

14386 Hudson Road S, Afton, MN

10,000sf Building & 37 Acres



FOR LEASE OR BTS



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Property Highlights

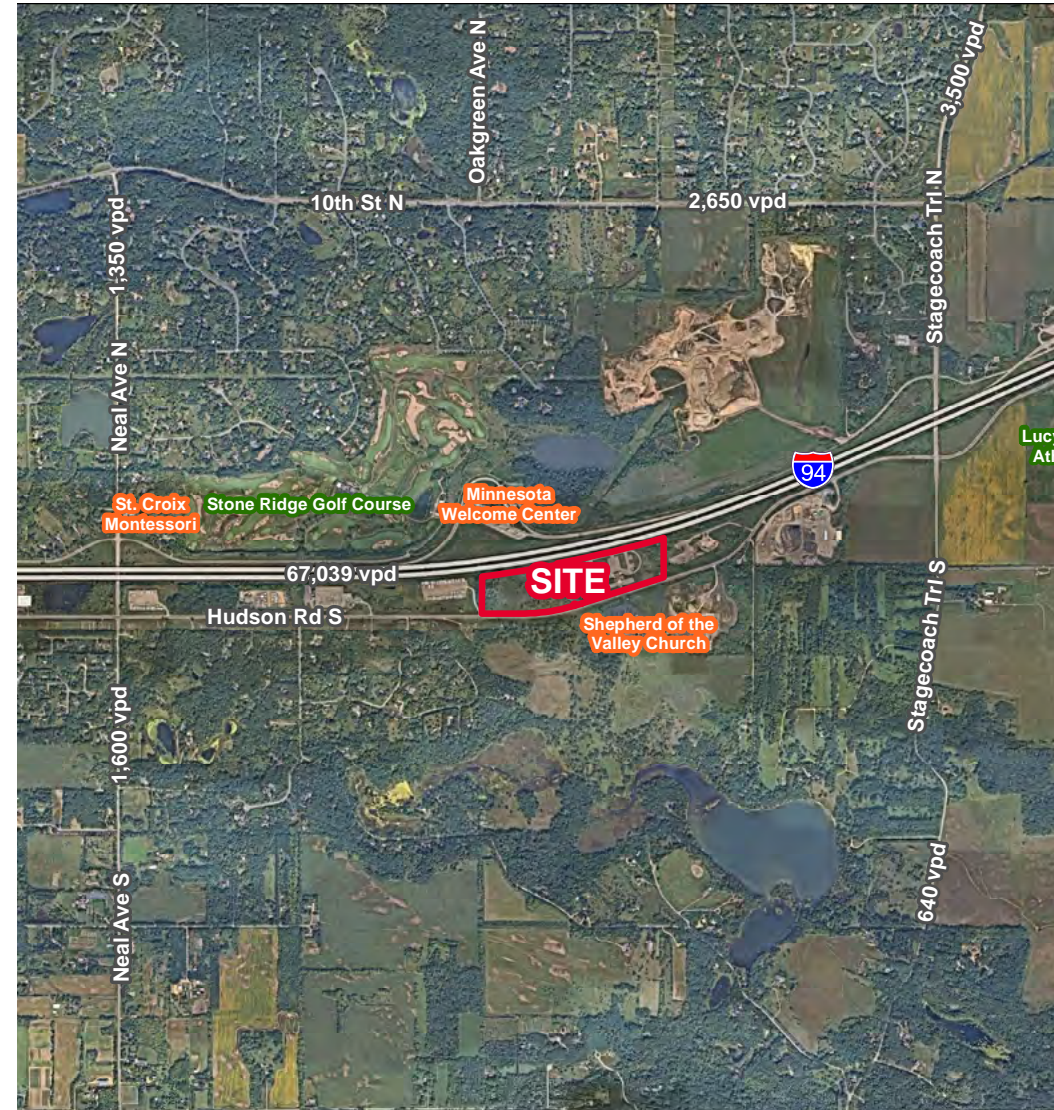
- BTS opportunity
- 10,000sf building and 37 acres - For Lease
- Exceptional visibility to I-94
- Site is divisible (10 - 37 acres)
- Access from Manning Avenue and I-94
- 5 miles to Hudson, WI
- Less than 15 miles from St. Paul CBD

Site Information

Address	1436 Hudson Rd S Afton, MN	
PID #	33-029-20-34-0002 33-0296-20-33-001 04-028-20-21-0005	West Lakeland Township West Lakeland Township Afton
Zoning	Industrial	
Property Taxes	33-029-20-34-0002 33-0296-20-33-001 04-028-20-21-0005 Total	\$512.00 \$44.00 <u>\$104,562</u> \$105,118
Building	10,000 SF Total 3,042 SF Garage 6,958 SF Office	

Traffic Counts

	Vehicles Per Day (VPD)
I-94	67,039



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City Place

- SIERRA TRADING POST
- Cluck & Don's PET FOOD OUTLET
- NORDSTROM
- rack
- BARNES & NOBLE
- COURTYARD Marriott
- Residence Inn Marriott
- WHOLE FOODS MARKET

Woodbury Lakes

- KIRKLAND'S
- Eddie Bauer
- Michaels
- BANANA REPUBLIC
- ALAMO DRAPTHOUSE CINEMA
- DSW
- ETHAN ALLEN
- GAP
- TRADER JOE'S

North Hudson Retail

- Family Fresh MARKET
- TARGET
- Caribou COFFEE

South Hudson Retail

- MENARDS
- Fleet Farm
- Fresh & Natural FOODS
- Walgreens
- Walmart
- County Market
- ALDI

Tamarack Village

- JCPenney
- DICK'S SPORTING GOODS
- JO-ANN
- Famous Footwear
- ULTA BEAUTY
- ALDI
- Cub FOODS
- THE HOME DEPOT

SITE

AFTON

HUDSON

LAKE ELMO

Inwood Ave N

Lake Elmo Ave N

Manning Ave N

40th St N

Lake Elmo Airport

Stagecoach Trl N

95

2nd St

94

Hudson Rd S

Metro Dentalcare
Holiday

St-Croix Trl

CR-F

Radio Dr

WOODBURY

Woodbury Dr

Eagle Valley Golf Course

Lake Rd

Manning Ave S

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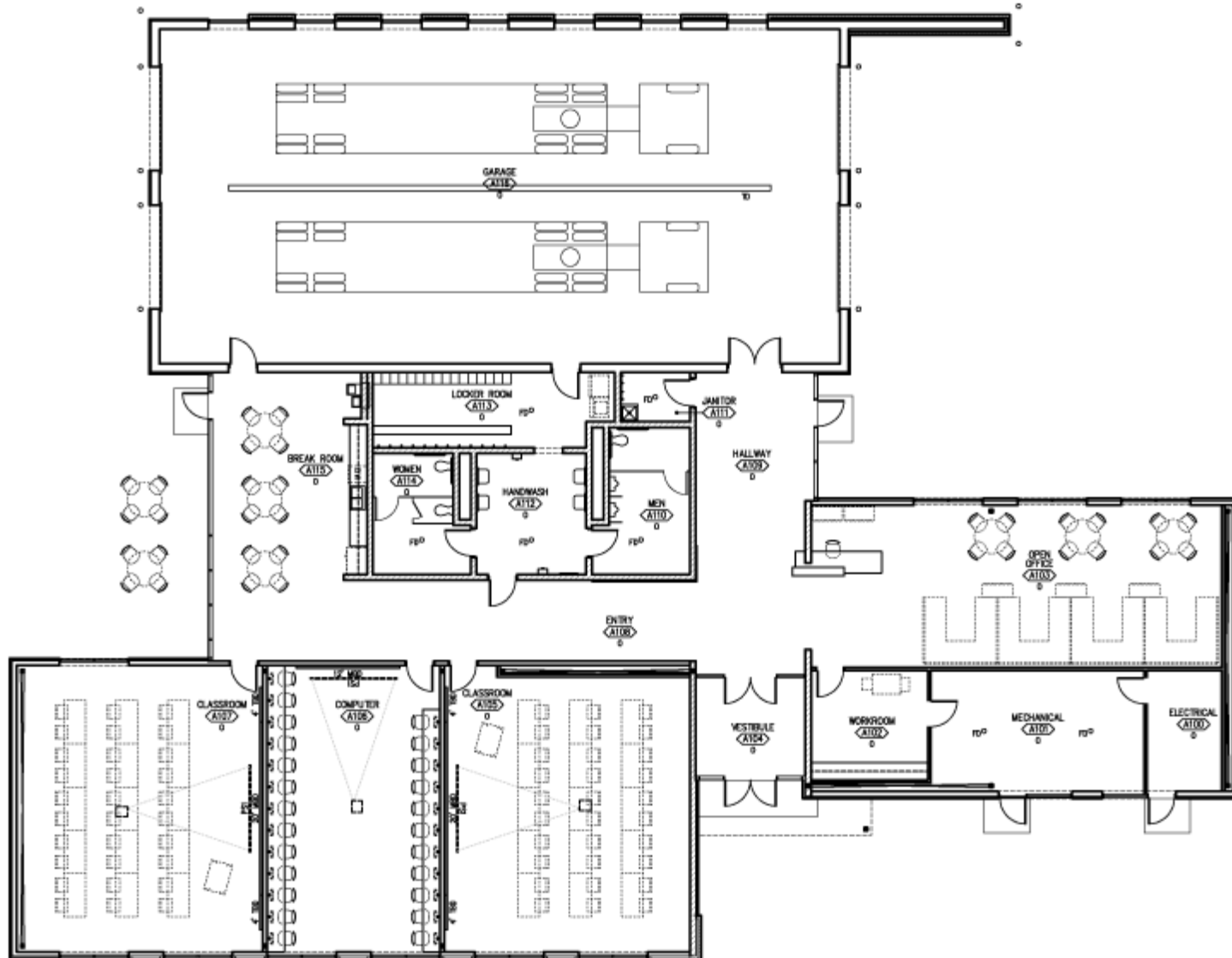
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Building Plan



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Building Elevation

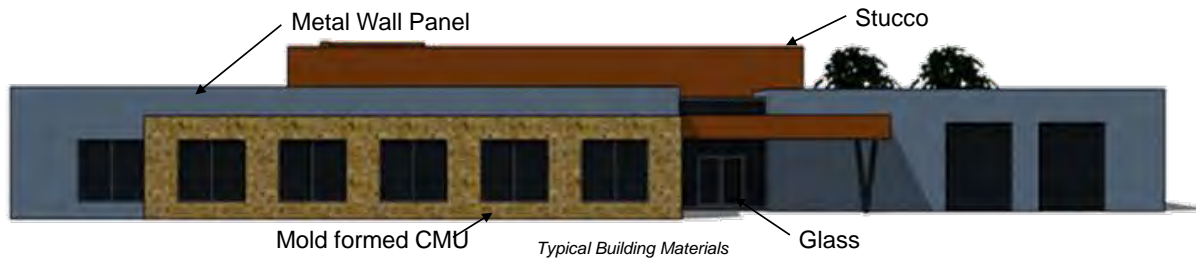


North Elevation

Total Area: 2660 SF

Glass Area: 780 SF

% Glass: 29%



South Elevation

Total Area: 2550 SF

Glass Area: 650 SF

% Glass: 25%



Site Sign



East Elevation

Total Area: 1950 SF

Glass Area: 720 SF

% Glass: 37%



West Elevation

Total Area: 1920 SF

Glass Area: 640 SF

% Glass: 33%

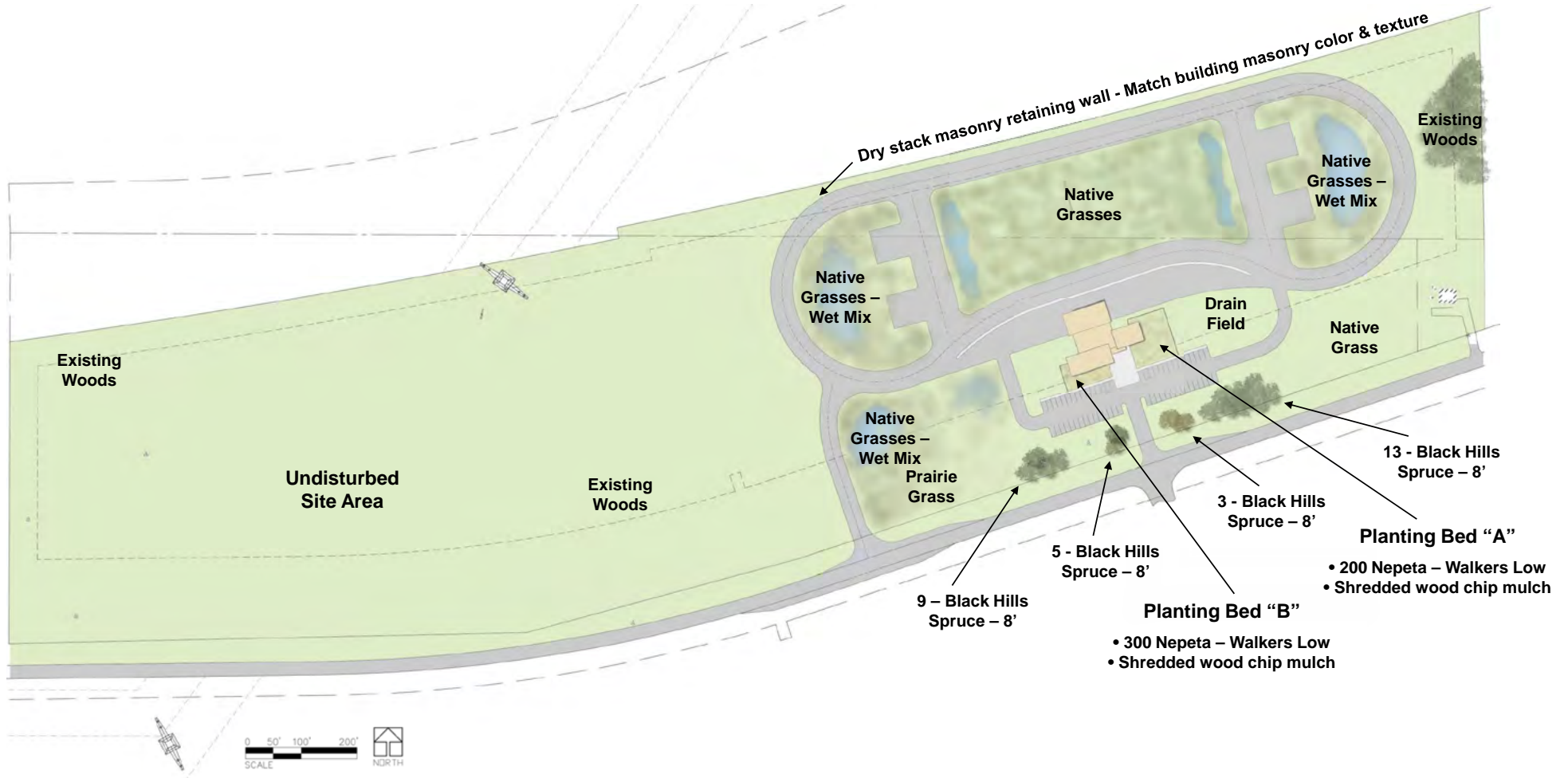
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Landscape Plan



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Potential Concept



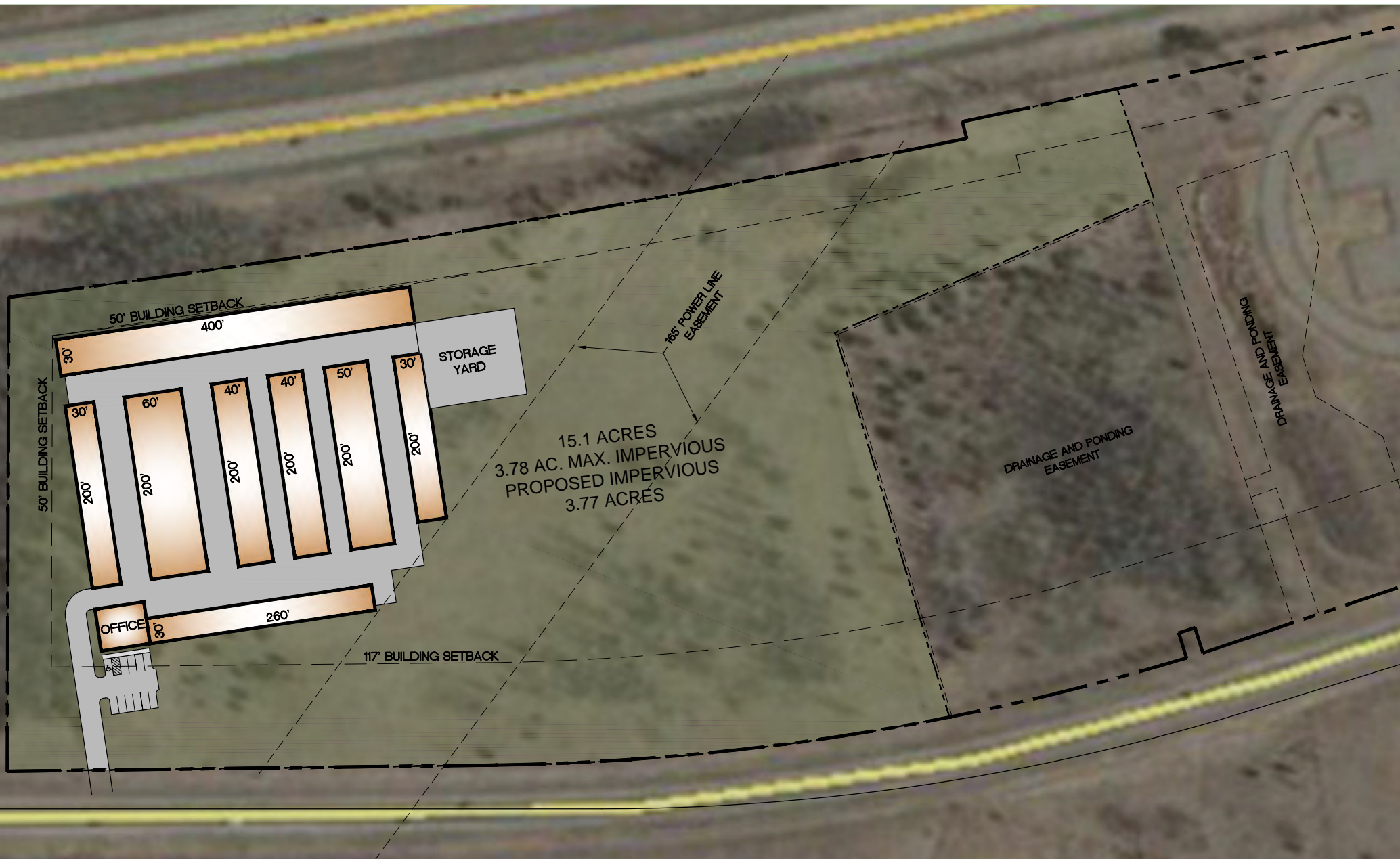
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Storage Concept



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Zoning Map Excerpt

Zoned I-1B Industrial

