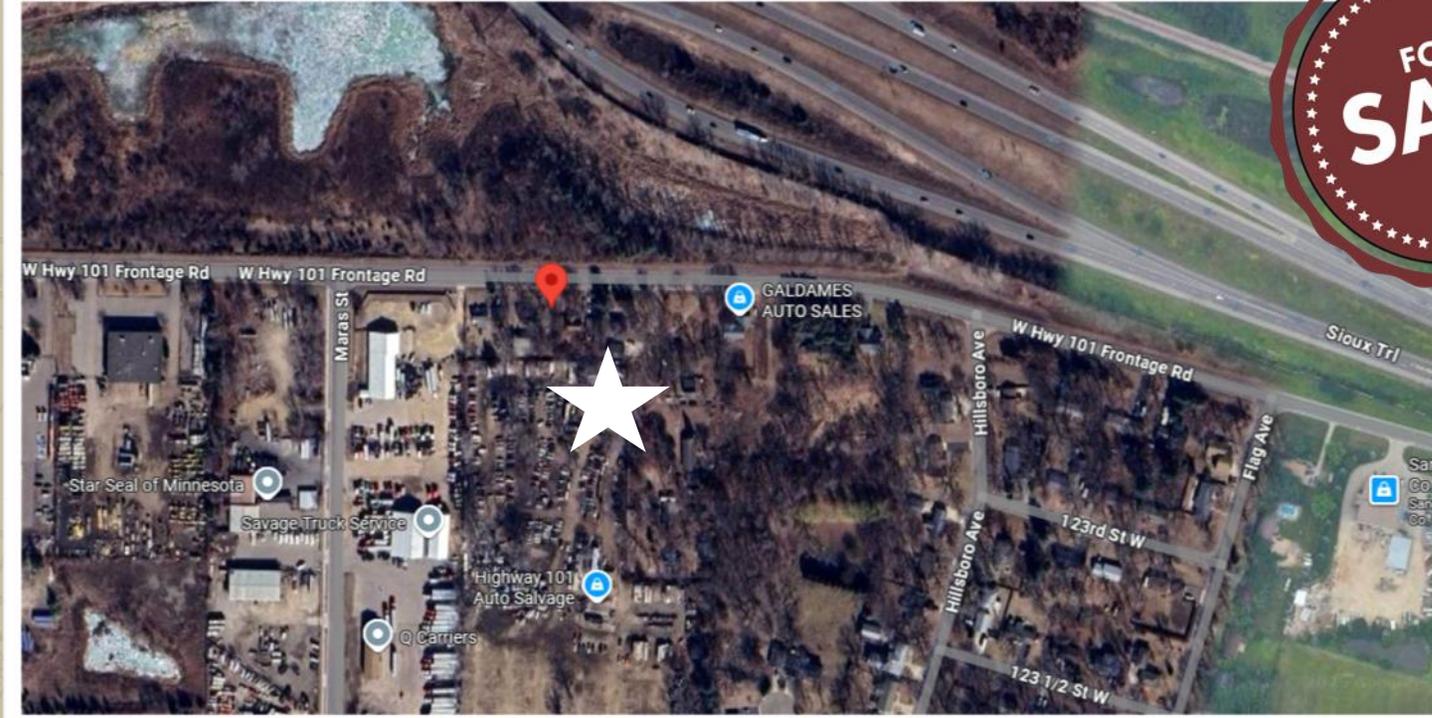


# INDUSTRIAL LAND FOR SALE

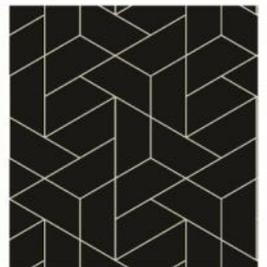
9099 13th AVENUE E, SAVAGE, MN 55379

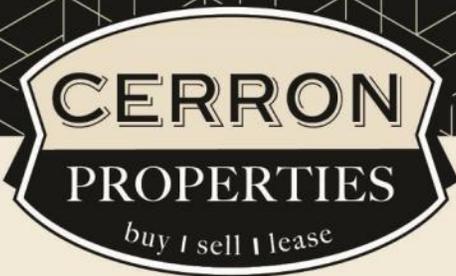


FOR SALE | LAND



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044  
WWW.CERRON.COM





# INDUSTRIAL LAND FOR SALE

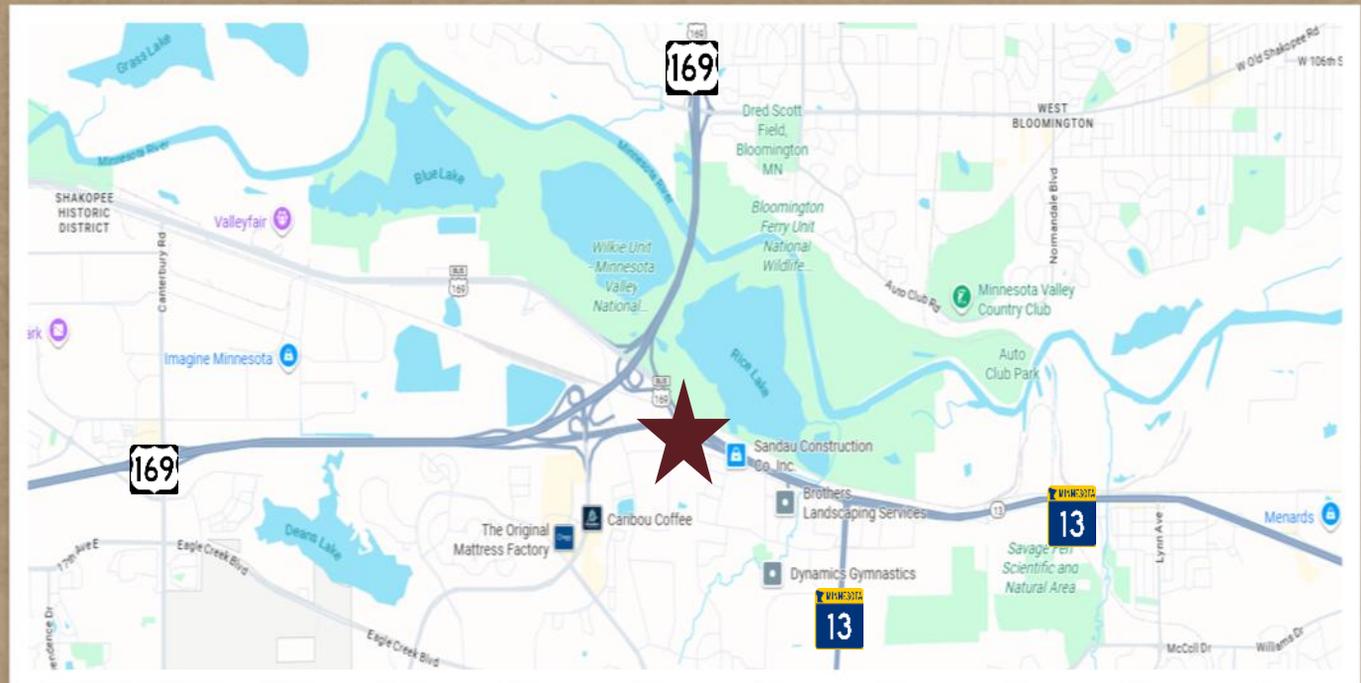
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FOR SALE | INDUSTRIAL LAND

CERRON Commercial Properties, LLC  
21476 Grenada Avenue  
Lakeville, MN 55044  
www.CERRON.com

## PROPERTY HIGHLIGHTS

- Industrial land for sale
- Approx. 13.15 acres
- Phase I complete  
Phase II to be completed
- Owner to clean up site based on  
Phase II results
- Former car salvage lot
- Electricity to the site
- No gas into the site (used propane)
- No water/sewer into the site—  
they are in the frontage road
- Outdoor storage available (w CUP)
- Scott County PIDs:  
multiple PIDs—see page 3
- Asking Price Reduced:  
**\$3,750,000**



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

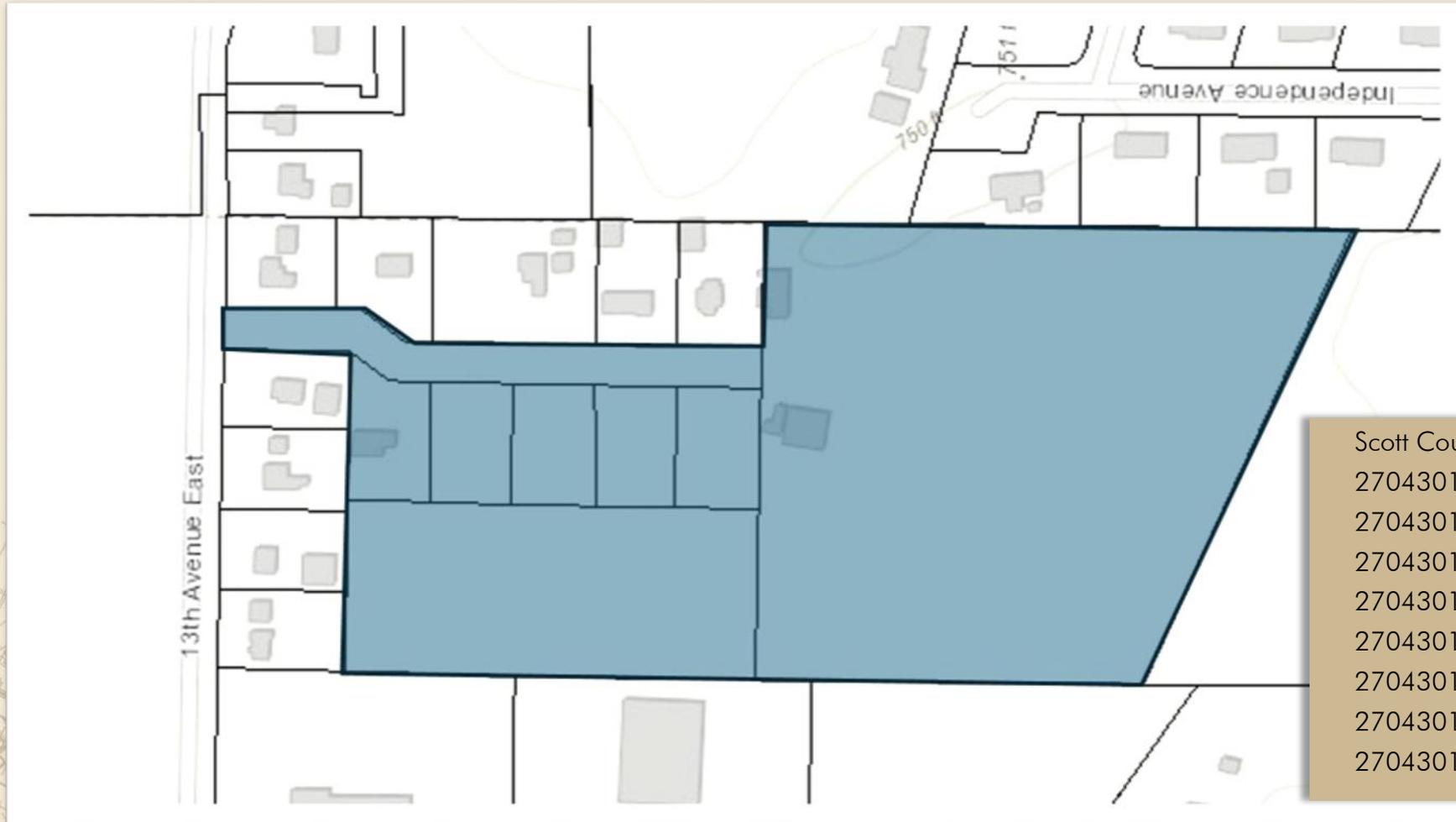


For more information,  
please contact:  
**Rocky Ranch**  
**952.583.6135**  
rockyr@cerron.com

## COUNTY MAP

# INDUSTRIAL LAND FOR SALE

9099 13th AVENUE E, SAVAGE, MN 55379



Scott County PIDs:

270430170

270430160

270430150

270430140

270430130

270430120

270430180

270430190

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# AREA BUSINESS MAP

# INDUSTRIAL LAND FOR SALE

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*let's get started!*

**Rocky Ranch | 952.583.6135 | rockyr@cerron.com**

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