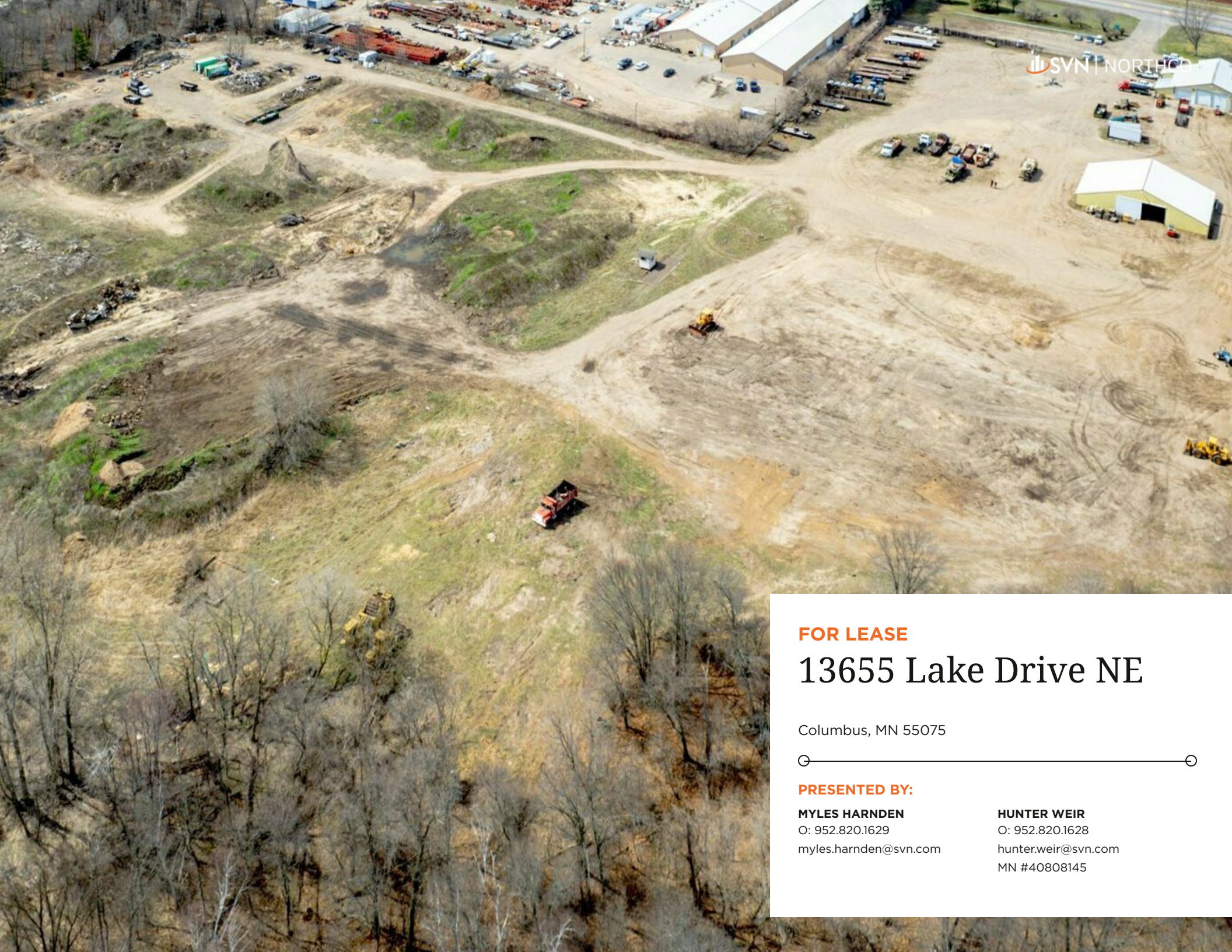

FOR LEASE

13655 Lake Drive NE

Columbus, MN 55075

PRESENTED BY:

MYLES HARNDEN
O: 952.820.1629
myles.harnden@svn.com

HUNTER WEIR
O: 952.820.1628
hunter.weir@svn.com
MN #40808145

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SECTION 1

Property Information

SVN | NORTHCO

OFFERING SUMMARY

LEASE PRICE:	$3,000 - $4,000 M/AC
AVAILABLE LOT SIZE:	Est. 14 Acres
ZONING:	(C/I)Commercial/Industrial
LISTING WEBSITE:	northco.com

PROPERTY OVERVIEW

SVN Northco is pleased to present an expansive industrial outdoor storage property located in the heart of Columbus, MN. available for lease is roughly 14 acres, providing ample room for an industrial yard or lot. The space is currently being fully improved and grated to accommodate outdoor storage of anything from equipment and trucks to materials. The owner will grade the site, add gravel/class 5 surfacing to stabilize the yard for truck/trailers, add lights, power plugins, video surveillance and other amenities to suit the future tenant.

The site's zoning further enhances its attractiveness, boasting favorable Commercial/Industrial designations. This zoning aligns with the property's current industrial usage and provides the foundation for a dynamic industrial hub or facilitates seamless integration into Columbus's commercial landscape.

PROPERTY HIGHLIGHTS

- Expansive industrial outdoor storage property located in the heart of Columbus, MN
- +/- 14 acres providing ample room for an industrial yard or lot utilization

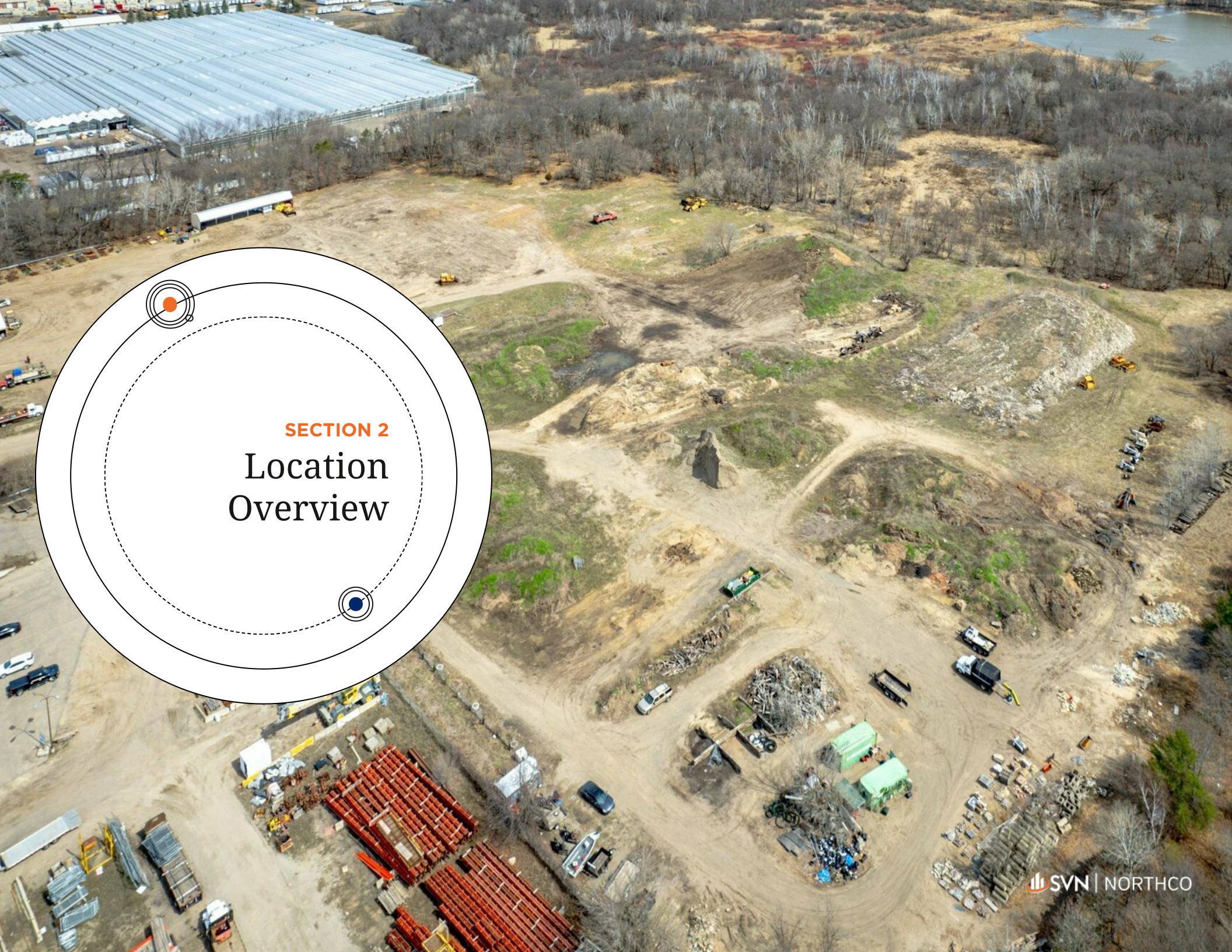
EXTERIOR DESCRIPTION

The lot surfacing will consist of crushed concrete and gravel providing a durable and stable foundation that speaks to the property's robust functionality and design. Any improvements, lot stabilization, fencing, screening, lighting, security, surveillance systems etc., will be built to suit any incoming tenant, to their precise specifications.

Securing the front half of the property is a robust fencing system, providing both a visual delineation and a secure perimeter. The inclusion of a gated entryway further fortifies the site's security measures, controlling access and reinforcing a controlled and well-managed environment. This deliberate front-half fencing serves not only as a security feature but also as an organizational element, delineating distinct zones within the property.

PARCEL OUTLINES

ADDITIONAL PHOTOS



SECTION 2

Location Overview

SVN | NORTHCO

LOCATION DESCRIPTION

COLUMBUS, MN

Nestled in the northern part of the Twin Cities metropolitan area, Columbus is situated approximately 30 miles northeast of downtown Minneapolis and St. Paul. The city is known for its proximity to numerous lakes and natural landscapes, contributing to its scenic and recreational appeal. True to its name, Columbus is surrounded by abundant natural beauty. The area features a mix of lush forests, rolling hills, and numerous lakes. The city's landscape provides residents with opportunities for outdoor activities, such as hiking, boating, and fishing.

The city is accessible by major roadways, including Interstate 35 and U.S. Route 61, facilitating convenient travel to neighboring communities. Columbus's location allows for a reasonable commute to both the Twin Cities and the scenic countryside. Columbus has a mix of local businesses, shops, and restaurants that cater to the needs and preferences of the community. The city's commercial areas provide residents with convenient access to essential services and shopping opportunities.

LOCATION DETAILS

COUNTY	Anoka

LOCATION MAP

AERIAL MAP

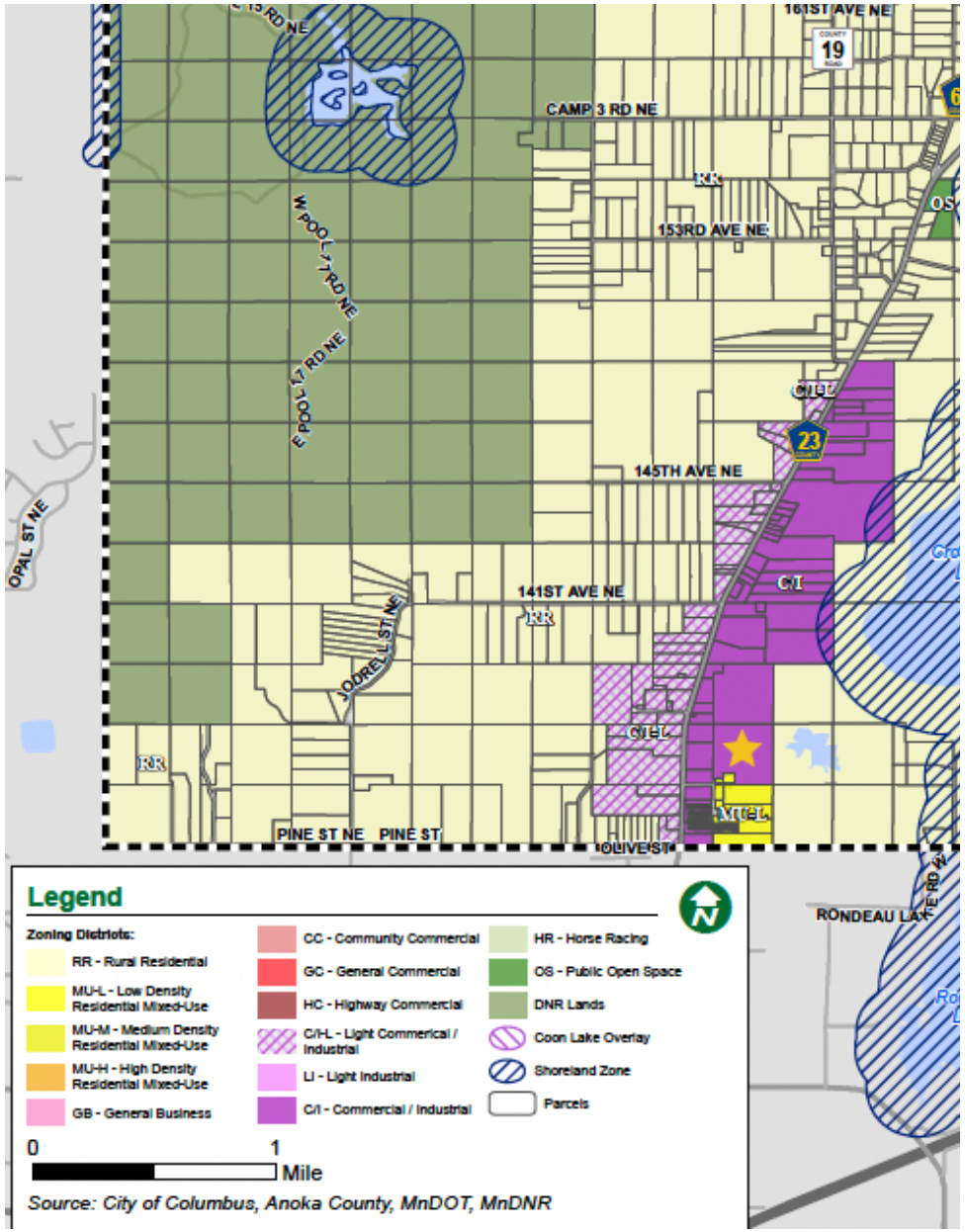
Google
Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

SECTION 3

Zoning Code

SVN | NORTHCO

ZONING DESCRIPTION



PERMITTED USES

A. Agricultural uses, except animal feedlots.
B. Licensed day-care facilities and licensed pre-schools, accessory to a business or retail use and intended to serve the
employees of the principal use.
C. Parking structures as an accessory to the use for which they provide parking.
D. Public pedestrian trails, but not public parks.
E. Storage buildings. If the accessory building is secondary to the principal use, the accessory building shall be roofed
and painted to be harmonious with the principal building.
F. Accessory structures for single-family detached homes in existence in the C/I District on May 1, 2003.
G. Municipal buildings and facilities.

CONDITIONAL USES

A. Building trade/contractor offices, including company-owned vehicle repair, and including storage of company-owned
vehicles, equipment and materials.
B. Licensed day care facilities.
C. Light industrial manufacturing, processing, assembling, storing, testing, or similar industrial uses which are relatively
clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor, or dust.
D. Communication towers and broadcast towers.
E. Lumber yards and sales.
F. Gasoline sales and accessory convenience retail store and food service facilities.
G. Greenhouses, nurseries and retail sales of materials raised on the premises (and packaged seeds, soils, soil
amendments, gardening tools and hard accessories).
H. Implement and recreational vehicle sales and service.
I. Machine shops, welding shops, and similar service establishments.
J. Mortuaries.
K. Restaurants and cafes.
L. Retail stores and shops.
M. Appliance and electronic service repair businesses, vehicle service and repair businesses, and body shops.
N. Used automobile sales.
O. Veterinary clinics, animal hospitals, and commercial dog kennels.
P. Warehousing and storage facilities.

SECTION 4

Demographics

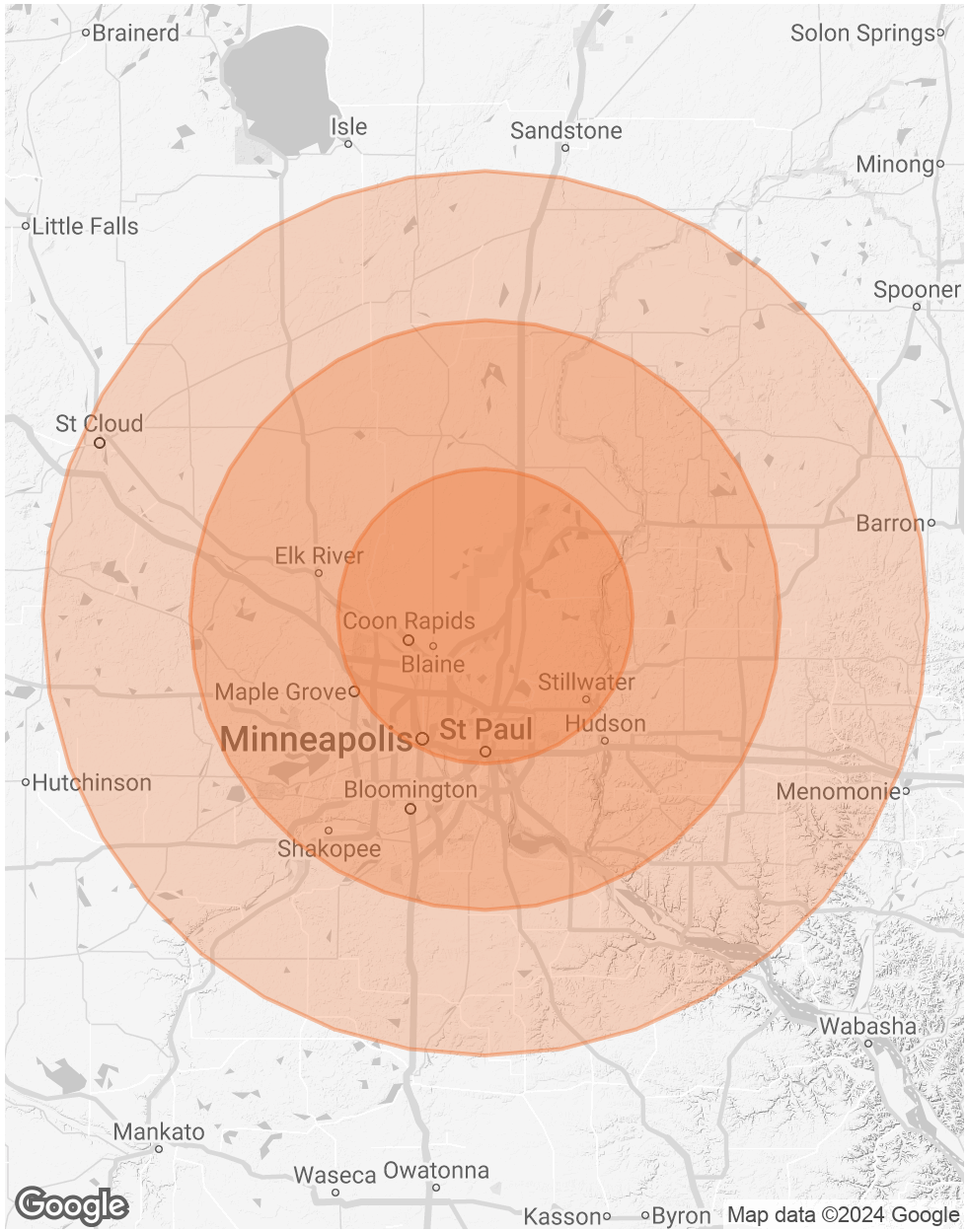
SVN | NORTHCO

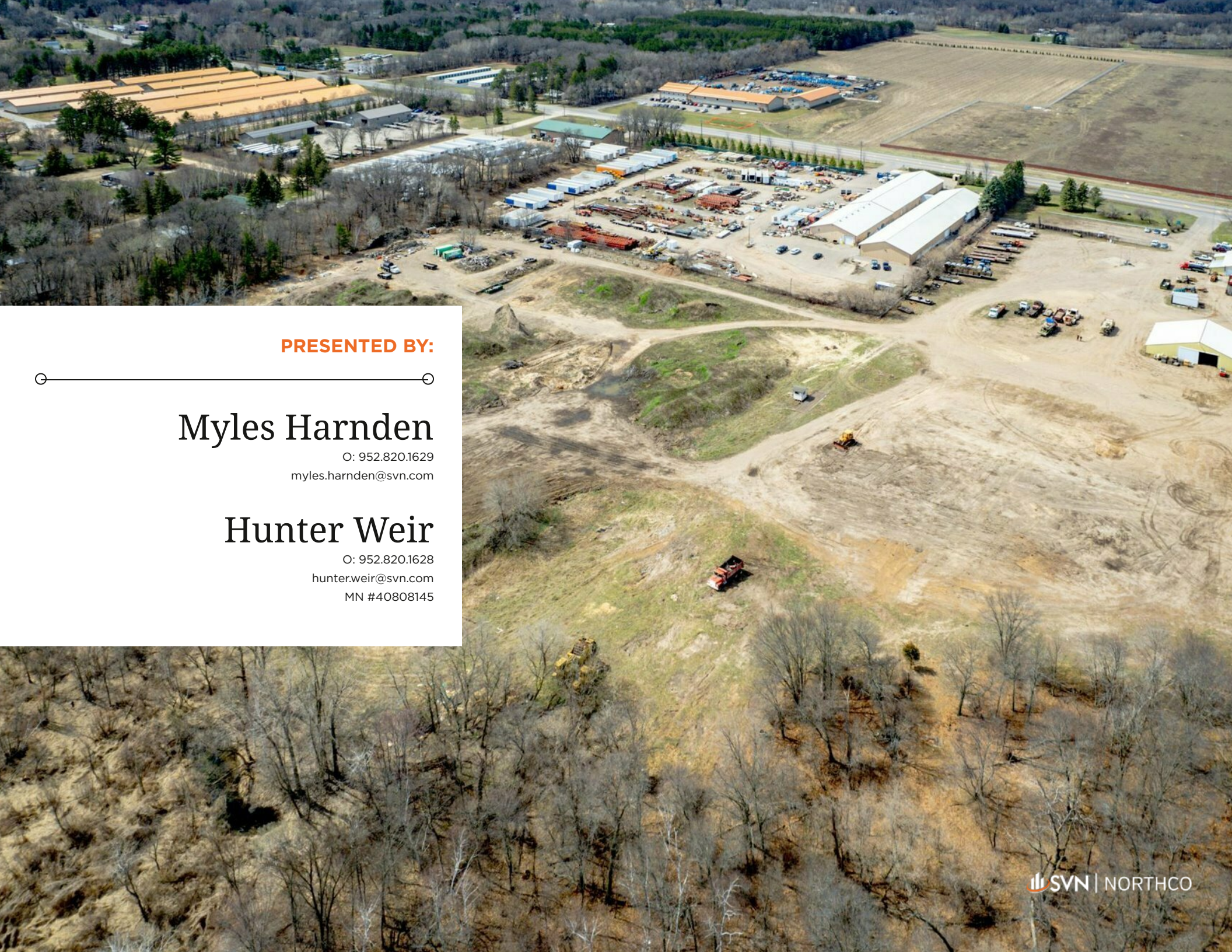
DEMOGRAPHICS MAP & REPORT

POPULATION	20 MILES	40 MILES	60 MILES
TOTAL POPULATION	1,477,890	3,402,231	3,859,965
AVERAGE AGE	37.5	38.7	38.9
AVERAGE AGE (MALE)	36.5	37.7	37.8
AVERAGE AGE (FEMALE)	38.5	39.5	39.7

HOUSEHOLDS & INCOME	20 MILES	40 MILES	60 MILES
TOTAL HOUSEHOLDS	591,715	1,379,354	1,573,831
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	$90,074	$103,585	$100,529
AVERAGE HOUSE VALUE	$245,132	$286,419	$279,889

2020 American Community Survey (ACS)





PRESENTED BY:

Myles Harnden

O: 952.820.1629

myles.harnden@svn.com

Hunter Weir

O: 952.820.1628

hunter.weir@svn.com

MN #40808145

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