

FOR SALE OR LEASE: 99,731 SF ON 19.4 ACRES

19661 172nd Street NW, Big Lake, MN 55309

RAIL SERVED IOS



LUCAS WIBORG | President

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Shingle Creek Capital

PROPERTY OVERVIEW

LOCATION	19661 172nd St NW, Big Lake, MN
SUBMARKET	Northwest
YEAR BUILT	1999 (Buildings 1-4) and 2002 (Buildings 5-7)
TENANCY TYPE	Single or Multi-Tenant
BUILDING AREA	99,731 SF
YARD AREA	12.9 acres
SITE AREA	19.4 Acres

LOADING	20 Oversized Doors at Grade
YARD SURFACE	75% Asphalt and 25% Recycled Millings
RAIL SPUR	Active BNSF
ZONING	OA Industrial
APPROVED USES	Call For Details
SALE PRICE	Negotiable
RENTAL RATE	Negotiable



RAIL ACCESS



SITE PLAN



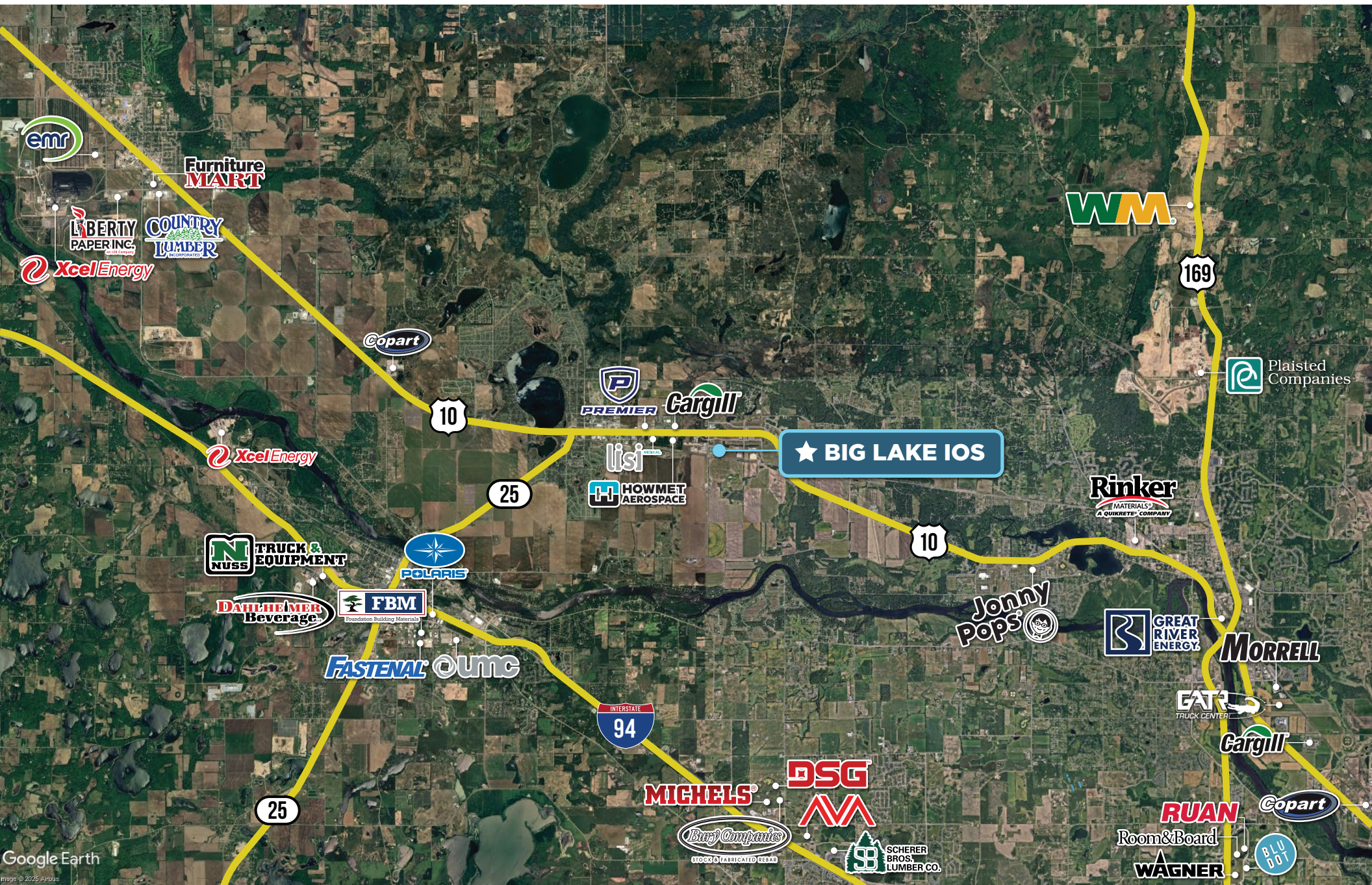
ADDITIONAL LAND AVAILABLE



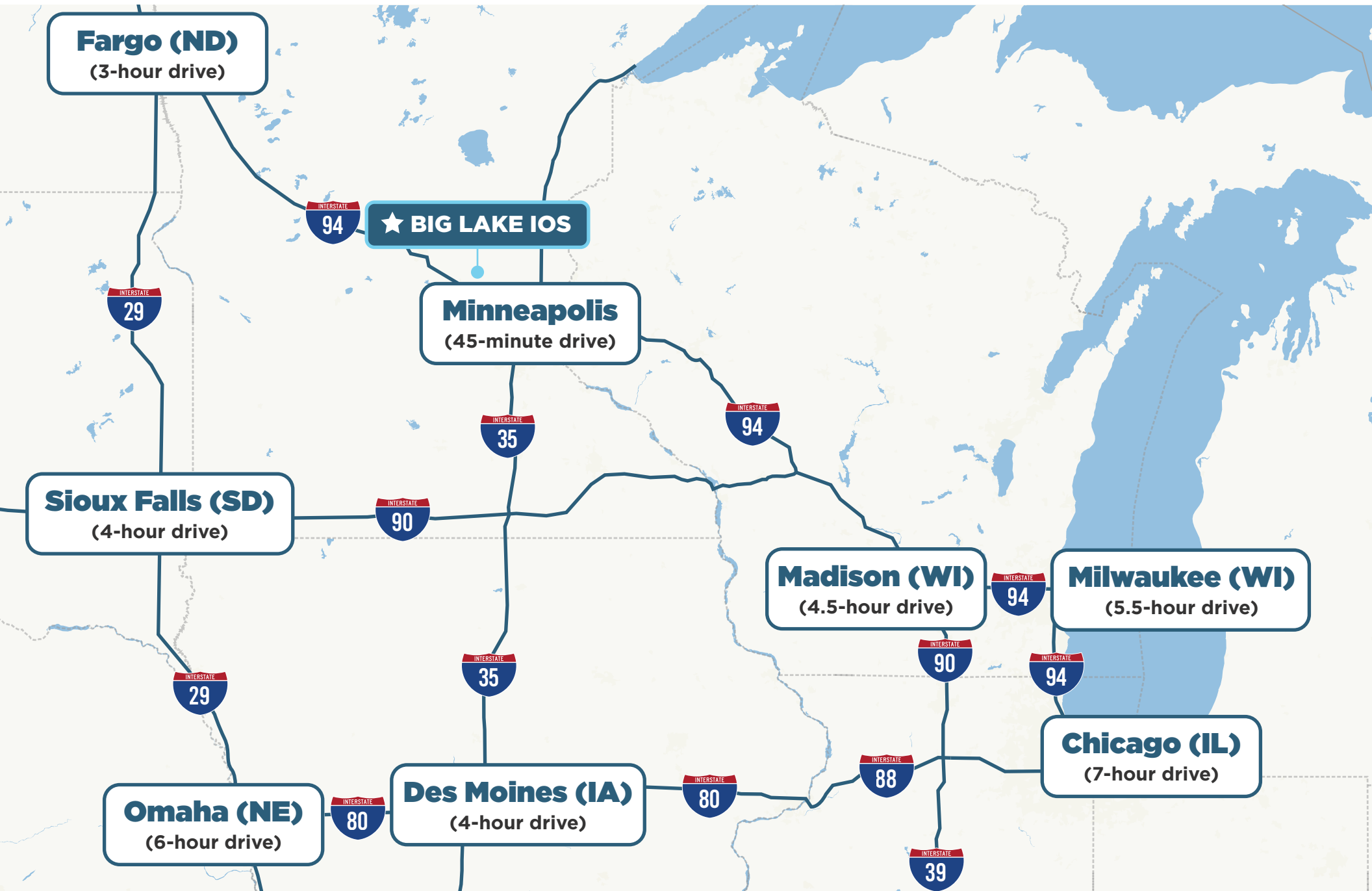
10.1 ACRES

Available for Sale or BTS
Inquire for Details

CORPORATE NEIGHBORS



SITE PROXIMITY



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HIGHLIGHTS

- ✓ **Functional Building Layout**
- ✓ **Massive Paved Yard**
- ✓ **Active Rail Spur**
- ✓ **Desirable NW Submarket**
- ✓ **Robust Labor Pool**
- ✓ **Adjacent Acreage Available**

EXCLUSIVELY LISTED BY



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NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. On the left edge, there are ten black binder rings arranged vertically. The paper has a light gray background behind the writing area.

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. On the left edge, there is a black spiral binding. The paper is otherwise empty, with no text or markings.