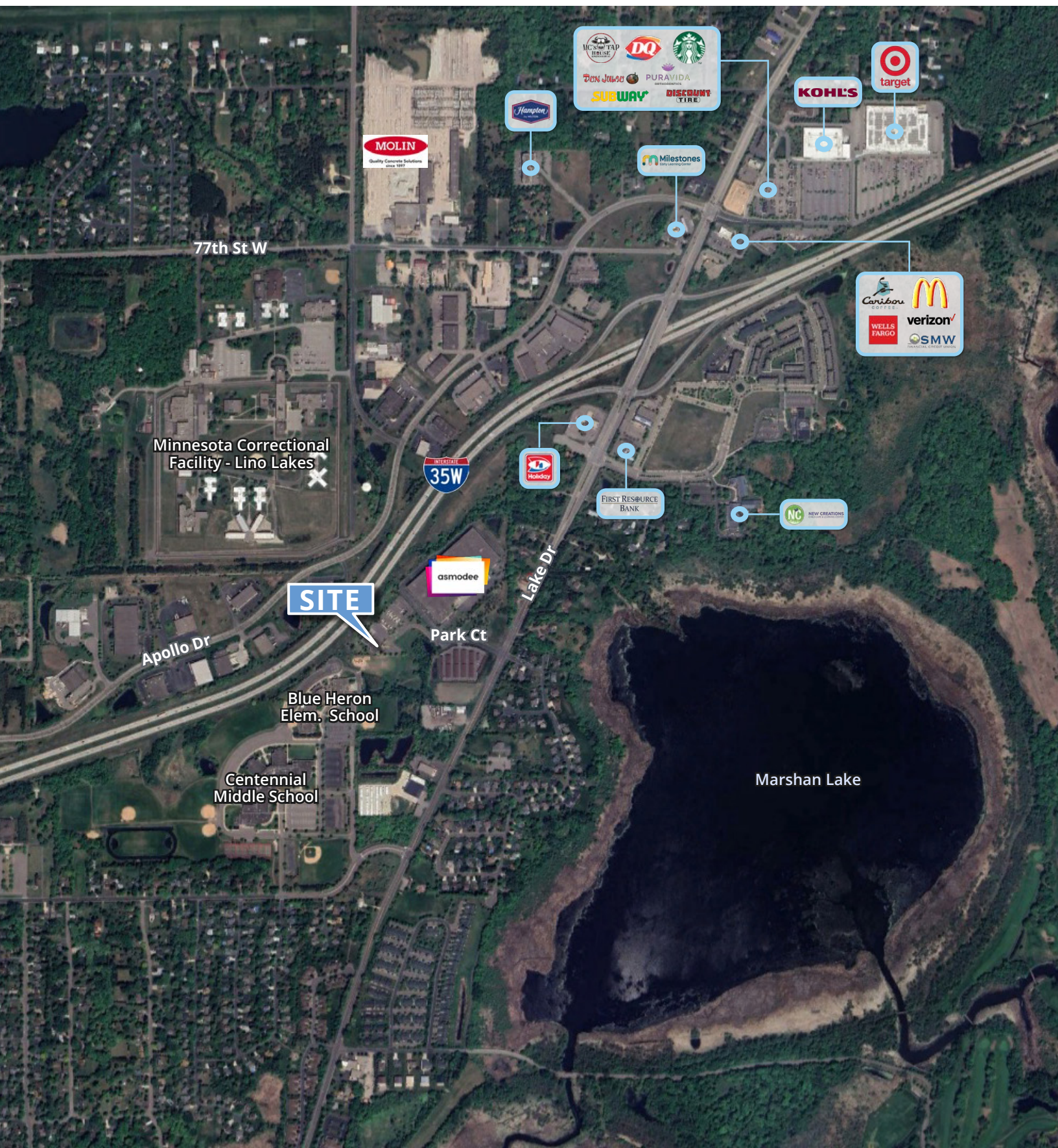


Proposed BTS



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Location Overview



Demographics: Anoka County



2025
Population

376,937



2025 Median
Household Income

\$100,673



Workforce

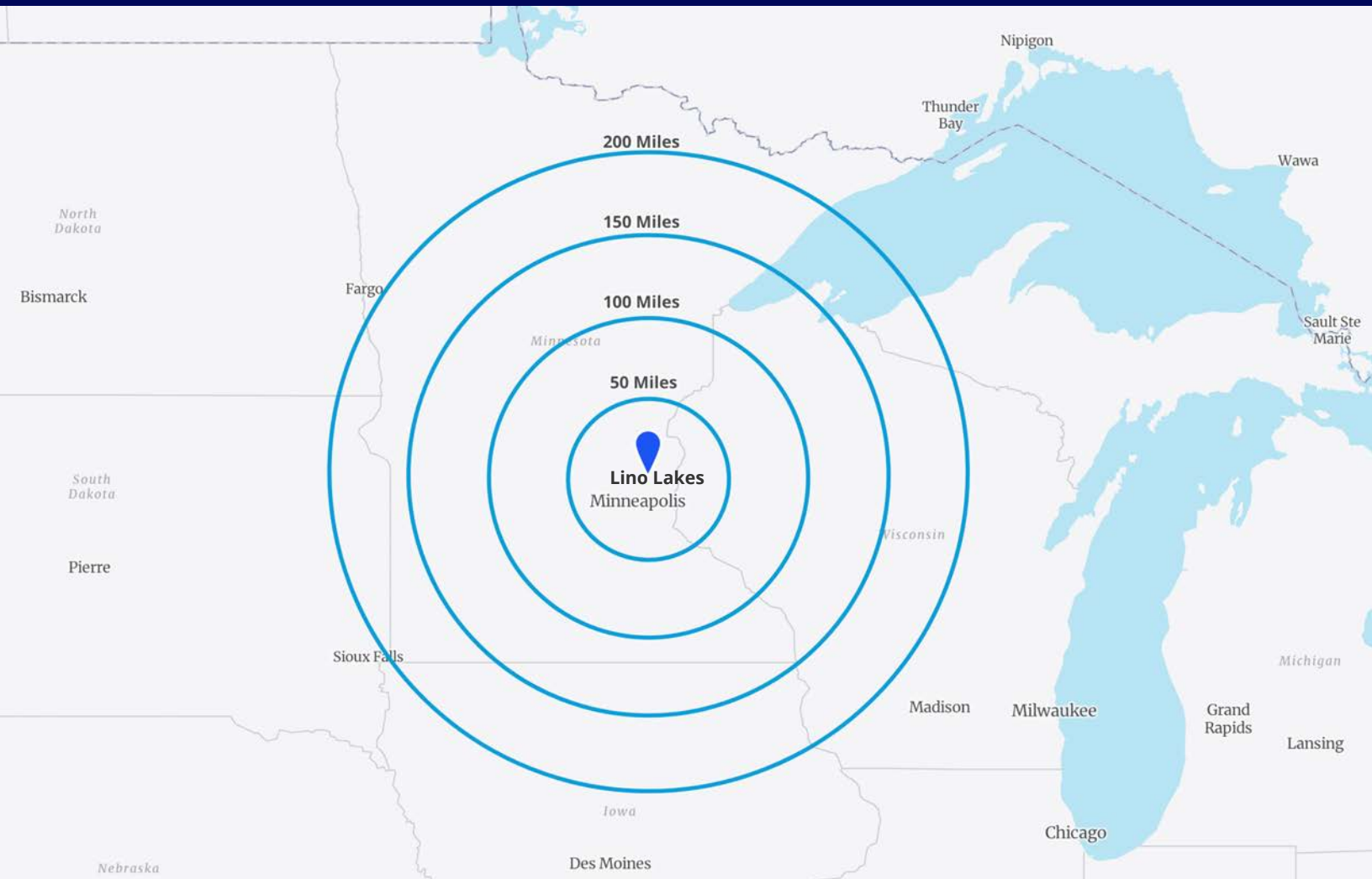
68%

of population
between ages 19-75



Businesses

9,548



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