



COMMERCIAL REALTY SOLUTIONS
www.commrealtysolutions.com

Delano - West Metro Business Park

LOTS FOR SALE

xxx Highway 12 West, Delano, MN 55328



**Highway
Visibility
and Access
(15 Minutes to I-394)**



West Metro Business Park

PROPERTY INFORMATION

- * Sales Price **\$2.00/psf** (Industrial)
- * Sales Price **\$4.00/psf** (Commercial)
- * 150 Acres Land (Divisible)
- * Wright County - Multiple PID's
- * No special assessments for first 40 acres sold!
- * Zoned I-1 Limited Industrial
I-2 General Industrial
- * Outdoor storage permitted (with CUP)
- * BNSF Rail Available
- * Located on the frontage of Highway 12
- * 20 Minutes to the I-394 / 494 Interchange
- * Business in the area: Randy's Environmental Services, Crow River Harley Davidson, Star West Motorsports, and more. . . .



Contact:
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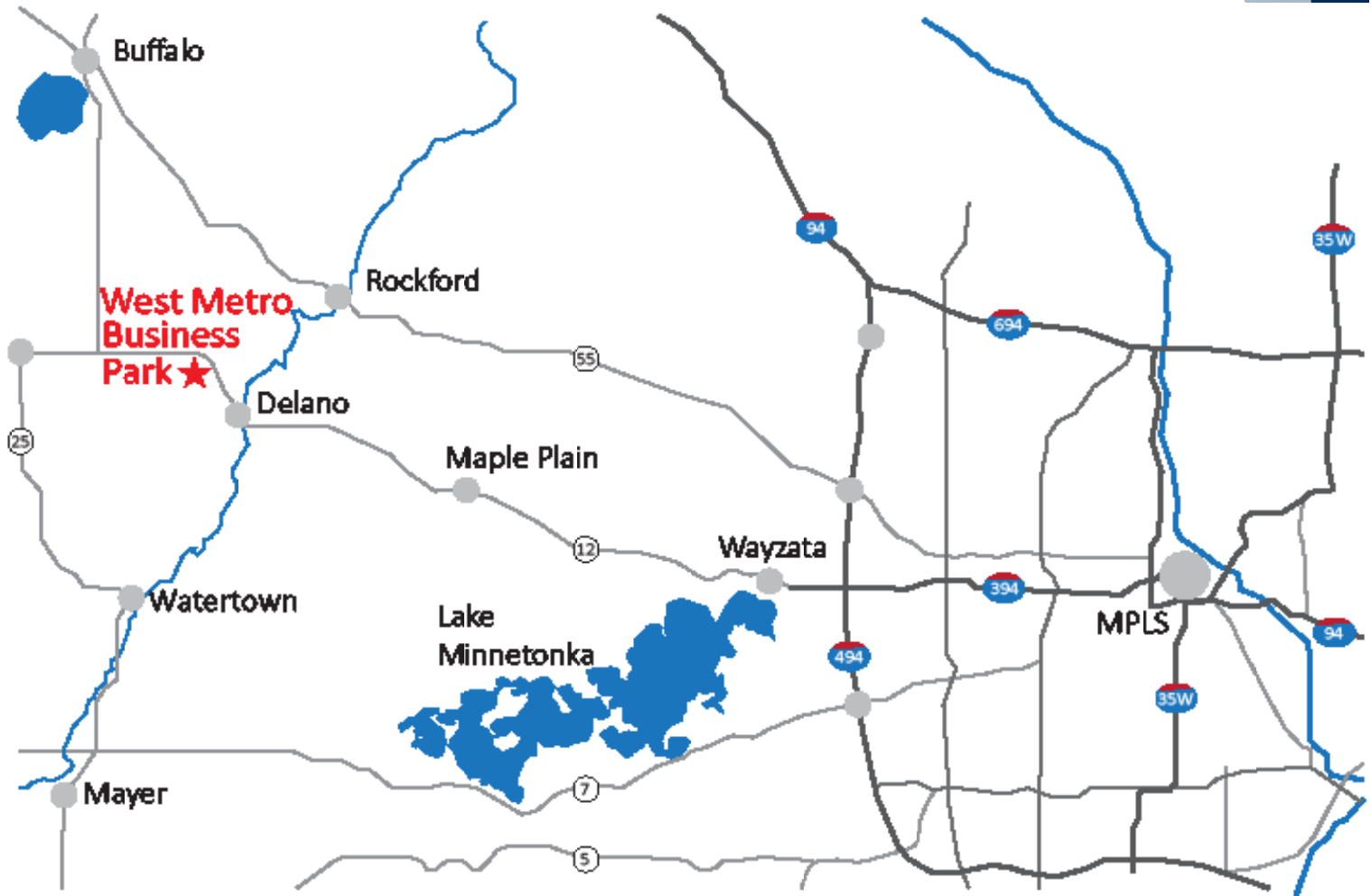
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**Great
Highway Visibility!**



VICINITY MAP



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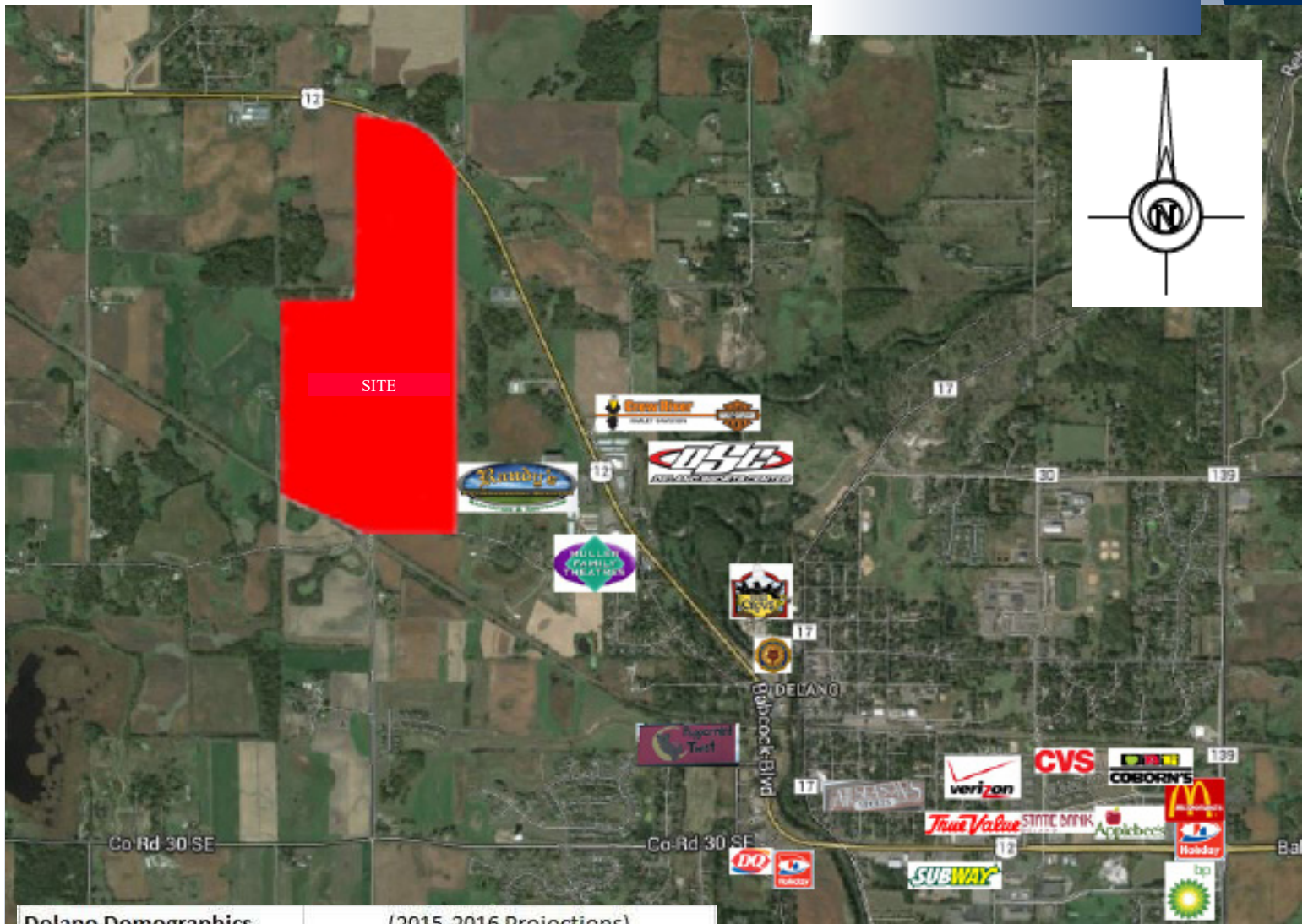
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Delano - Industrial Business Park FOR SALE

xxx Hwy 12 W, Delano, MN 55328

Approximately
1,700' Highway
Frontage



Delano Demographics	(2015-2016 Projections)		
Demographics	1-Mile	3-Mile	5-Mile
Population	913	7,291	16,491
Average Age	44	42	41
Average Household Inc.	\$ 77,017	\$ 66,799	\$ 67,103
Median Household Inc.	\$ 54,296	\$ 54,460	\$ 57,296

NOTE: Site map includes additional land available for development.



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Parcels Divisible!



PROPERTY INFORMATION

- * Delano's New Industrial Park
- * Economic Development is a priority in Delano!
- * City Sewer and water
- * Site graded
- * Outdoor Storage Available by conditional use permit (CUP)
- * Convenient Location
- * Frontier is the Fiber Optic Internet Provider
- * Electrical by the City of Delano
- * Natural Gas by Excel Energy
- * No special assessments for first 40 acres sold



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