

# 26.28 Acres Industrial Land

Farmington, MN



**FOR SALE**  
**\$3,881,196**



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## Property Highlights

- 26.28 acre site
- 18.00 acres is buildable
- Next door to Farmington Industrial Park
- Wetland Delineation Report completed by Jacobson Engineering (July 2018)

## Sale Price

- \$3,881,196 (\$4.95 PSF of usable land)

PID #	Calculated Acres	Total Tax
14.02500.57.011	26.28	\$1,470

## Traffic Counts

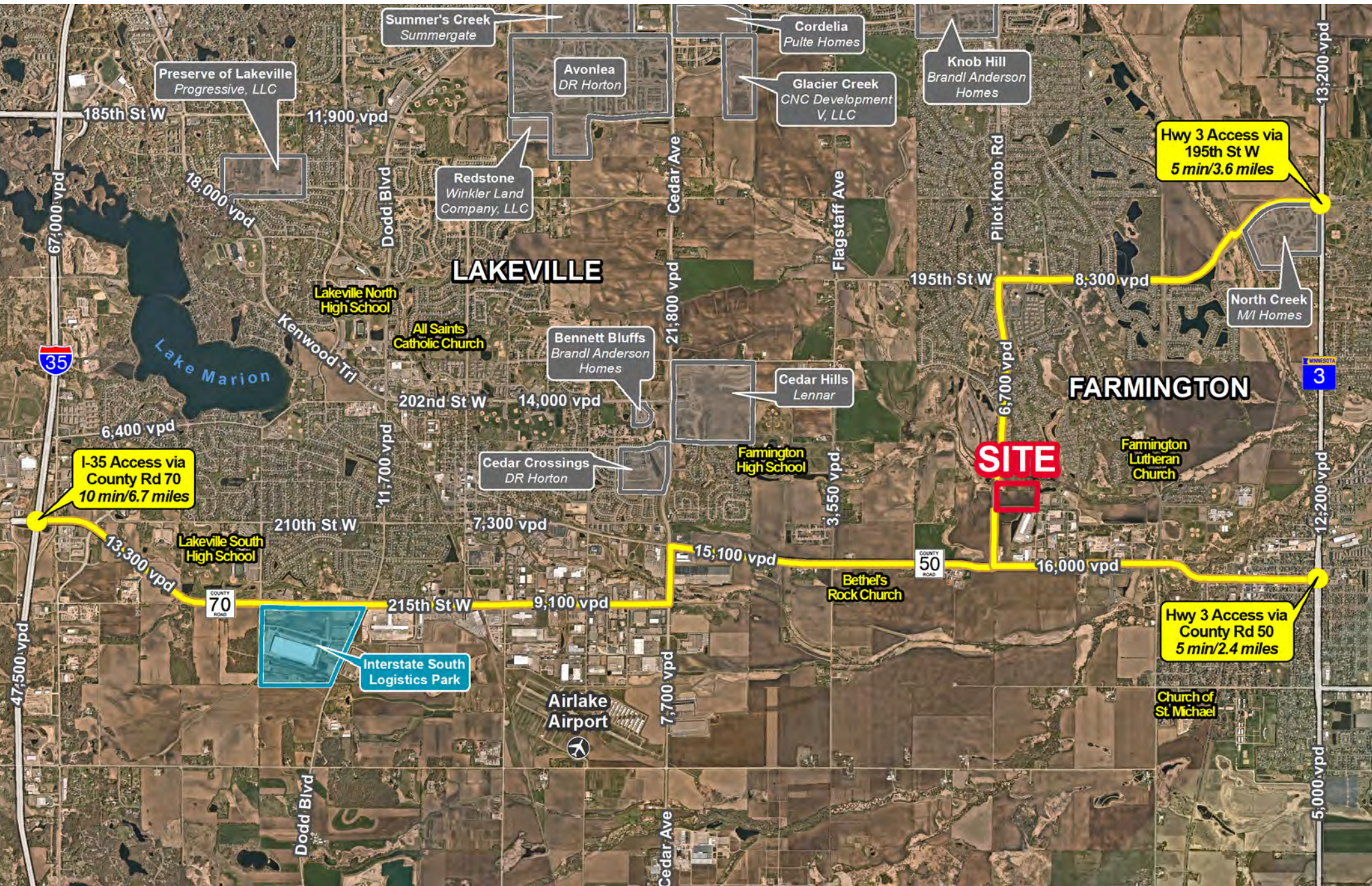
	Vehicles Per Day (VPD)
Pilot Knob Rd	6,700 VPD
208th St W	760 VPD
<b>Total</b>	<b>7,460 VPD</b>





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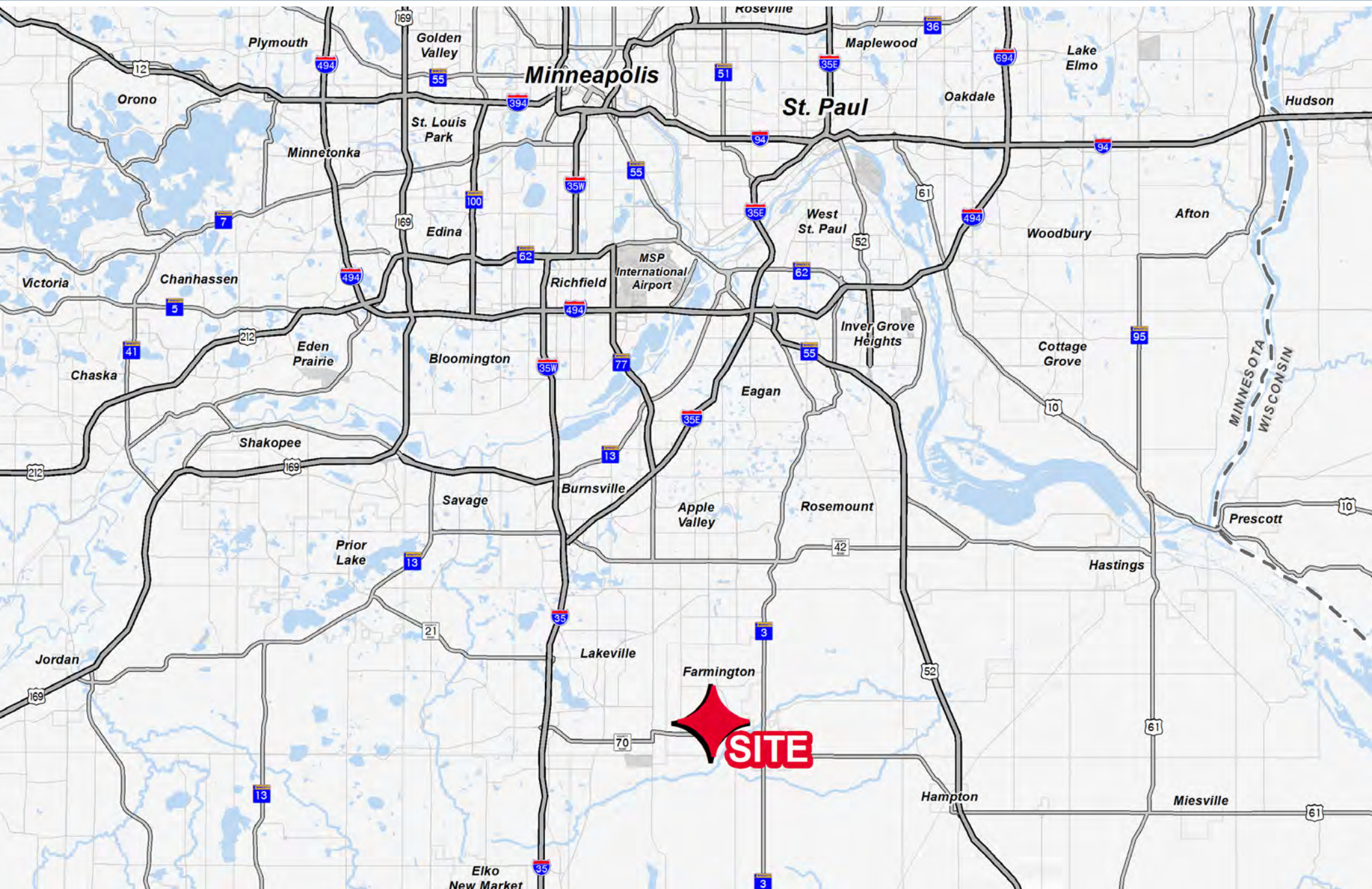
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## Wetlands Map

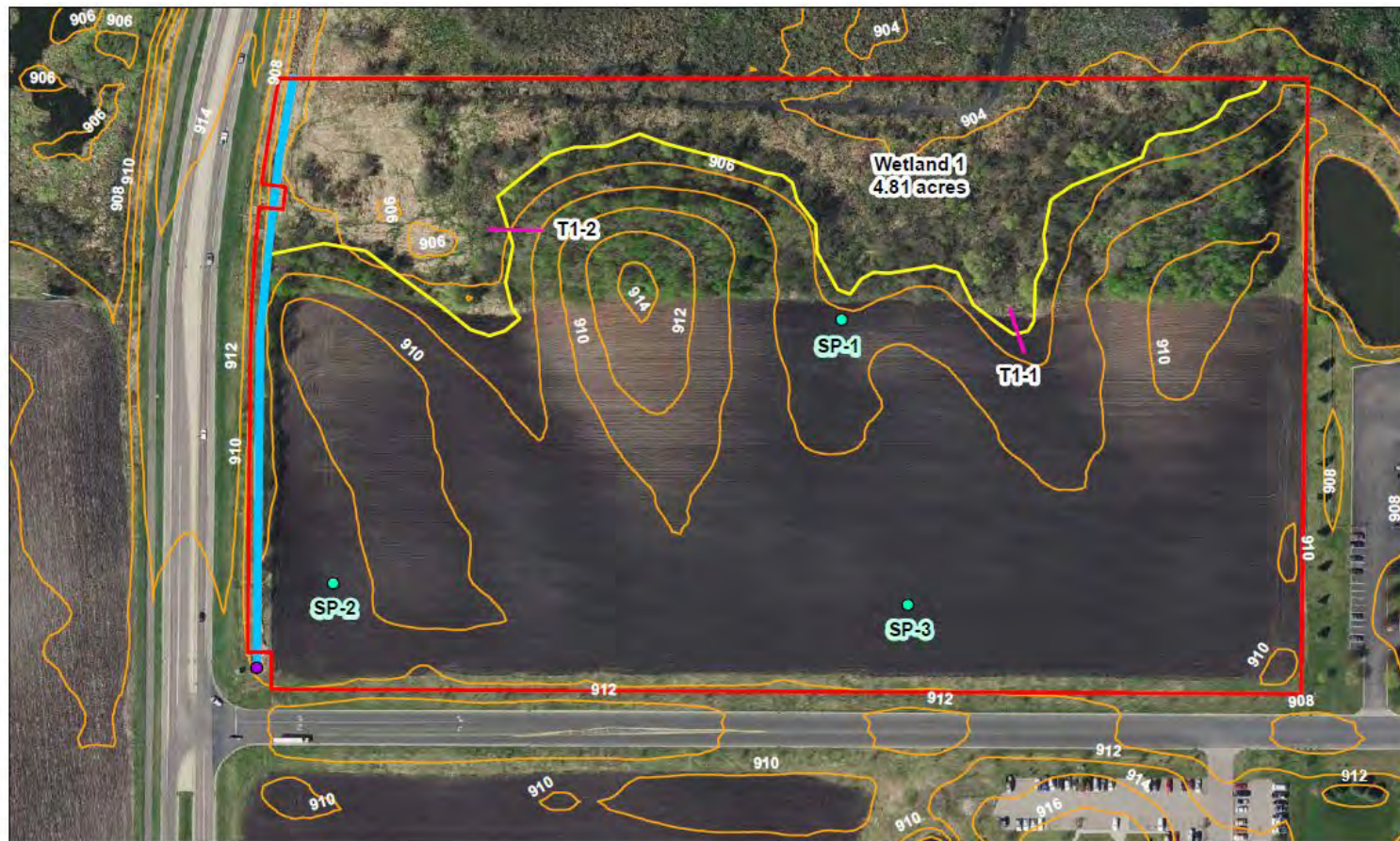
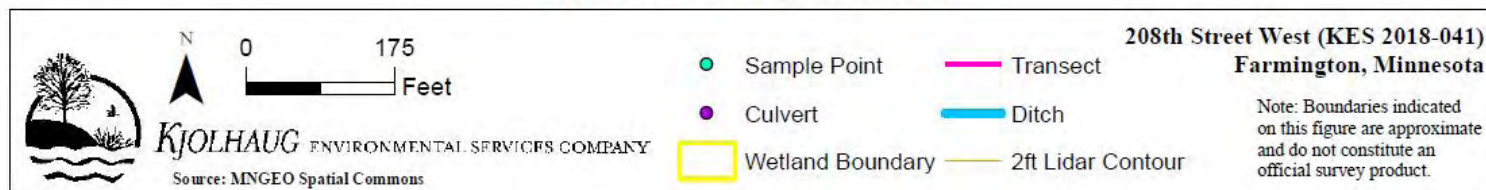


Figure 2 - Existing Conditions

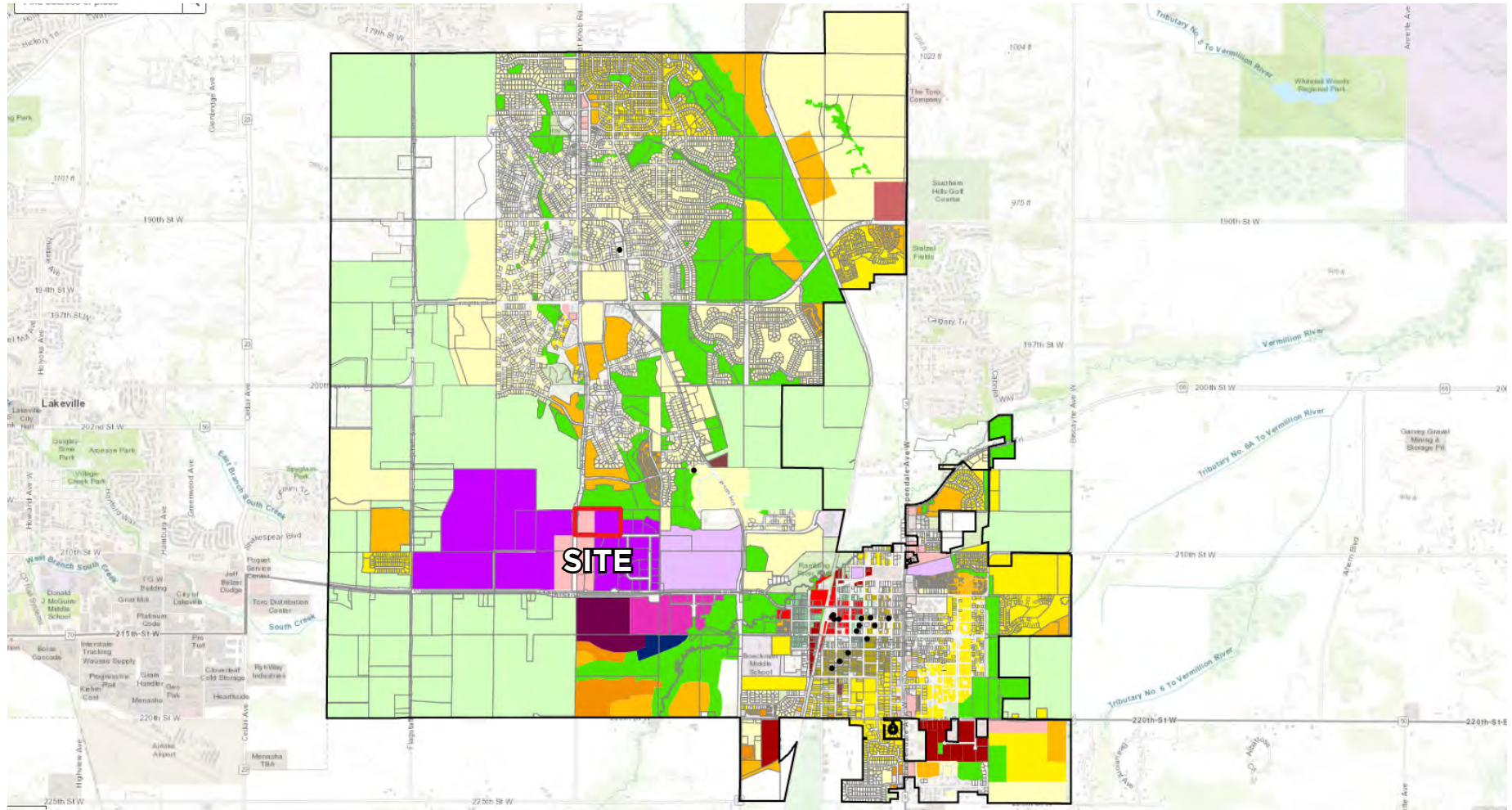






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## Zoning Map



*\*The City of Farmington is flexible with the zoning of this site and would be in favor of making the entire site Industrial*

-  B-1 Highway Business
-  IP Industrial Park