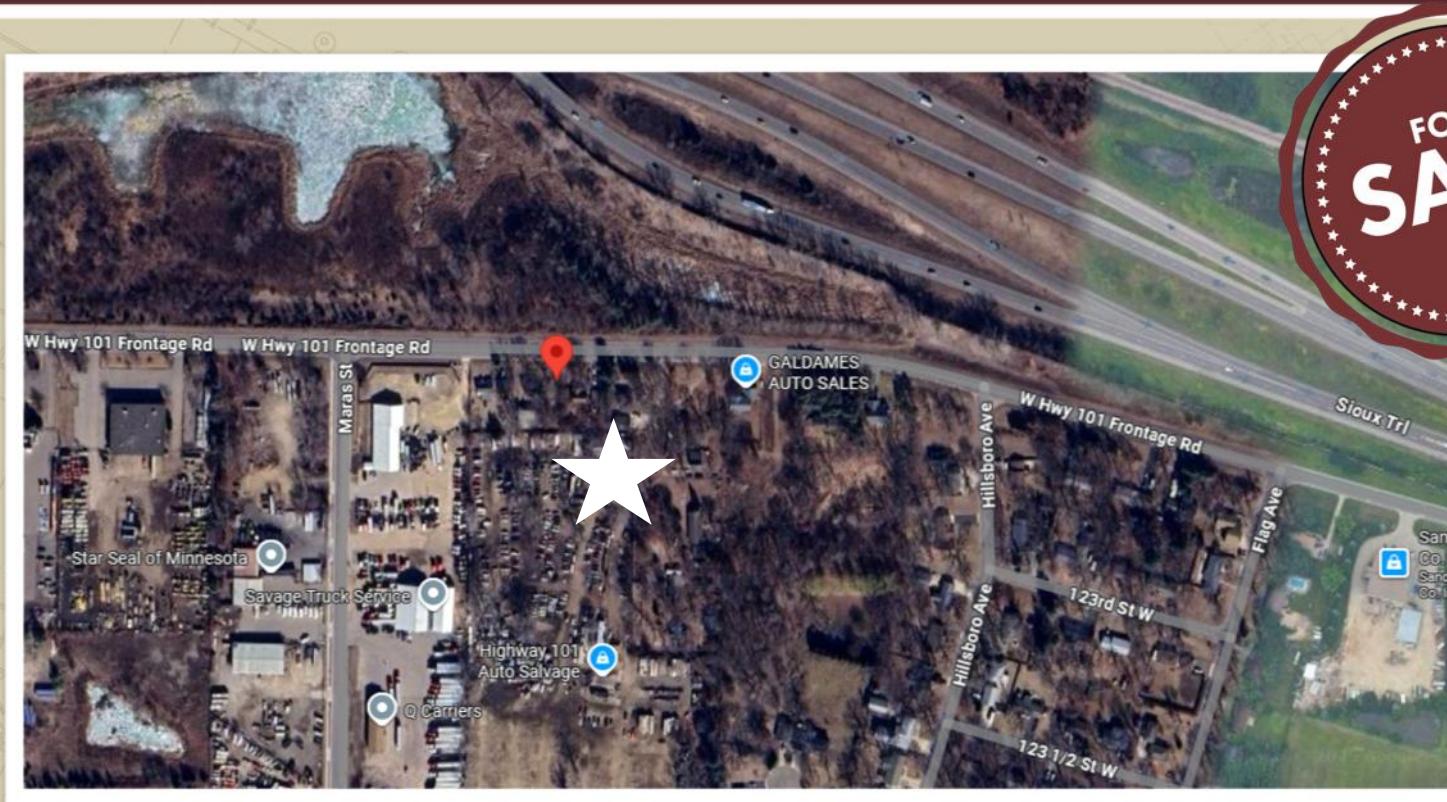


INDUSTRIAL LAND FOR SALE

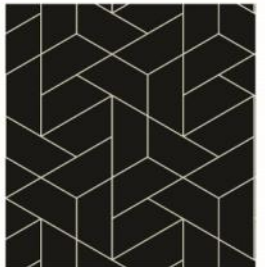
9099 13th AVENUE E, SAVAGE, MN 55379

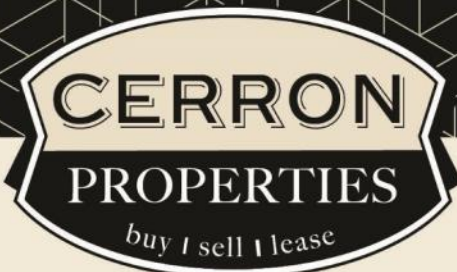


FOR SALE | INDUSTRIAL LAND



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044
WWW.CERRON.COM





CERRON Commercial Properties, LLC
21476 Grenada Avenue
Lakeville, MN 55044
www.CERRON.com

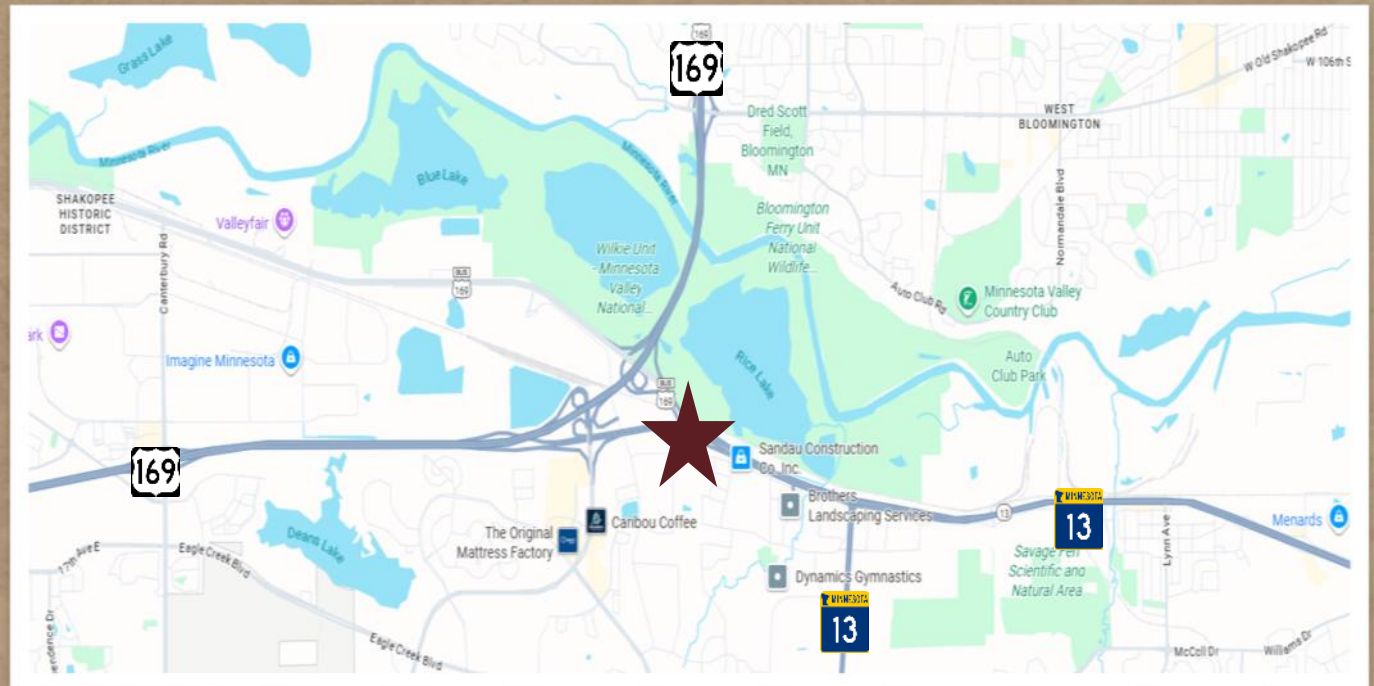
■ PROPERTY HIGHLIGHTS

- Industrial land for sale
- Approx. 13.15 acres
- Phase I & Phase II complete
(both and cover letter available)
- Owner to clean up site based on
Phase II results
- Former car salvage lot
- Electricity to the site
- No gas into the site (used propane)
- No water/sewer into the site—
they are in the frontage road
- Outdoor storage available (w CUP)
- Scott County PIDs:
multiple PIDs—see page 3
- **Asking Price Reduced:**
\$3,750,000

INDUSTRIAL LAND FOR SALE

9099 13th AVENUE E, SAVAGE, MN 55379

FOR SALE | INDUSTRIAL LAND



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

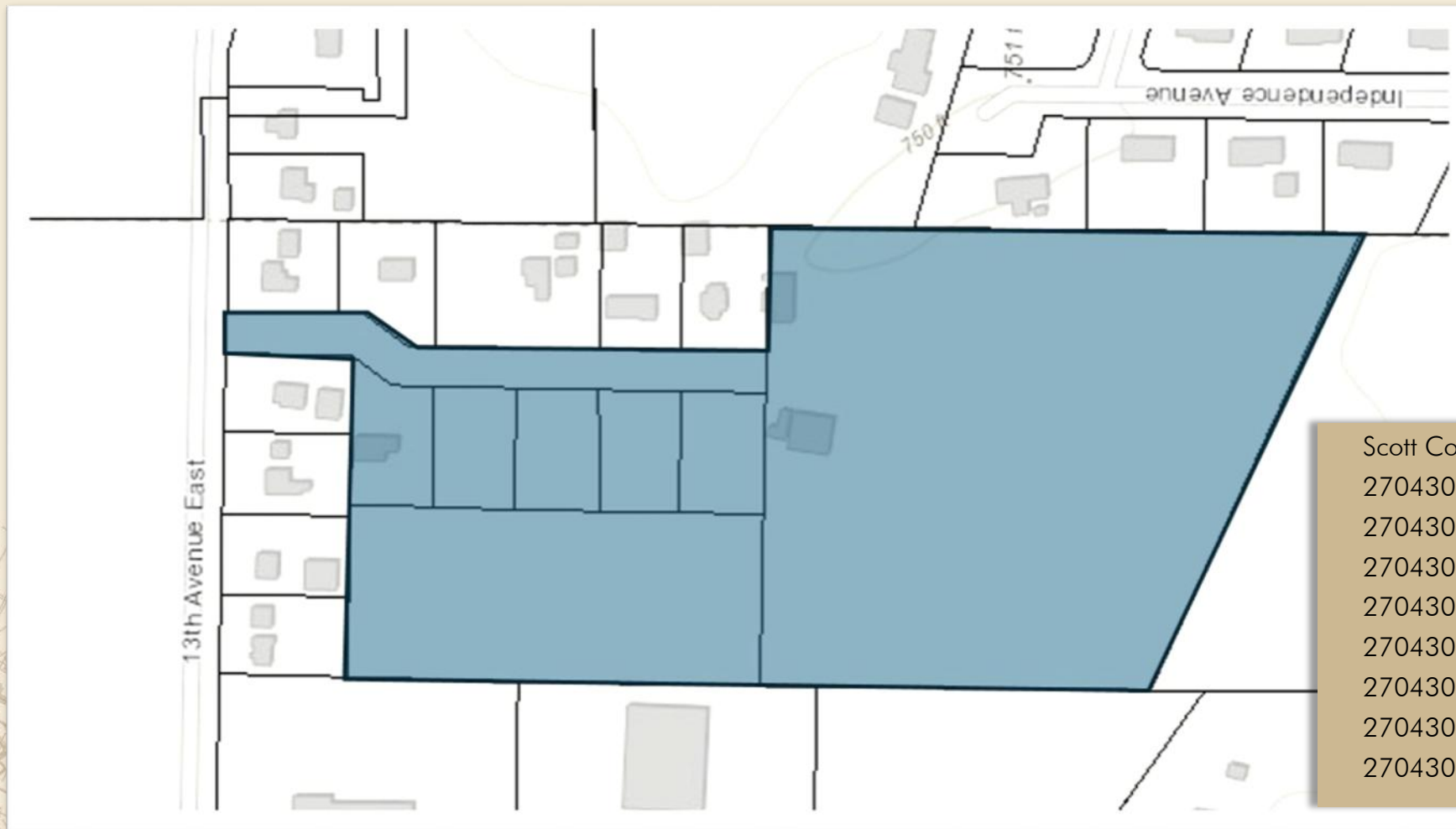


For more information,
please contact:
Rocky Ranch
952.583.6135
rockyr@cerron.com

COUNTY MAP

INDUSTRIAL LAND FOR SALE

9099 13th AVENUE E, SAVAGE, MN 55379



Scott County PIDs:

270430170
270430160
270430150
270430140
270430130
270430120
270430180
270430190

DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

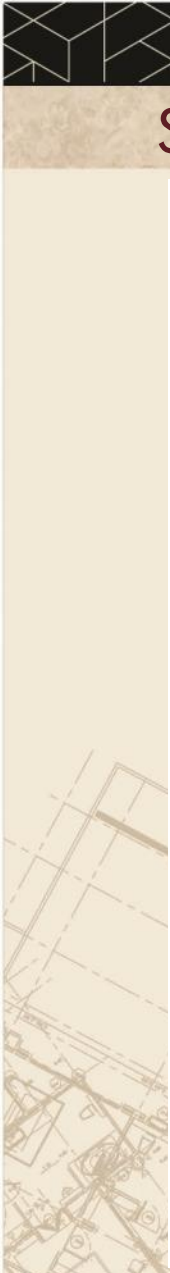


For more information,
please contact:
Rocky Ranch
952.583.6135
rockyr@cerron.com



SURVEY

INDUSTRIAL LAND FOR SALE
9099 13th AVENUE E, SAVAGE, MN 55379



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information,
please contact:
Rocky Ranch
952.583.6135
rockyr@cerron.com



For more information,
please contact:
Rocky Ranch
952.583.6135
rockyr@cerron.com

AREA BUSINESS MAP

INDUSTRIAL LAND FOR SALE

9099 13th AVENUE E, SAVAGE, MN 55379



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information,
please contact:
Rocky Ranch
952.583.6135
rockyr@cerron.com

let's get started!

Rocky Ranch | 952.583.6135 | rockyr@cerron.com

CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044



WWW.CERRON.COM