

# 10 Industrial Acres

I-35E and Hwy 14, Lino Lakes, MN



FOR SALE



For more information, please contact:

**Jon Rausch, CCIM, SIOR**  
Executive Director  
+1 952 893 8251  
jon.rausch@cushwake.com

**Ben Drew**  
Associate  
+1 952 837 8553  
ben.drew@cushwake.com

Cushman & Wakefield  
3500 American Blvd W Ste 200  
Bloomington, MN 55431  
cushmanwakefield.com

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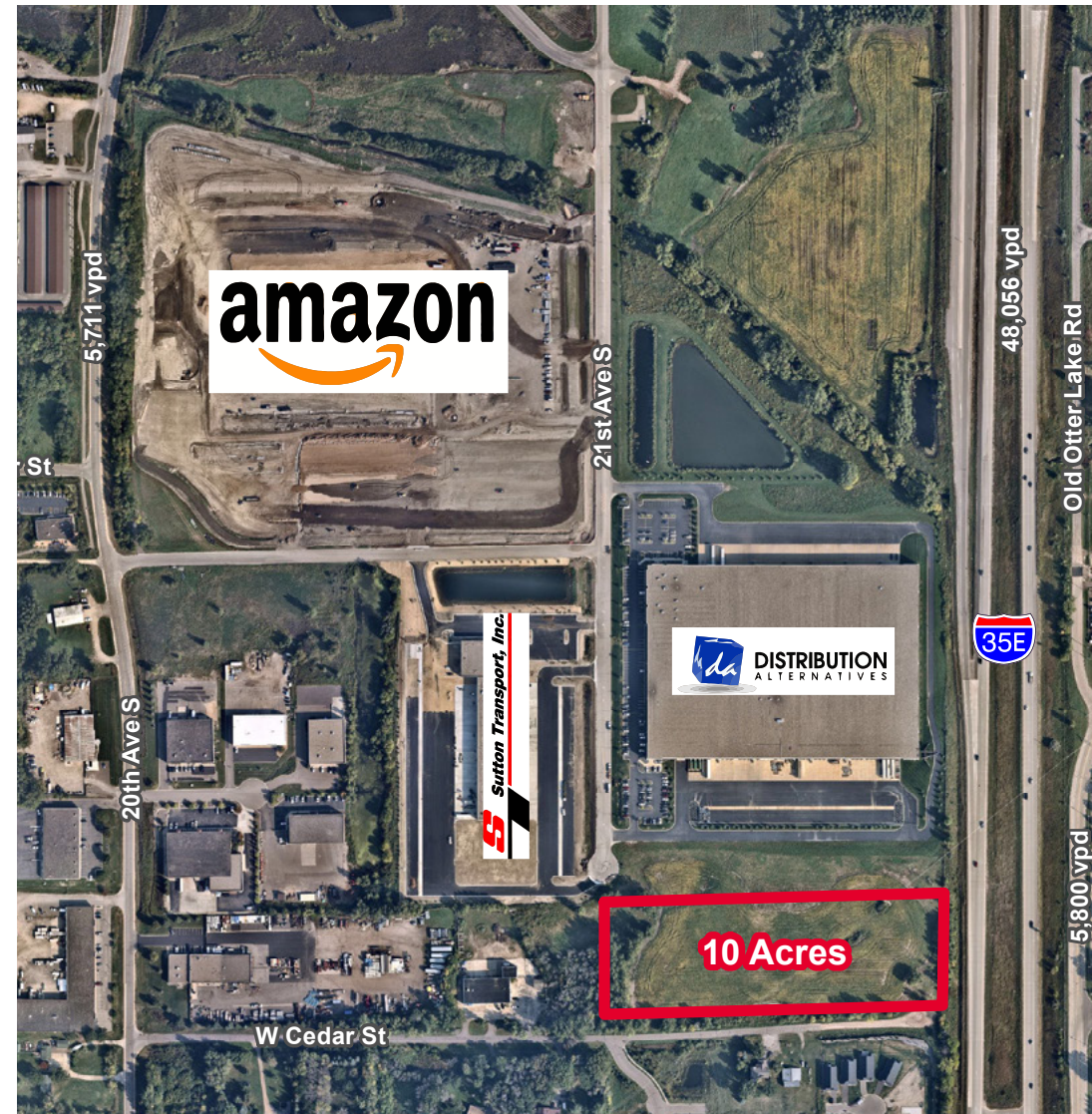
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## Property Highlights

- Great access and visibility to I-35E
- Utilities to parcels
- City incentives possible
- Adjacent to Sutton Transport, Distribution Alternatives, and Amazon

## Property Information

PID #	Calculated Acres	Tax
24-31-22-34-0004	9.83	\$320.26





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amazon

Sutton Transport, Inc.

DISTRIBUTION ALTERNATIVES

10 Acres

5,711 vpd

21st Ave S

48,056 vpd

Old Otter Lake Rd

Otter Lake Rd



20th Ave S

5,800 vpd

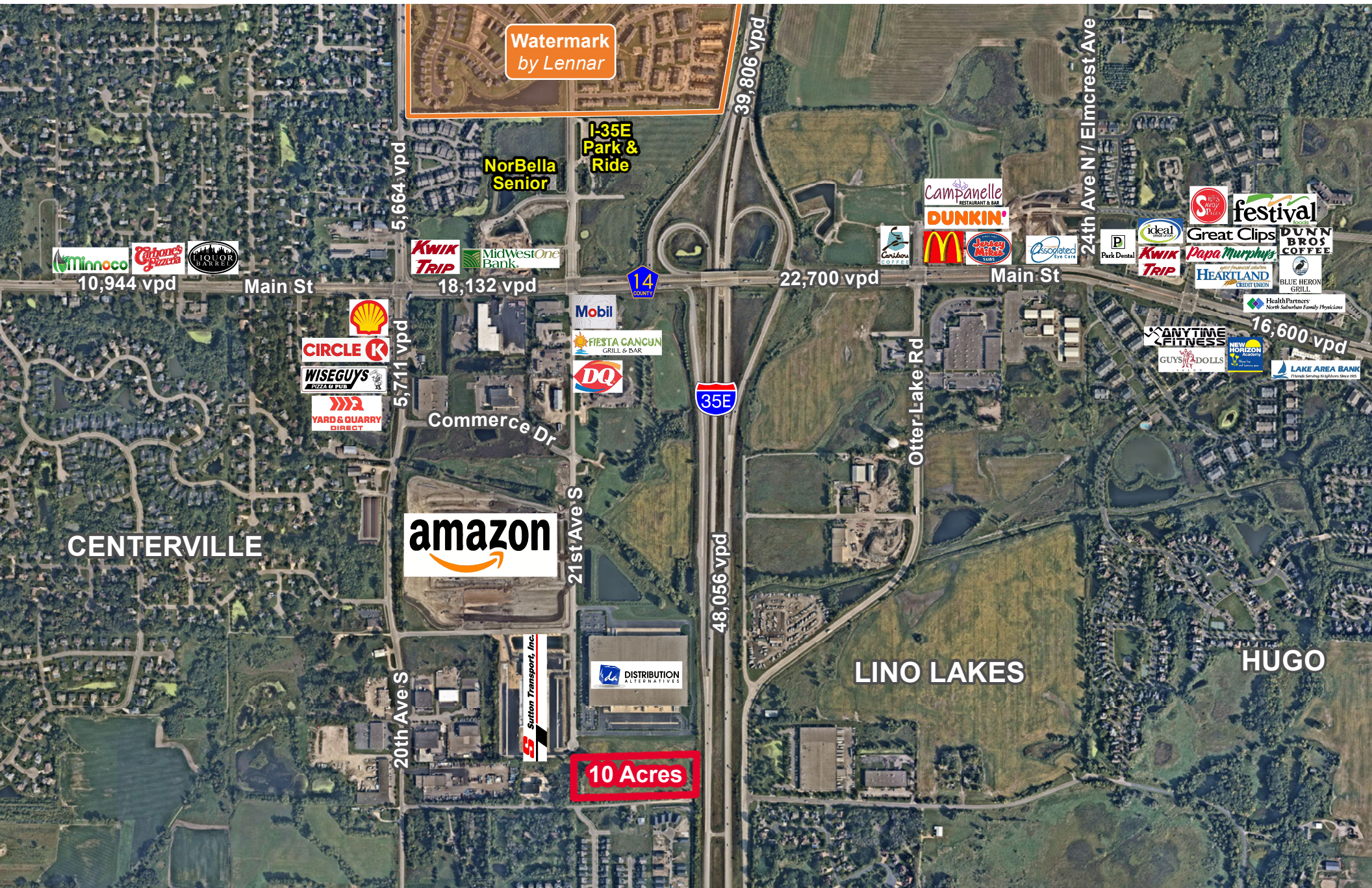
W Cedar St



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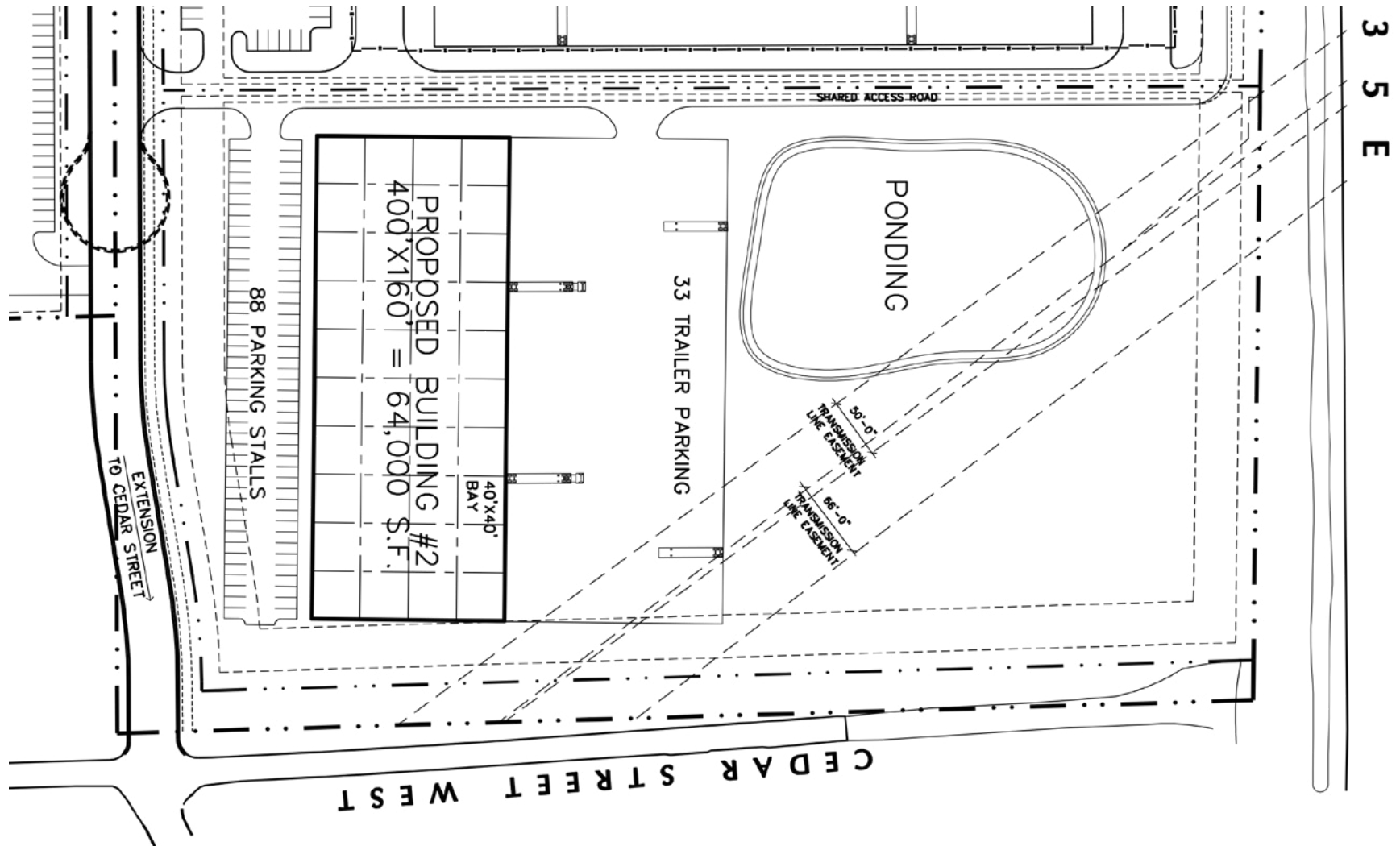


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## Concept Plan #1



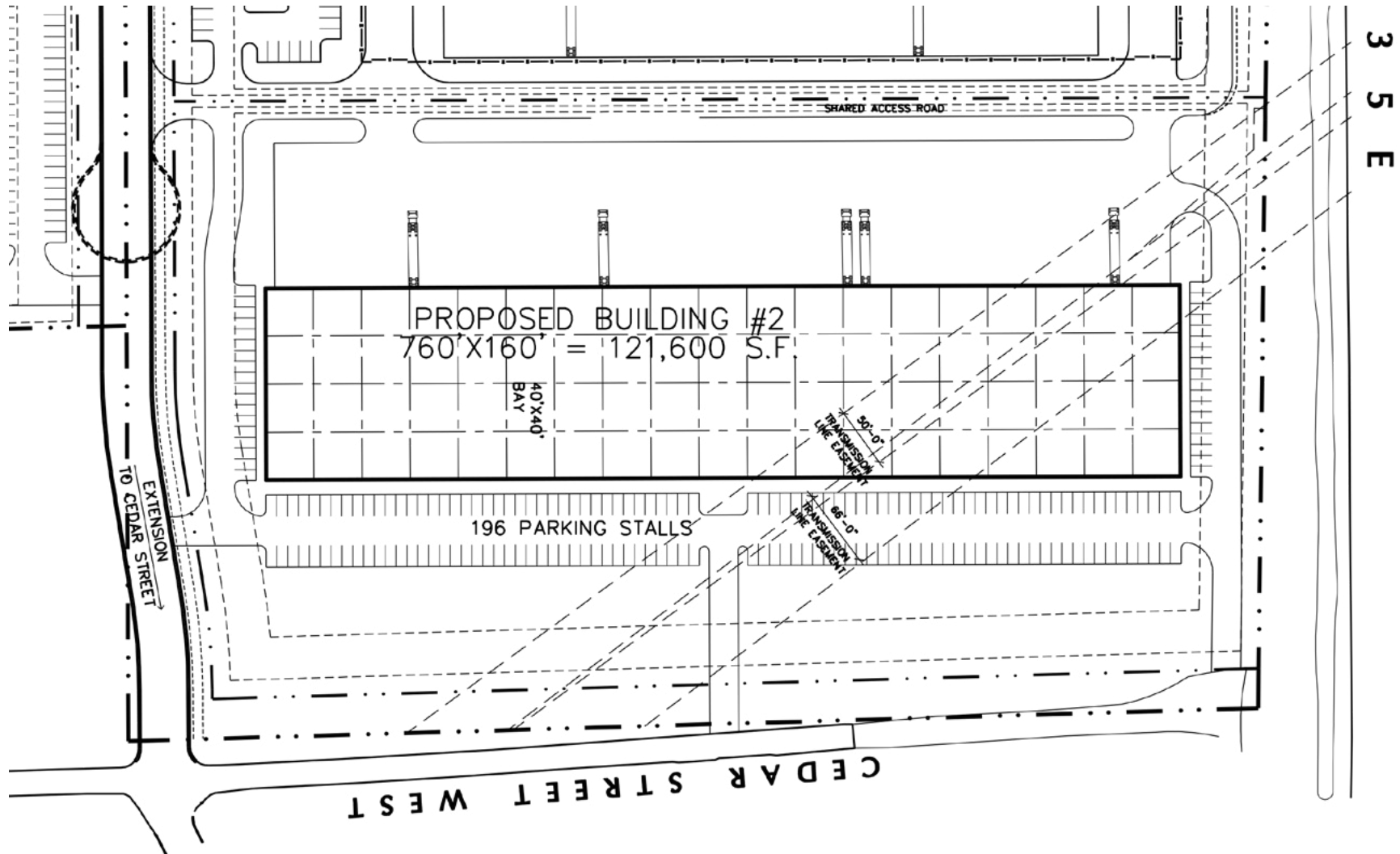
[CLICK ON PLAN FOR PRINTABLE IMAGE](#)

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## Concept Plan #2



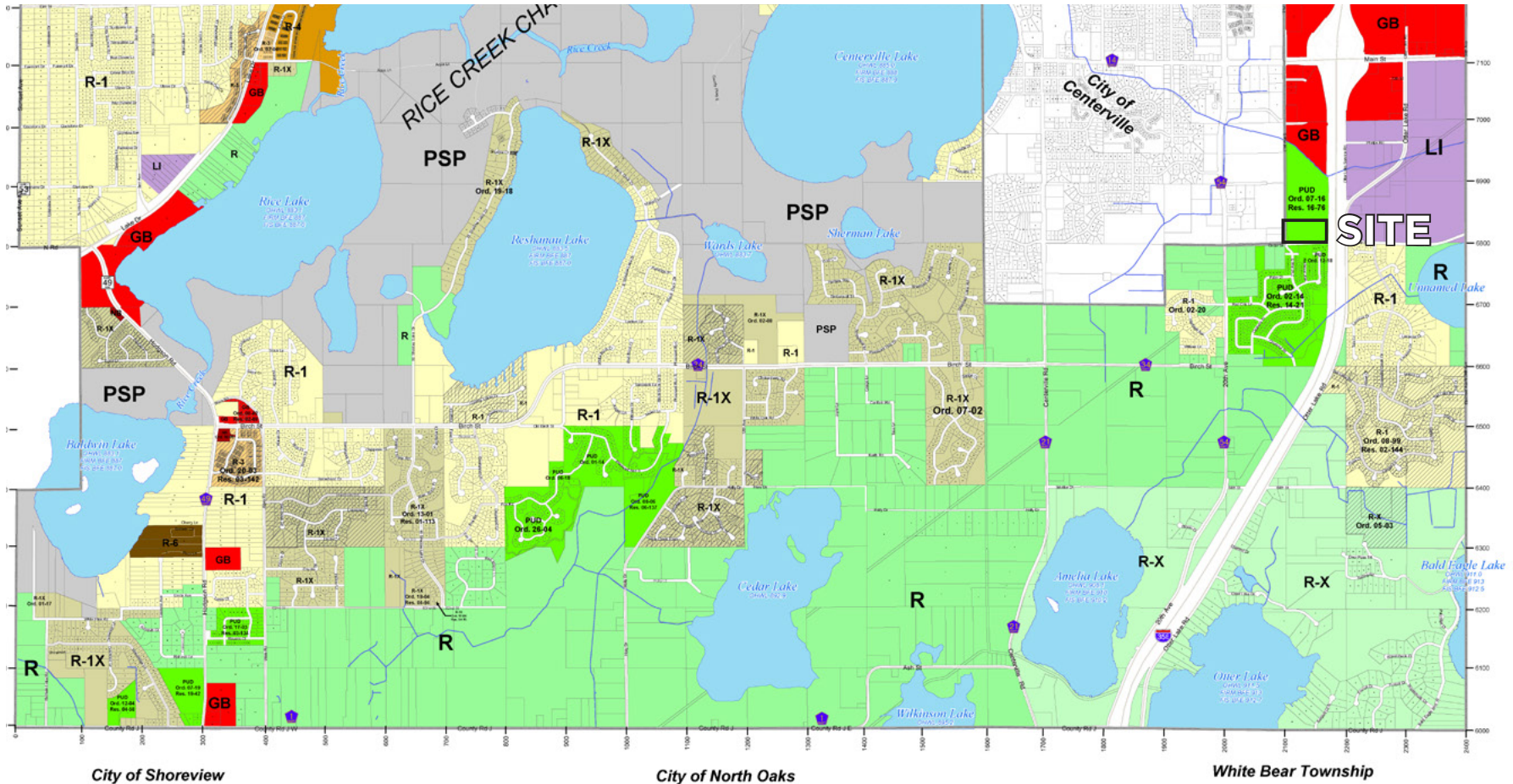
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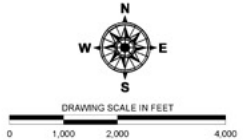
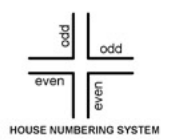
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## Zoning Map - Parcel C (Lino Lakes)



Lino Lakes  
 Community Development  
 600 Town Center Parkway  
 Lino Lakes, Minnesota 55014  
 Phone (651) 982-2400



Features	Zonina Type		
Streams	R Rural	R-3 Medium Density Residential	GI General Industrial
Lake	R-X Rural Executive	R-4 High Density Residential	LI Light Industrial
Parcels	R-1 Single Family Residential	R-6 Manufactured Home Park	R-BR Rural/Business Reserve
Municipal Boundary	R-1X Single Family Executive	LB Limited Business	PSP Public Semi-Public
	R-2 Two Family Residential	GB General Business	PUD Planned Unit Development
		NB Neighborhood Business	

Coordinate System:  
 Anoka County NAD83 Feet  
 Lambert Conformal Conic  
 Anoka County Parcel Data:  
 November 2021 Release

**March 21, 2022**  
 Maps are for illustrative purposes only.  
 Recent changes may not be included.  
 Land Use and Zoning Information  
 should be verified with City Staff.

Updated Through Ordinance No. 03-21

[CLICK ON ZONING MAP FOR PRINTABLE IMAGE](#)