

COLUMBUS LAND

- Over 80,000 VPD on I-35
- Over 1/2 mile interstate frontage
- 25 acres (16 upland acres)
- Municipal sewer and water
- Zoned Highway Commercial
- Adjacent to Ziegler-Cat & Camping World
- Owners will build-to-suit

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80,000 VPD

CAMPING
WORLD

WESTVIA

ZIEGLER CAT

PARCEL AREA = ±25.12 AC.
UPLAND AREA = ±16.27 AC.
WETLAND AREA = ±8.85 AC.

WEST FREEWAY DRIVE

INTERSTATE HWY 35

35E

35W

35



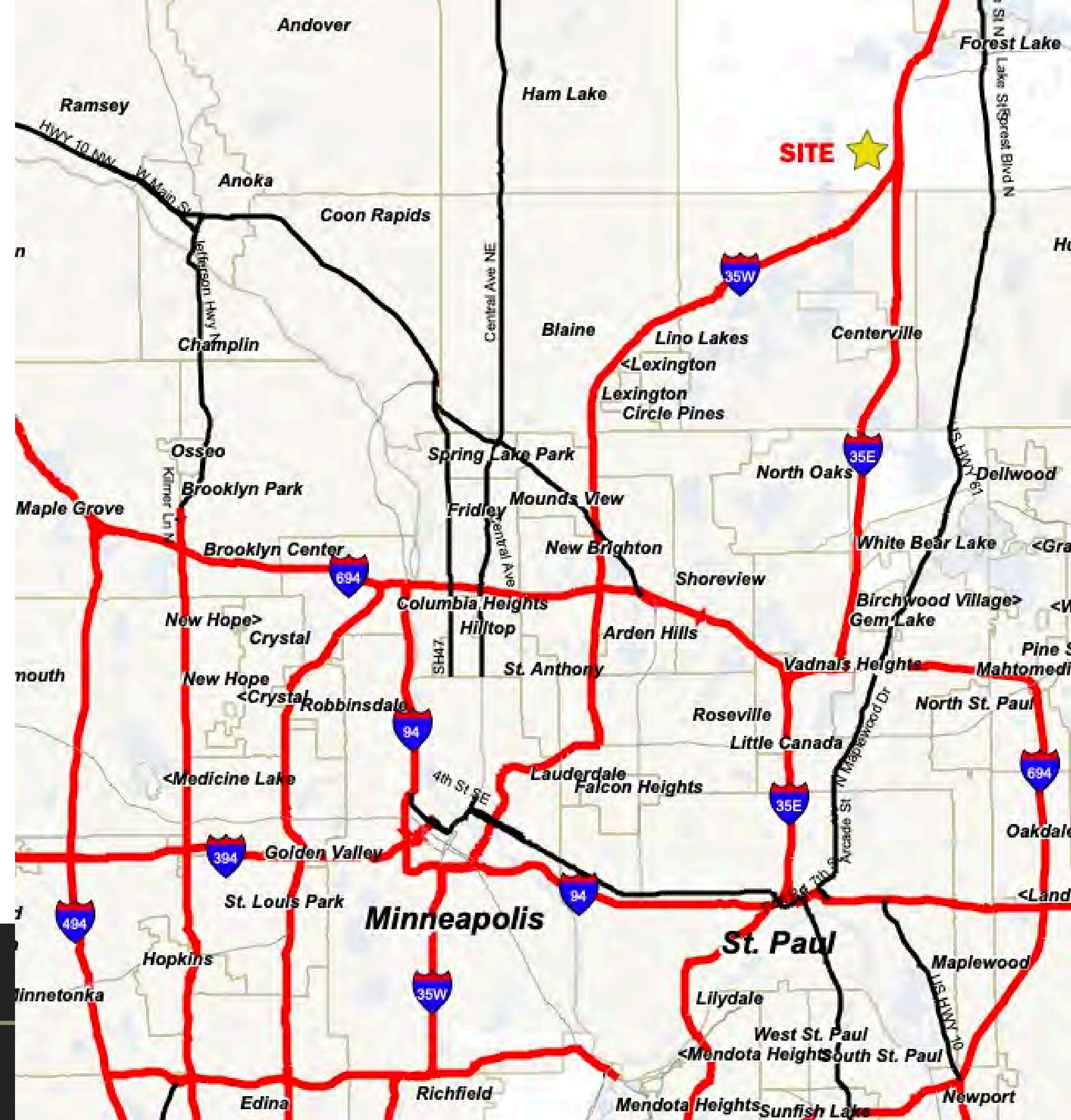
WETLAND

WETLAND

WETLAND

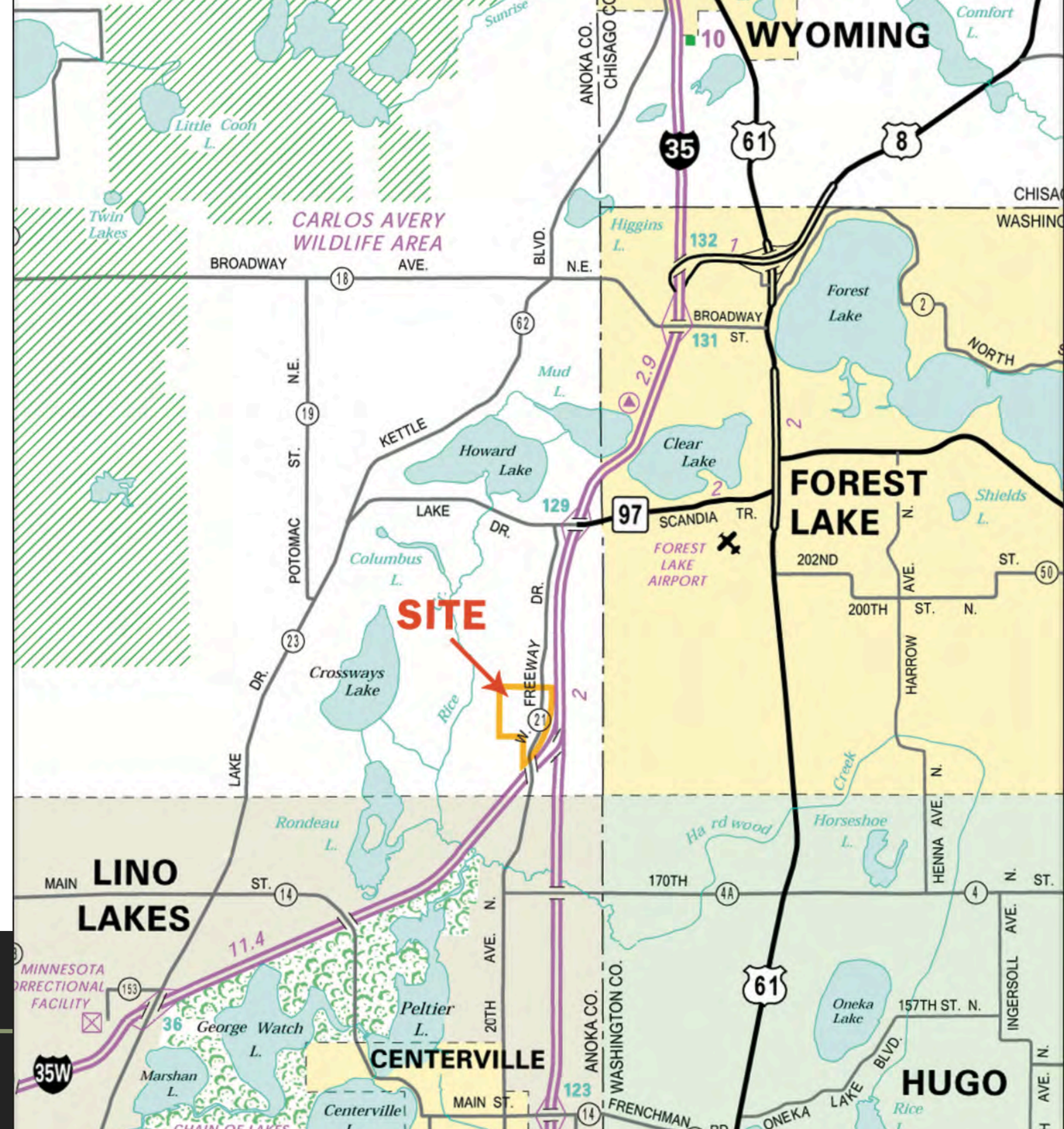
TWIN CITIES

- Excellent North Metro location at the junction of I-35W and I-35E in the city of Columbus
- Neighboring communities include Blaine, Lino Lakes, Forest Lake, and Hugo
- Excellent visibility to over 80,000 VPD on I-35
- Over one-half mile of frontage on Interstate I-35/I-35W



NORTH METRO

- 25 acres total/16 upland acres (based on 2005 delineation)
- Municipal sewer and water stubbed into site
- Owners will build-to-suit



ZONING

- Zoned Highway Commercial
- Neighboring uses include **Camping World, Ziegler-Caterpillar, and Westmore Fluid Solutions**

