



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Build to Suit Sale or Lease

BROOKLY PARK, MN

6.4 Acres

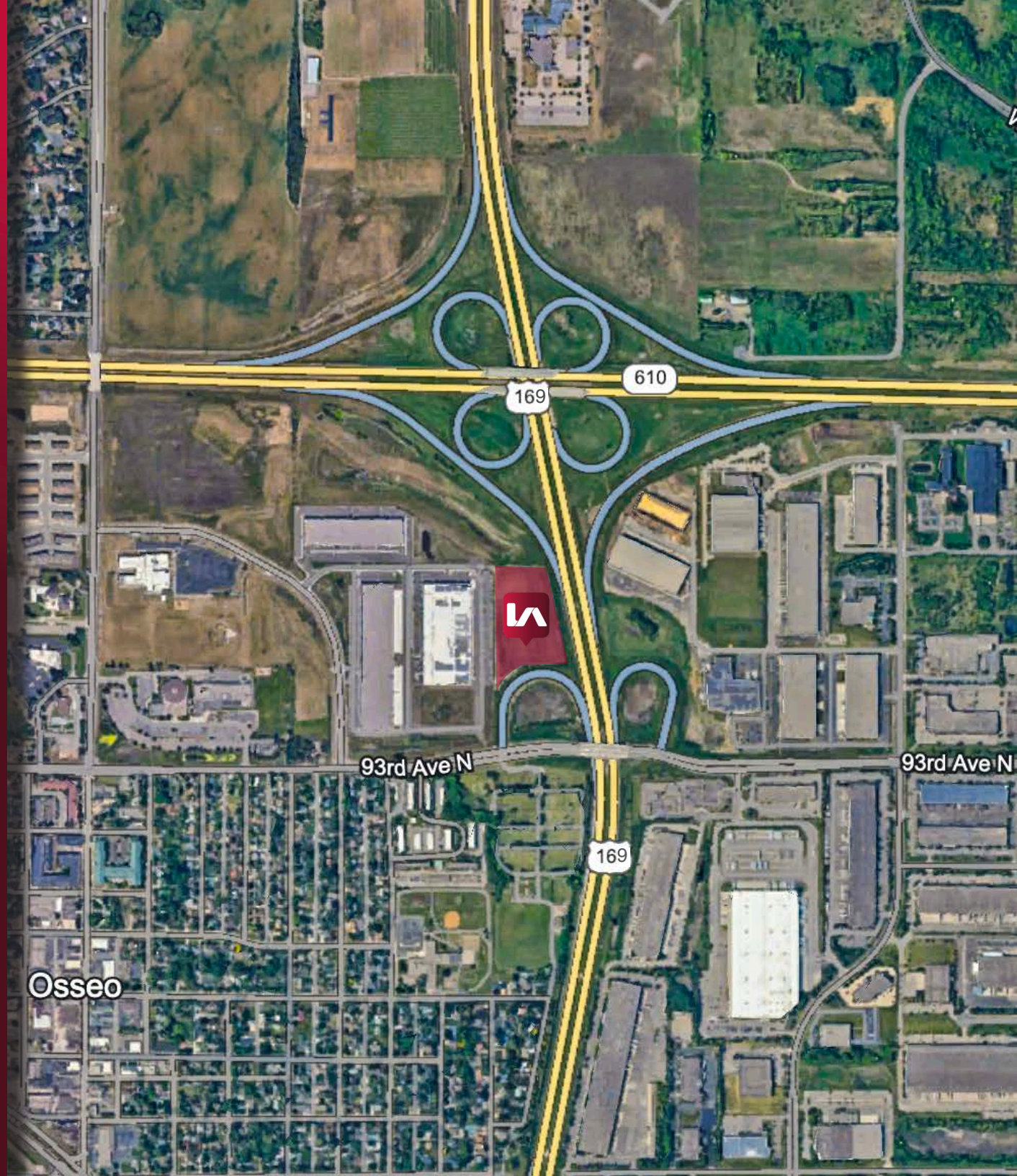
278,649 SQUARE FEET

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Area Features

US-169 and 93rd Avenue North Brooklyn Park, MN 55369

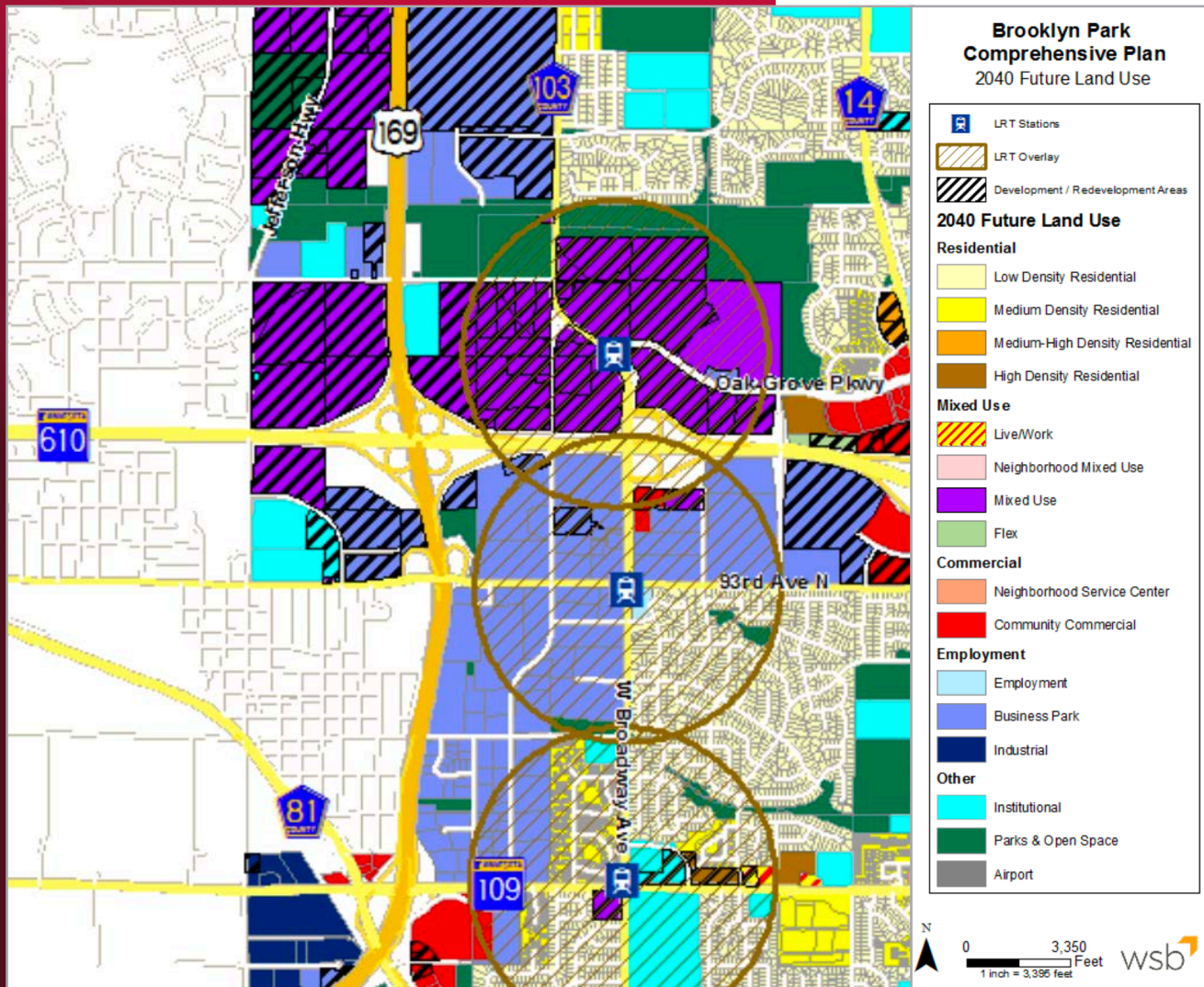
- For Sale or Lease
- Sale Price: \$2,800,000.00
- Customizable Build-to-Suit Opportunity
- PID 0711921430006
- 6.4 Acres / 278,649 SF
- Utilities Available on Northwest Area of Site
- UR - Urban Reserve District Zoning
- High Visibility from US-169 in Brooklyn Park



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1601 Utica Avenue South, Suite 375, Minneapolis, MN 55416

Fischbach Zoning



Uses: Office, business, research and development, limited light industrial, limited retail, research and development, warehousing and distribution as part of a master plan.

Scale/intensity: medium to large scale and medium to high intensity

Description: Business Parks are largely single-use areas that have a consistent architectural style with a mix of employment-oriented use types. These uses may include office, mixed light industrial, limited retail, research and development, and uses of similar impact. With an increased focus on job creation, warehousing and distribution centers will be permitted if approved by the City as a part of a master plan. The scale of development in these areas is commensurate with their proximity to highways and major transportation corridors. Appropriate connections to transit should be included in Business Park developments.

CURRENT ZONING/USE - URBAN RESERVE DISTRICT

Purpose: This district manages land until city services (sewer, water) are available, as outlined in the Comprehensive Plan.

Uses: Suitable for open land activities like athletic facilities, cultural institutions, government buildings, educational uses, land reclamation, short-term agriculture, and very low-density residential uses.

Application: Only applies to areas designated as urban reserves in the Comprehensive Land Use Plan.

UR URBAN RESERVE DISTRICT (A) The "UR" Urban Reserve District is intended to provide the following: (1) The orderly phasing and development of land until city services, including sanitary sewer, storm sewer, and water, are extended into the area in compliance with the Comprehensive Plan. (2) A district for uses that typically require significant amounts of open land area such as athletic and cultural facilities, country clubs, government buildings, educational uses, and land reclamation. (3) Short-term agriculture uses, very low-density residential uses, and those accessory uses customarily incidental to them. (B) The district may be applied only to those areas guided as an urban reserve area in the Comprehensive Land Use Plan.



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FOR MORE INFORMATION:

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