



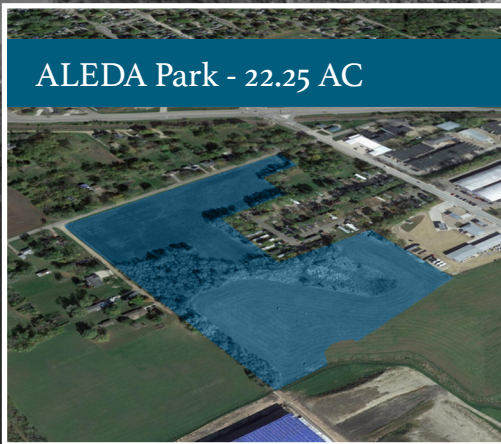
THE
BROOKSHIRE
COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

Albert Lea Industrial Land

ALEDA Park | Habben Site

I-35/I-90 Business Park | Plaza Street Site

165+ Total Acres



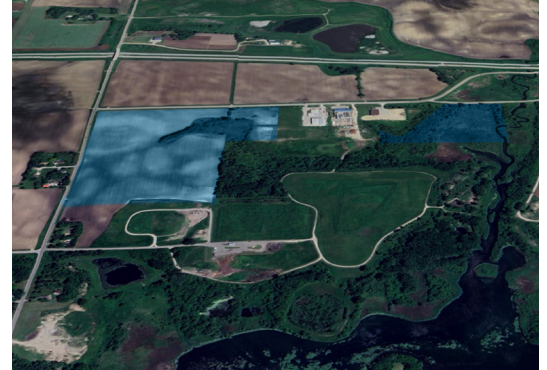
CONTACT

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Plaza Street Site

Strategically located near the Albert Lea airport, the Plaza Street Site offers a prime industrial opportunity for businesses ready to expand. With electricity, water, and fiber already in place, and the potential for further utility expansion, this site is equipped to support your operations and future growth. Its proximity to key transportation hubs and modern infrastructure makes Plaza Street the ideal location for businesses looking to elevate their presence in a well-connected industrial setting.



PROPERTY HIGHLIGHTS

- 69.03 Acres + 12.91 Acre Outlot (East)
- IDD Zoning
- Electricity and water available
- Expansion of utilities is possible
- Currently leased for agriculture production

PRICE: \$30,000 Per Acre

LOCATION DESCRIPTION

- PID# 342550010; PID# 344090050
- Situation 1.5 miles from I-90 interchange, west of Albert Lea Airport, located on Plaza Street

TOPOGRAPHY Flat/Farmland

GEO-TECHNICAL BORINGS Soil testing available upon request

ELECTRIC Freeborn-Mower Electric Cooperative (507) 373-6421
Substation Capacity - 12MW
System Capacity - 75MW
Distribution Level - 12.47KV
Transmission Level - 69KV

NATURAL GAS Minnesota Energy Resources Thomas Wood - (800) 889-9508
There are no gas lines along any of these properties.

TELECOM Spectrum (Internet, TV, Phone)
High-speed fiber available

WATER City of Albert Lea
Steven Jahnke, CE/DPW
(507) 377-4325
sjahnke@ci.albertlea.mn.us
Peak Use - Summer; 2.5 MG of storage
* Currently no need to expand in immediate future
** Water main system runs on Plaza Street and is generally designed to provide a fire flow capacity.



I-35/I-90 Business Park

Perfectly positioned at the crossroads of I-35 and I-90, this business park is designed for light industrial or distribution ventures seeking seamless connectivity. Just a quarter mile from Interstate 35 and one mile from the I-90 interchange, these shovel-ready lots offer unmatched accessibility. With natural gas extended to serve the entire park and high-speed fiber in place, this location provides the essential infrastructure for businesses looking to thrive. Flexible lot configurations allow you to tailor the site to meet your exact needs.



PROPERTY HIGHLIGHTS

- 60+ Acres
- IDD Zoning
- New hotel on site
- Fiber optic available
- Shovel ready

PRICE: \$45,000 Per Acre

LOCATION DESCRIPTION

- PID# 344390010, PID# 344390020, PID# 344440010, PID# 344440020, PID# 344440040, PID# 344440050
- Situated ¼ mile from I-35 Interchange
- 3 large parcels currently leased for agriculture production

TOPOGRAPHY Rolling

ELECTRIC Freeborn-Mower Electric Cooperative (507) 373-6421 Substation Capacity - 8.4MW
System Capacity - 75MW
Multiple back feed capability

NATURAL GAS Minnesota Energy Resources Thomas Wood - (800) 889-9508 4"PE Main at 60PSI along the north of Holiday Inn

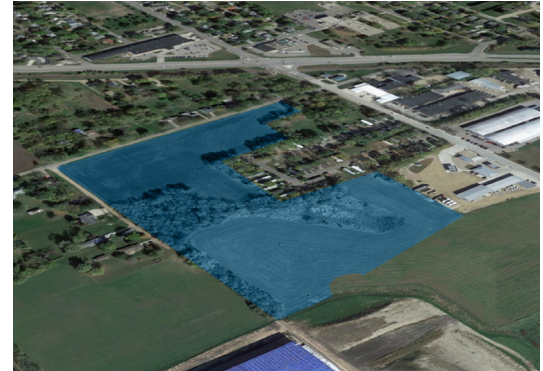
TELECOM Spectrum (Internet, TV, Phone) High-speed fiber available

WATER City of Albert Lea Steven Jahnke, CE/DPW (507) 377-4325 sjahnke@ci.albertlea.mn.us
Average Use - 1 Billion Gallons per year
Peak Use - Summer; 2.5 MG of storage
* Currently no need to expand in immediate future
** Water main system runs on 777th Ave. and is generally designed to provide a fire flow capacity.



ALEDA Park

The perfect opportunity for businesses seeking an exceptional industrial setting. Nestled next to an established industrial park, it offers seamless access to major transportation routes. Designed to meet the demands of modern industries, including wet industry, with robust water and sewer systems, this site is ready to support growth. The park's two regional retention ponds and available fiber optic service ensure efficiency, while the new spec building, quickly occupied after its 2009 construction, highlights the area's desirability for forward-thinking businesses.



PROPERTY HIGHLIGHTS

- 22.25 Acres
- I-2 Industrial Zoning
- Heavy or Wet Industry
- Shovel-ready
- Retention ponds complete
- Excess sewer and water capacity

PRICE: \$45,000 Per Acre

LOCATION DESCRIPTION

- PID# 344350090, PID# 344350040
- Situated on Margaretha Avenue & E 14th Street
- Positioned near an existing industrial park

TOPOGRAPHY Flat/Farmland

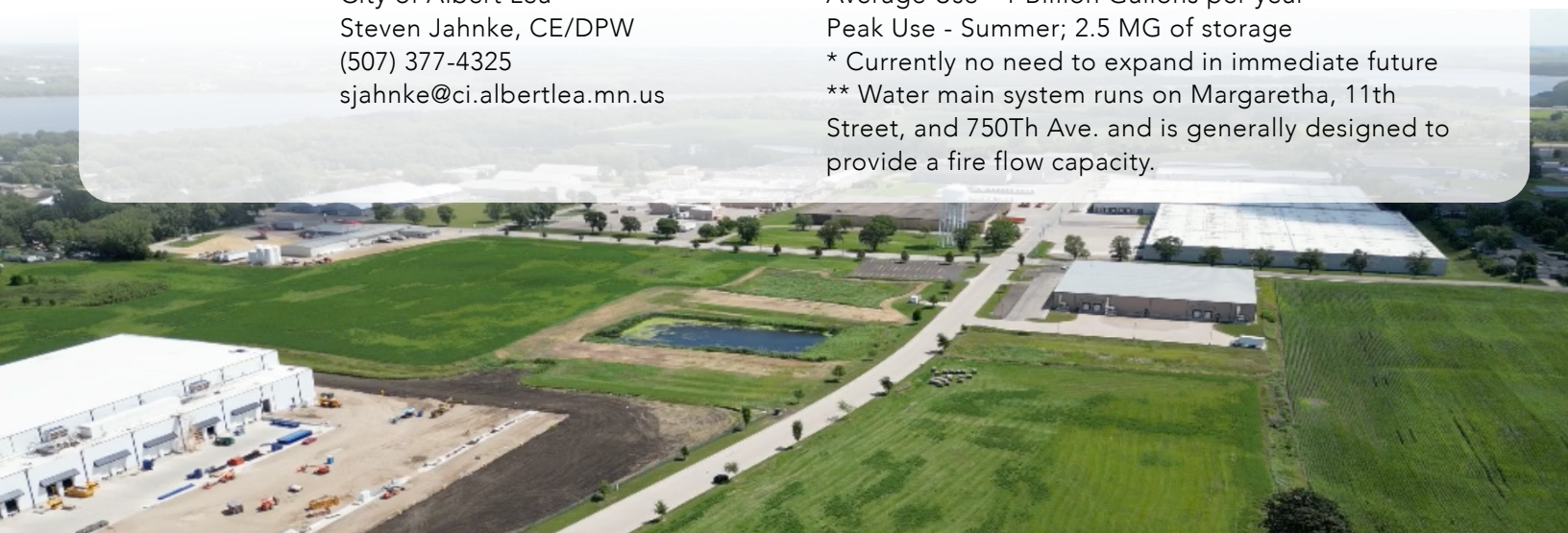
GEO-TECHNICAL BORINGS Shovel Ready

ELECTRIC Freeborn-Mower Electric Cooperative (507) 373-6421 Substation Capacity - 28MW
System Capacity - 75MW
Distribution Level - 12.47KV
Transmission Level - 69KV
Dual transformer/multiple back feed capability

NATURAL GAS Minnesota Energy Resources Thomas Wood - (800) 889-9508 Closest gas lines run on Margaretha and 750th Ave. There is a 4" PE Main at 60PSI, 4" Steel Main at 25PSI, and an 8" Steel Main at 60PSI

TELECOM Winnebago Cooperative Telephone Association (Internet, TV, Phone) High-speed fiber available

WATER City of Albert Lea Steven Jahnke, CE/DPW (507) 377-4325 sjahnke@ci.albertlea.mn.us Average Use - 1 Billion Gallons per year
Peak Use - Summer; 2.5 MG of storage
* Currently no need to expand in immediate future
** Water main system runs on Margaretha, 11th Street, and 750th Ave. and is generally designed to provide a fire flow capacity.



Habben Site

The Habben Site offers an exceptional canvas for your next industrial development. With two expansive lots, this prime location provides unparalleled access to major transportation routes. Infrastructure is ready, with utilities in place along adjacent roads and high-speed fiber available to meet the demands of modern business. A retention pond and a robust water main system, designed for fire flow capacity exceeding 2,000 gallons, ensure both safety and efficiency. With soil testing complete and ready for review, this site is poised to support your vision for success.



PROPERTY HIGHLIGHTS

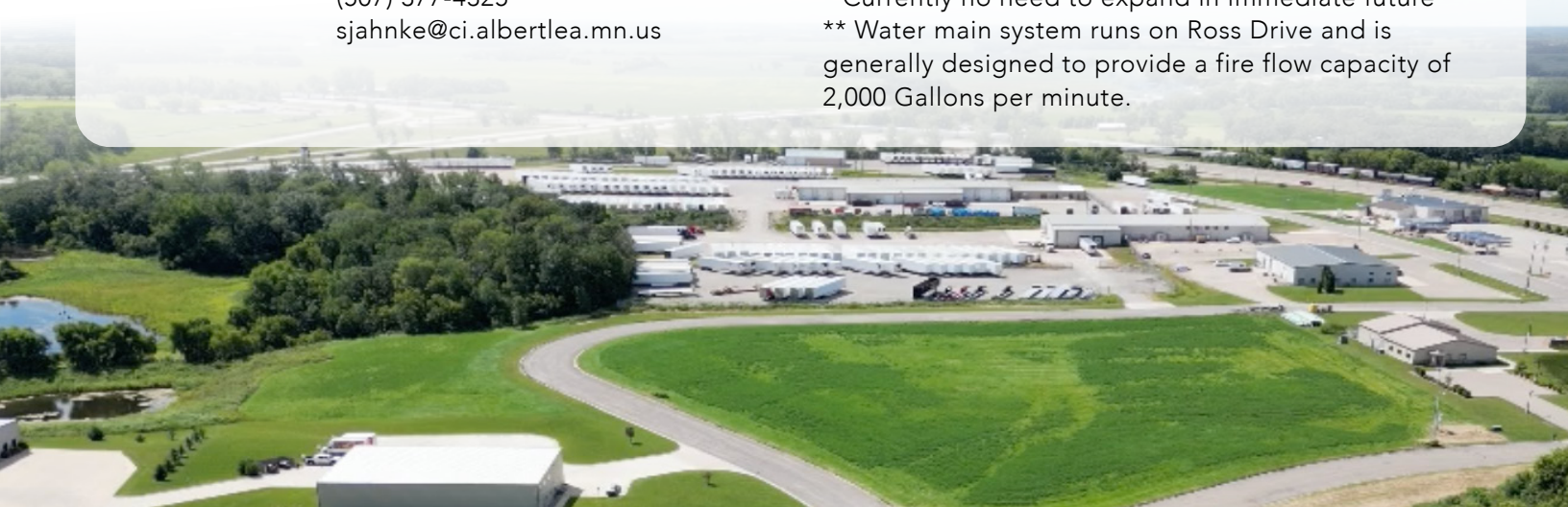
- 13.94 Acres (Lot 1 - North 9.7 AC ; Lot 2 - South 4.24 AC)
- IDD Zoning
- Shovel-ready lots
- Utilities are in adjacent roads
- Has a retention pond

PRICE: \$45,000 Per Acre

LOCATION DESCRIPTION

- PID# 343790121(Lot 1 - North); PID# 343790111(Lot 2 - South)
- Located less than ½ miles from I35
- Positioned near an existing industrial park

TOPOGRAPHY	Flat/Farmland	
GEO-TECHNICAL BORINGS	Soil testing is complete and is available upon request for Lot 1	
ELECTRIC	Freeborn-Mower Electric Cooperative (507) 373-6421	Substation Capacity - 28MW System Capacity - 75MW Distribution Level - 12.47KV Transmission Level - 69KV Dual transformer/multiple back feed capability
NATURAL GAS	Minnesota Energy Resources Thomas Wood - (800) 889-9508	Lot 1 - 2" PE Main at 60PSI on Kram Ave Lot 2 - 2" PE Main at 60PSI on Betha Larsen Lane
TELECOM	Winnebago Cooperative Telephone Association	High-speed fiber available *Internet, TV, Phone
WATER	City of Albert Lea Steven Jahnke, CE/DPW (507) 377-4325 sjahnke@ci.albertlea.mn.us	Average Use - 1 Billion Gallons per year Peak Use - Summer; 2.5 MG of storage * Currently no need to expand in immediate future ** Water main system runs on Ross Drive and is generally designed to provide a fire flow capacity of 2,000 Gallons per minute.



Albert Lea, MN

Albert Lea, Minnesota, located at the crossroads of Interstates 35 and 90, offers a prime location for businesses looking to expand. With over 140 acres of business and industrial sites, a business incubator, and two residential development areas, the city is well-equipped for growth. Its infrastructure supports industries ranging from manufacturing to healthcare, while its scenic lakes, parks, and trails contribute to a high quality of life. Albert Lea's rich history, strategic location, skilled workforce, and commitment to sustainability make it a compelling destination for both businesses and residents.

- Ranked #2 "Top Affordable Small Town"
- Rich community and historic downtown
- Residents of Albert Lea enjoy the beauty of Albert Lea Lake and Fountain Lake
- Excellent schools, vibrant local events, and a range of amenities make it a place where families can grow and prosper.
- Albert Lea offers over 40 parks and scenic trails
- Myre-Big Island State park



Discover what makes this community a prime destination for growth. Tap the link to explore the opportunities that await in Albert Lea.

WATCH HERE.

For more information, contact
The Brookshire Co.

952-960-4690 | BROOKSHIRECO.COM

7900 INTERNATIONAL DRIVE, SUITE 735, BLOOMINGTON MN 55425

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