

BUILD-TO-SUIT OPPORTUNITY



COUNTY RD 4 NW



SITE



SAMPLE RENDERINGS



INDUSTRIAL LAND

76.64 Acres

Zimmerman, MN

NEWMARK

PROPERTY HIGHLIGHTS



RATE: Negotiable



OUTSIDE STORAGE:
Permitted with CUP



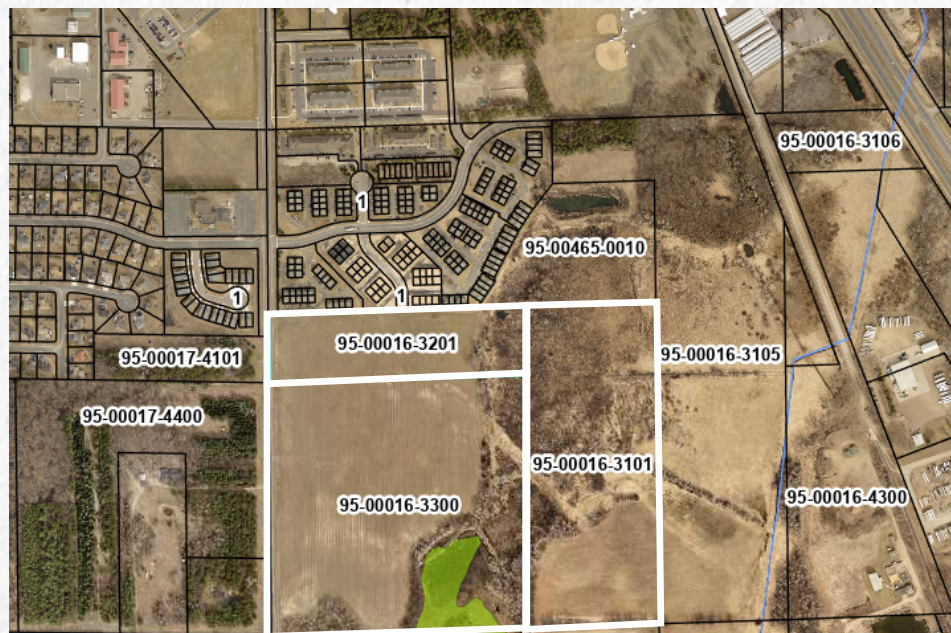
ZONING: I-1 (Limited Industrial District)



PIDS: 95-00016-3201, 95-00016-3101, and 95-00016-3300

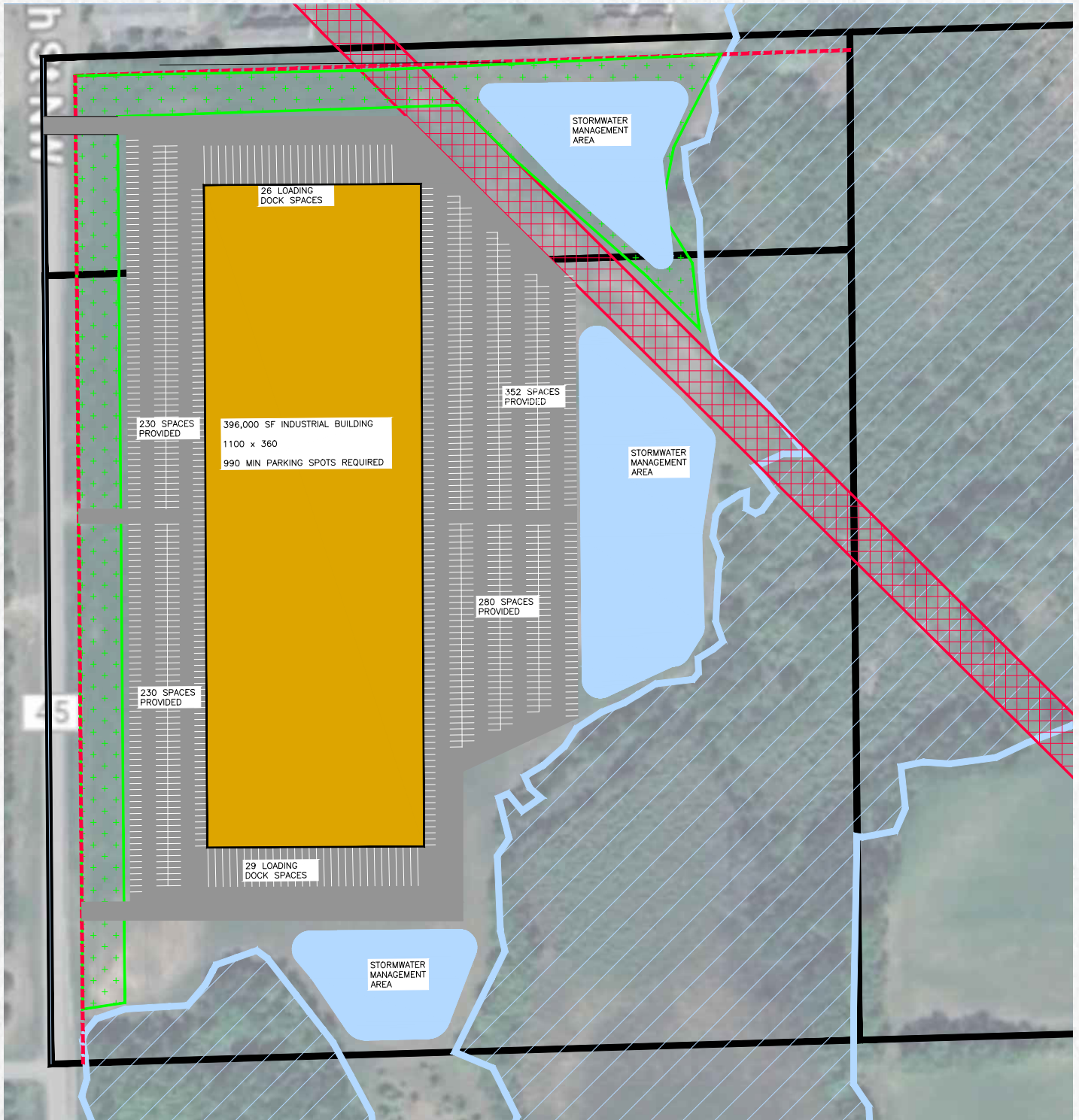


PARKING: Area can be reduced and building footprints expanded with a CUP



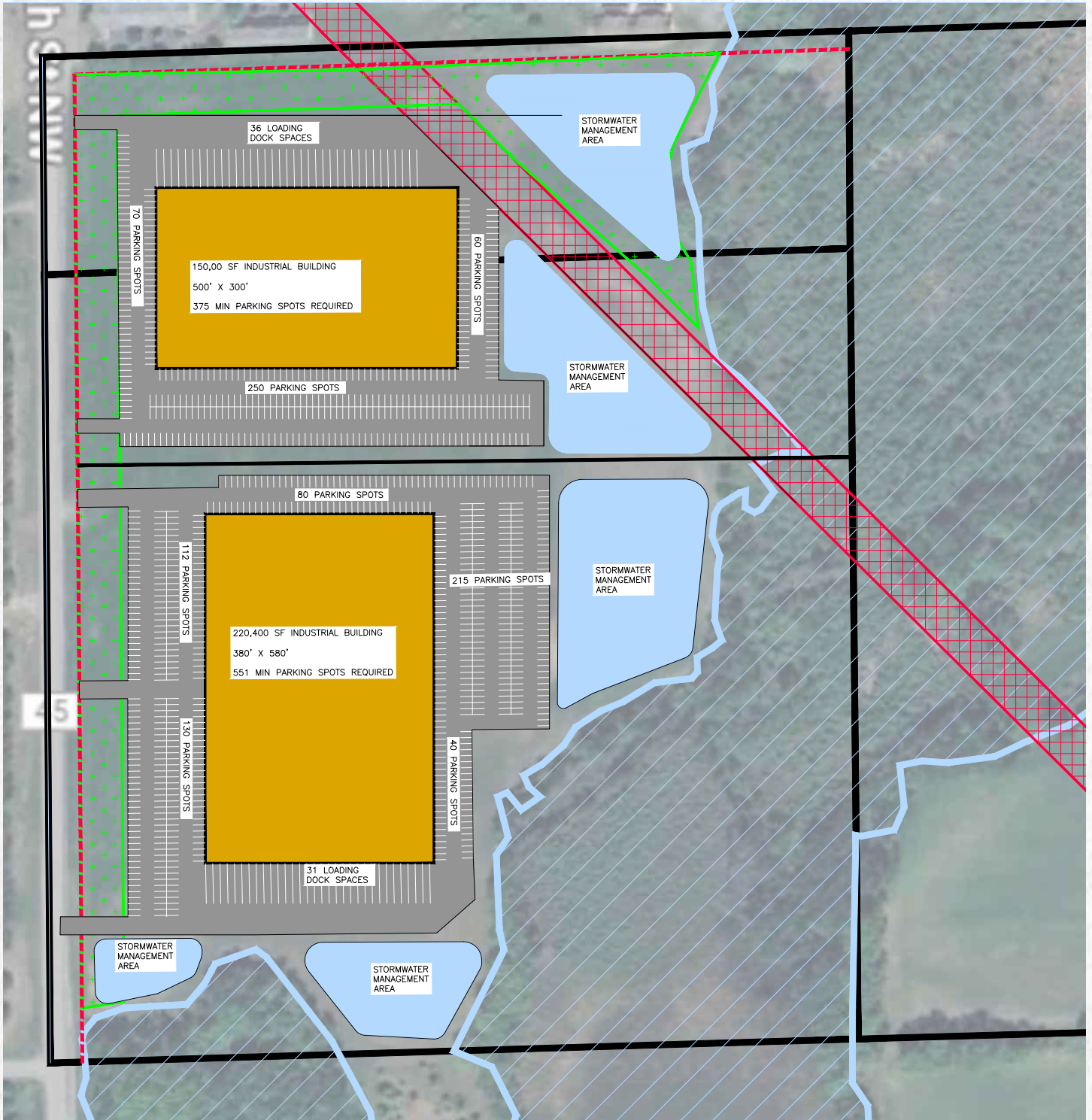
ONE BUILDING CONFIGURATION

SITE PLAN OPTIONS



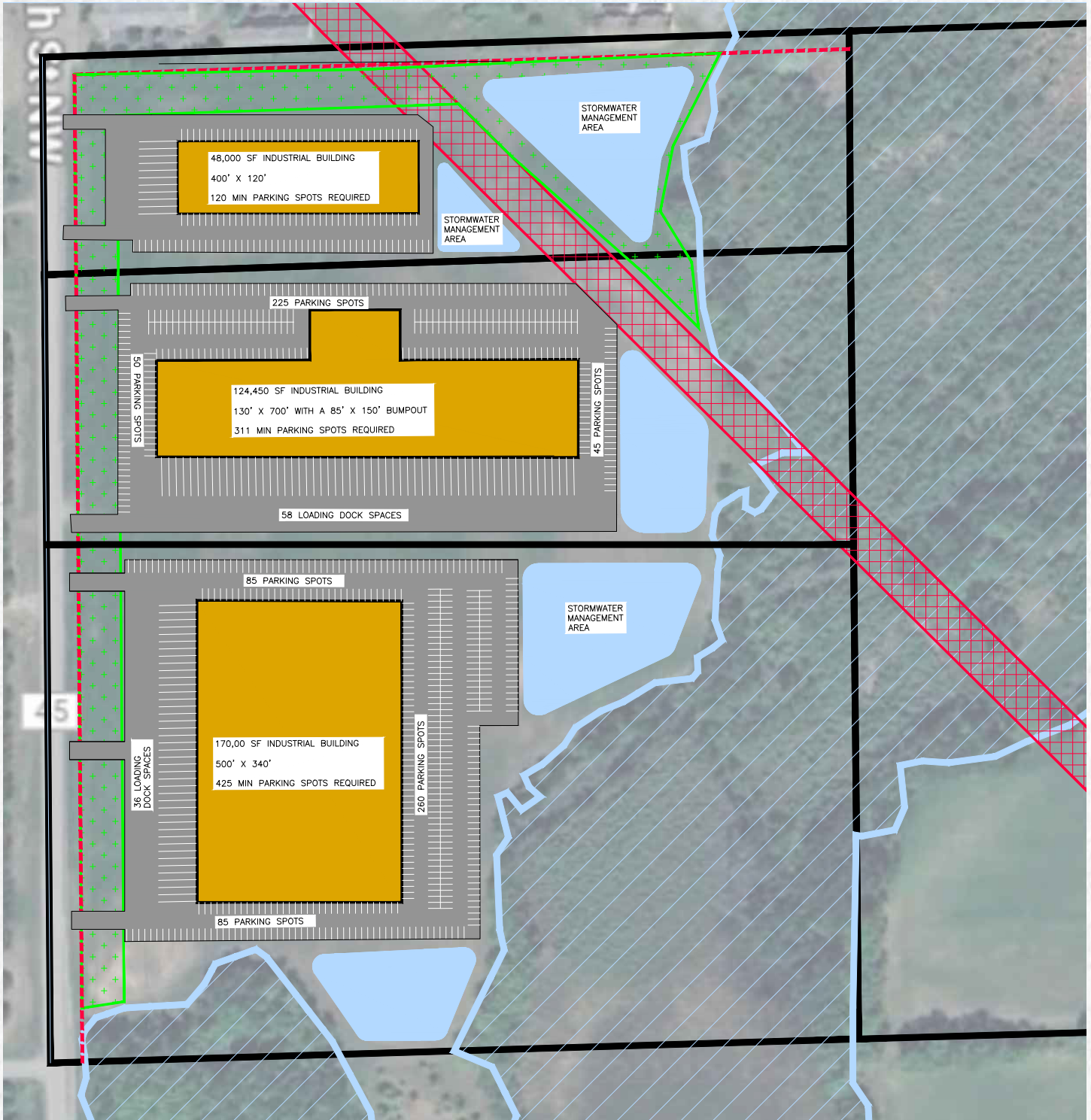
SITE PLAN OPTIONS

TWO BUILDING CONFIGURATION



THREE BUILDING CONFIGURATION

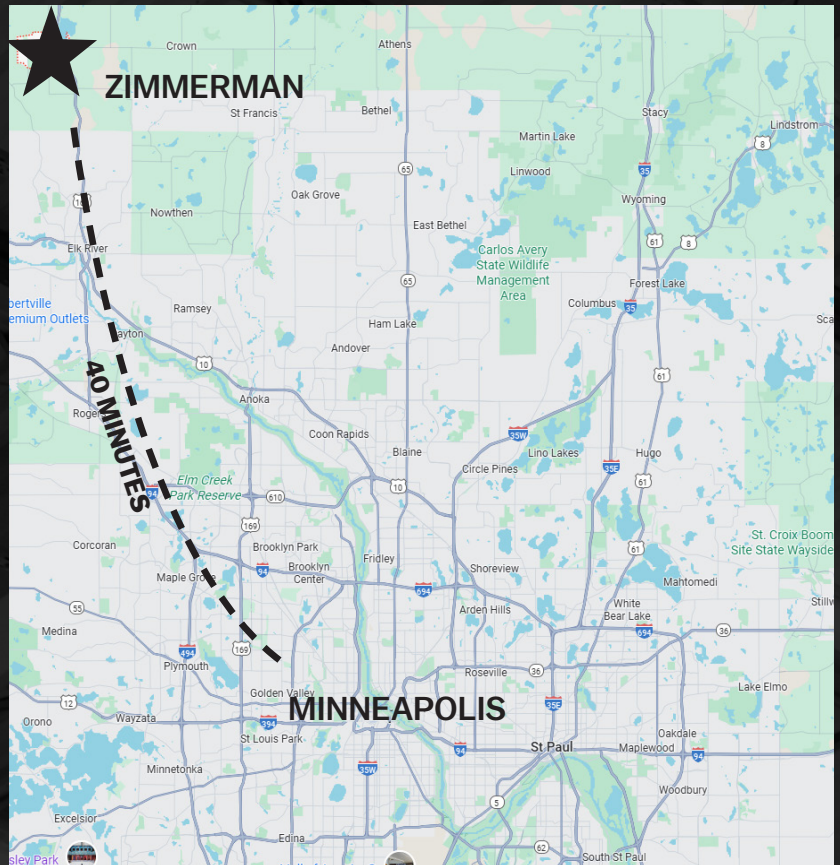
SITE PLAN OPTIONS

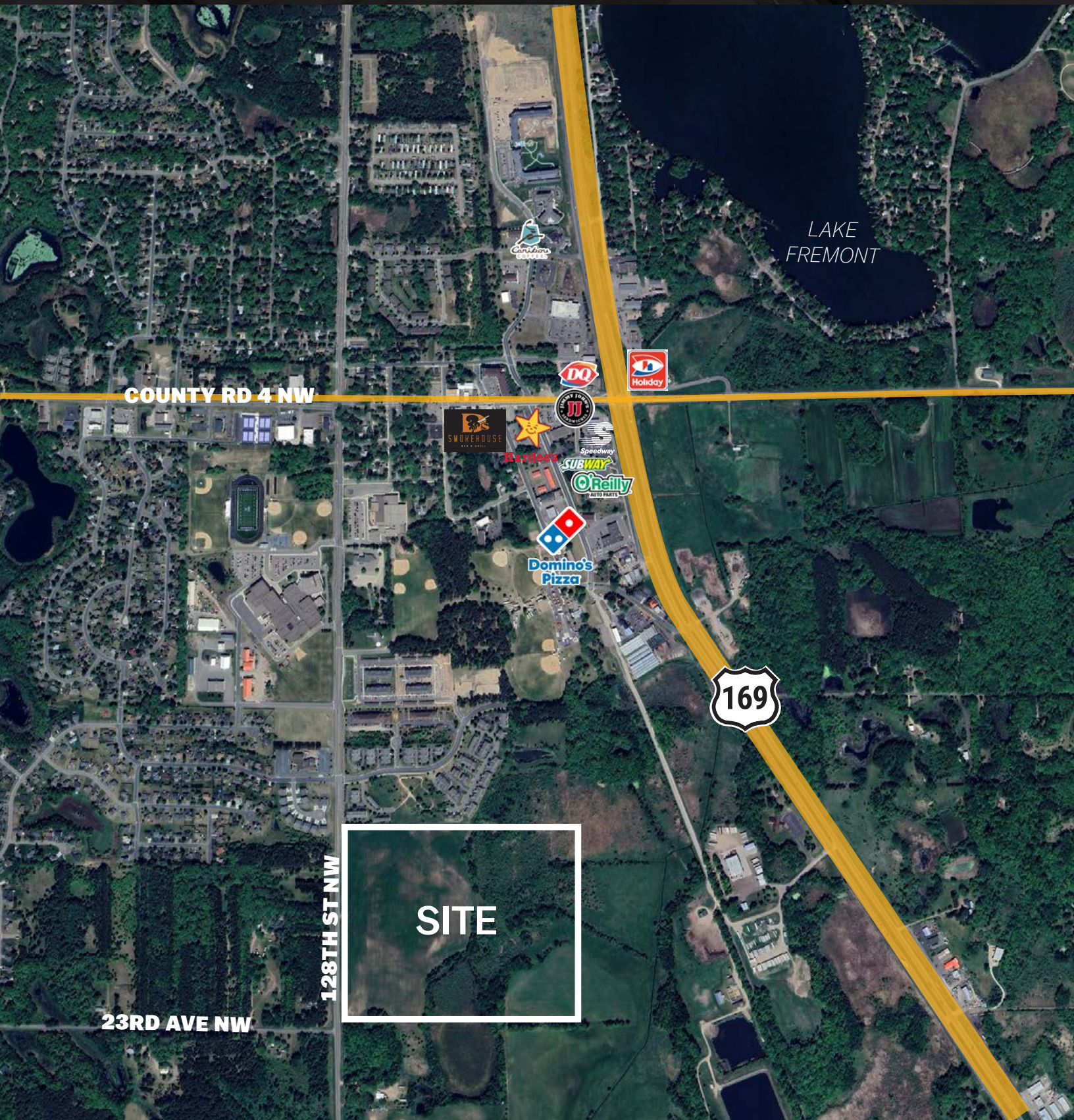


CITY OF ZIMMERMAN

Located in Sherburne County—just 40 miles northwest of the Twin Cities—this industrial land offers the ideal blend of accessibility and small-town charm.

The area combines suburban convenience with a peaceful rural atmosphere, making it both business-friendly and community-centered. With highly rated public schools, a range of income levels, and a median household income of \$49,332, it's a family-oriented region that supports growth and opportunity. Nearby, the expansive 30,700-acre Sherburne National Wildlife Refuge provides a natural backdrop of prairie and northern woods—perfect for companies seeking a location that values both progress and preservation.





COUNTY RD 4 NW

LAKE FREMONT

SITE

169

128TH ST NW

23RD AVE NW

FOR MORE INFORMATION, CONTACT:

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