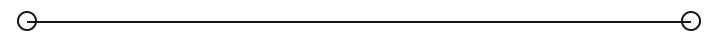




13655 Lake Drive NE

13655 LAKE DRIVE NE

Forest Lake, MN 55075



PRESENTED BY:

MYLES HARNDEN

O: 952.820.1629

myles.harnden@svn.com

HUNTER WEIR

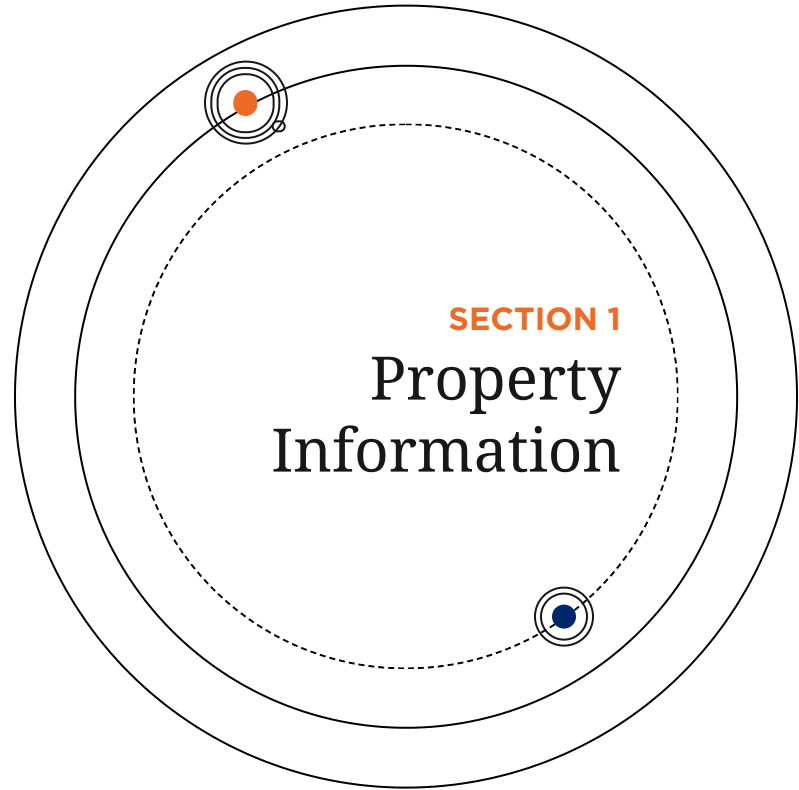
O: 952.820.1628

hunter.weir@svn.com



Table of Contents

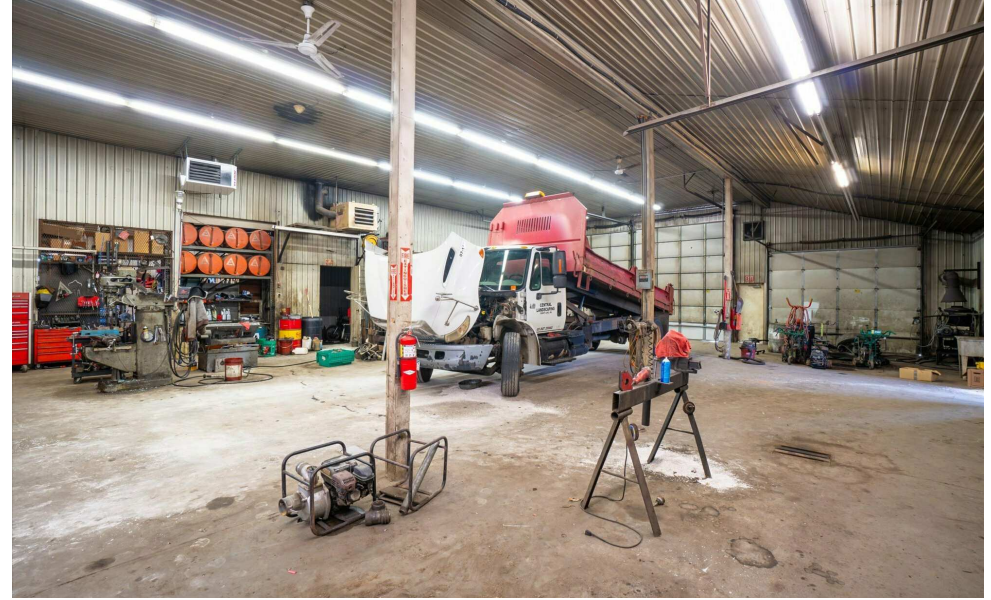
3	PROPERTY INFORMATION	8	MAPS	
	Property Summary	4	Location Map	9
	Property Description	5	Parcel Outlines	10
			Aerial View	11
6	PROPERTY VIDEO	12	ZONING CODE	
	Additional Photos	7	Property Description	13
		14	DEMOGRAPHICS	
			Demographics Map & Report	15



SECTION 1

**Property
Information**

PROPERTY SUMMARY



OFFERING SUMMARY

TOTAL BUILDING SIZE:	Approx. 17,700 SF
BUILDING 1:	Approx. 7,300 SF
BUILDING 2:	Approx. 5,500 SF
BUILDING 3:	Approx. 2,400 SF
BUILDING 4:	Approx. 2,500 SF
LOT SIZE:	42.8 Acres
ZONING:	(C/I)Commercial/Industrial

PROPERTY OVERVIEW

SVN Northco is pleased to present for lease the large industrial service and outdoor storage property in Forest Lake, MN. This property consists of 2 parcels that make up approximately 42.8 acres, which consists of ample room for an industrial yard/lot or future development. There are 4 total structures on this site with an approximate total square footage of 17,700 SF. This site also has favorable Commercial/Industrial zoning.

PROPERTY DESCRIPTION



LOCATION DESCRIPTION

This property is in a prime industrial corridor of Forest Lake Minnesota. It is situated just under 3 miles from I-35W and roughly 5 miles from I-35E. With access to these major thoroughfares, this property is well located just north of the Twin Cities.

EXTERIOR DESCRIPTION

The lot is made up of mostly crushed concrete and gravel. There are several concrete areas throughout as well. The front half of the site is fenced and contains a gated entry way. All of the buildings are made of corrugated steel and are equipped with multiple sized overhead doors.

INTERIOR DESCRIPTION

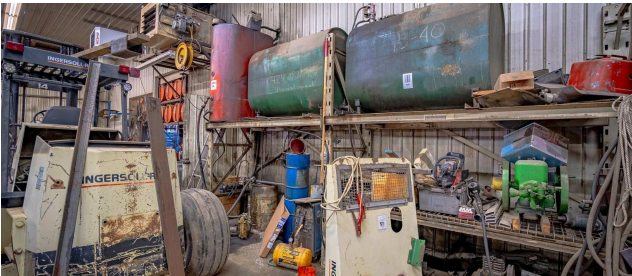
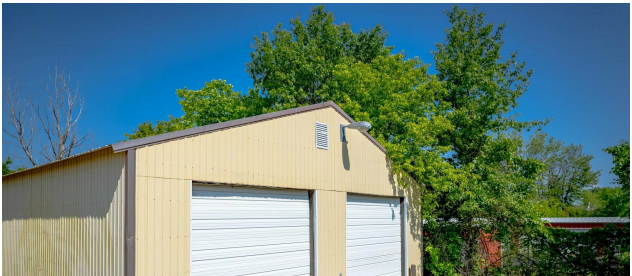
The main building comes with a small office and a dual bay functional shop. The shop is equipped with floor drains, compressors, and waste oil burners. The second building is equipped with two overhead doors and the opportunity to be made into fully functioning shop. Building 3 and 4 are both metal sheds which can serve as covered storage.

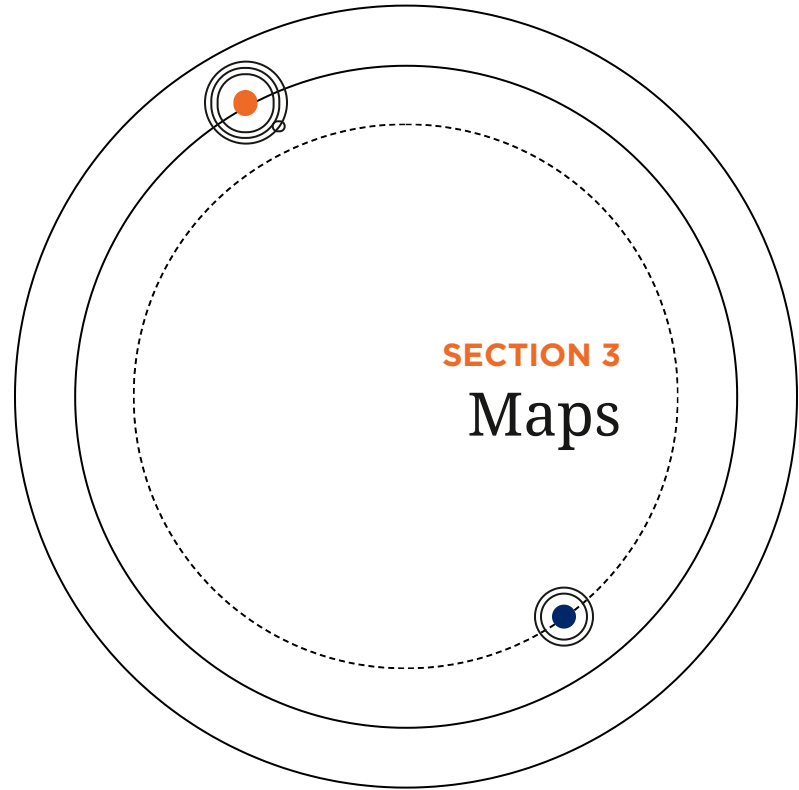


SECTION 2

Property
Video
CLICK HERE

ADDITIONAL PHOTOS

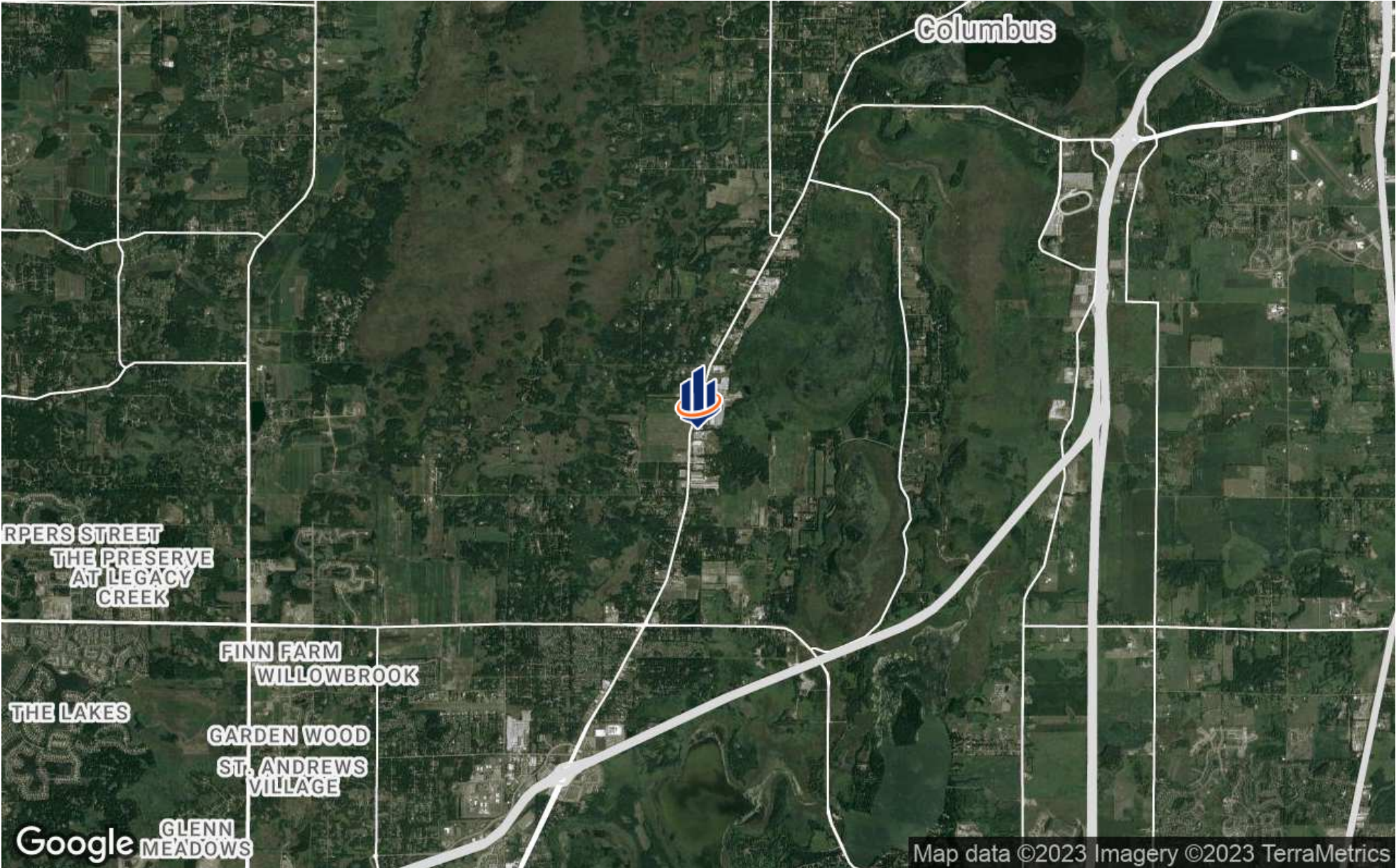




SECTION 3

Maps

LOCATION MAP

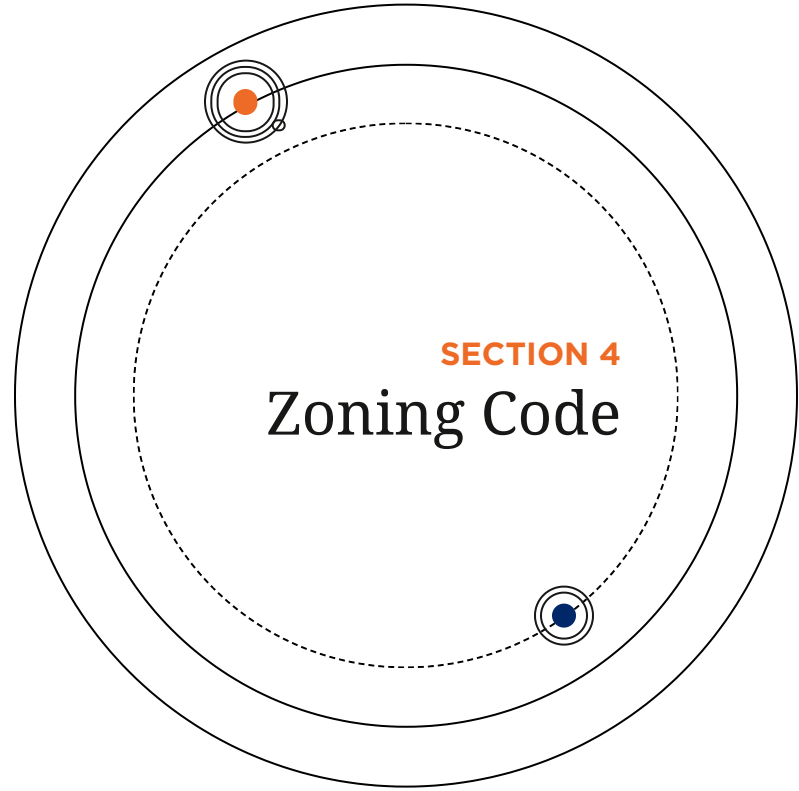


PARCEL OUTLINES



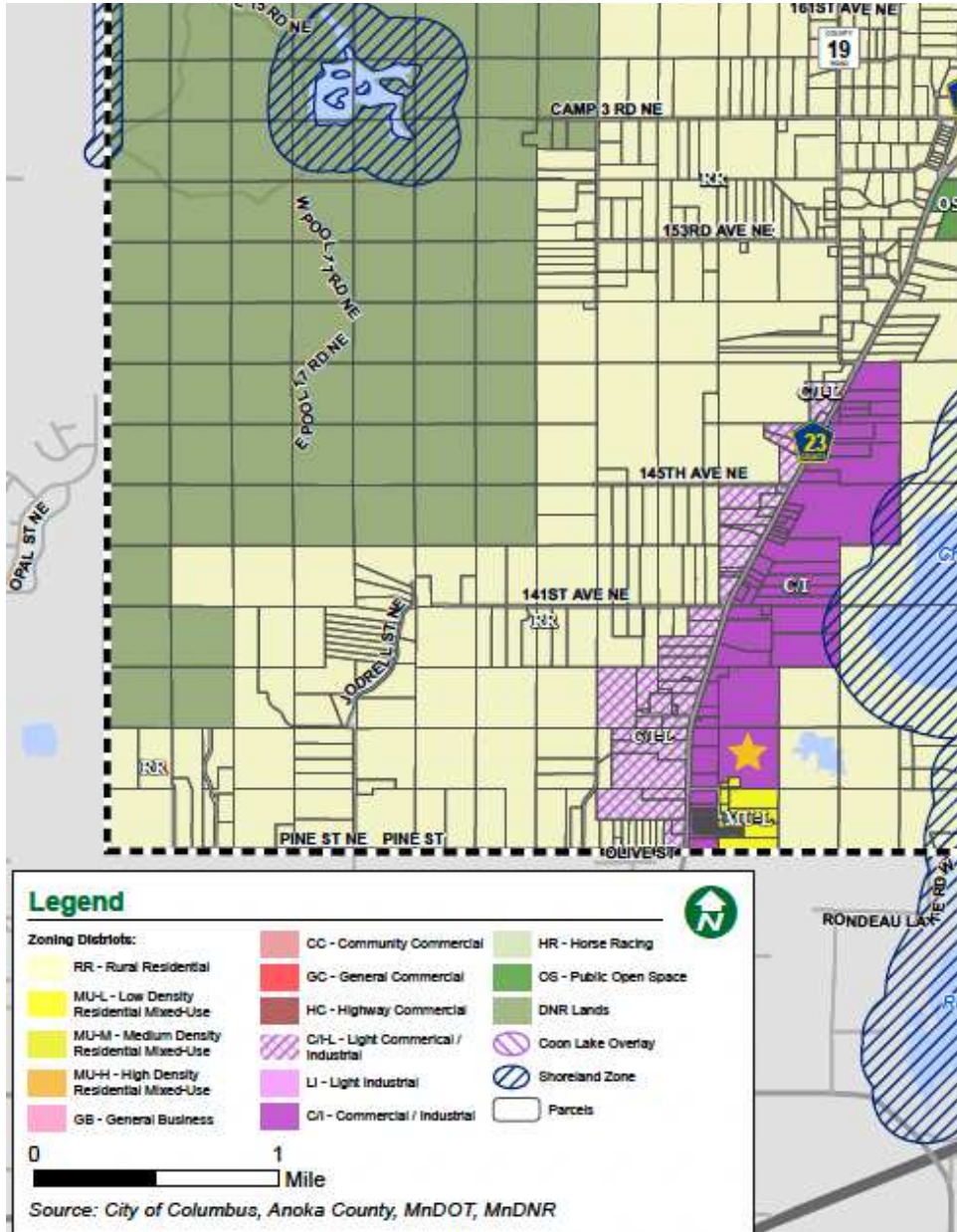
AERIAL VIEW





SECTION 4
Zoning Code

ZONING DESCRIPTION

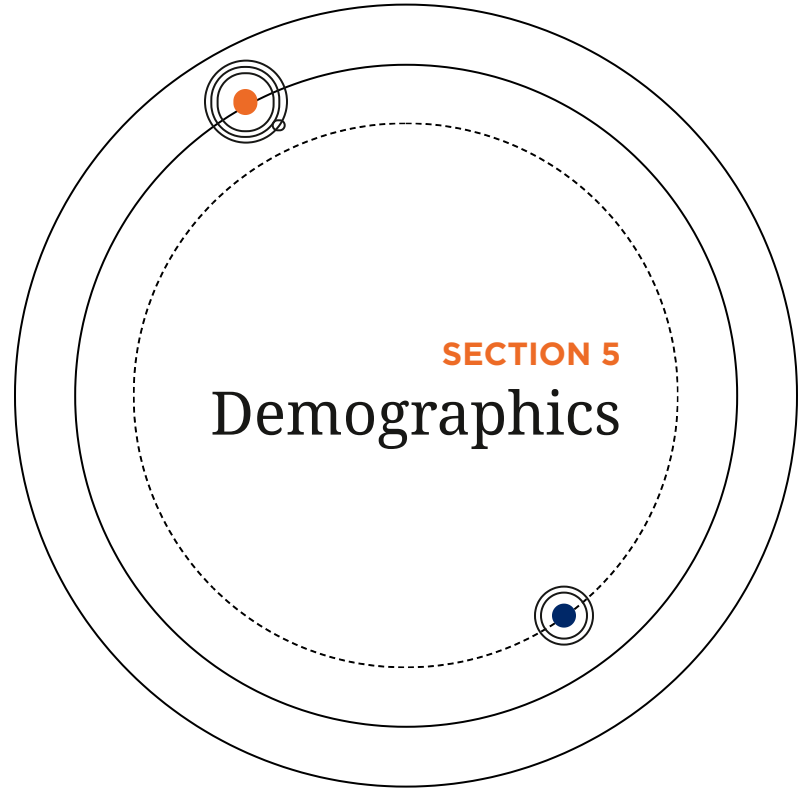


PERMITTED USES

- 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 5

Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	273	1,911	8,376
AVERAGE AGE	35.8	34.2	34.9
AVERAGE AGE (MALE)	32.3	31.5	32.6
AVERAGE AGE (FEMALE)	36.5	34.6	35.9

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	100	698	3,280
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$77,954	\$73,864	\$70,736
AVERAGE HOUSE VALUE	\$194,676	\$193,731	\$196,931

* Demographic data derived from 2020 ACS - US Census

