



Colliers

For Sale or Lease

5221 Lakeland Avenue N
Crystal, MN

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27,600 SF
Industrial Building



Abundance of
Permitted Uses



Excellent Access to I-694
and Highways 100 & 169,
and International Airport

5221 Lakeland Avenue N | For Sale or Lease

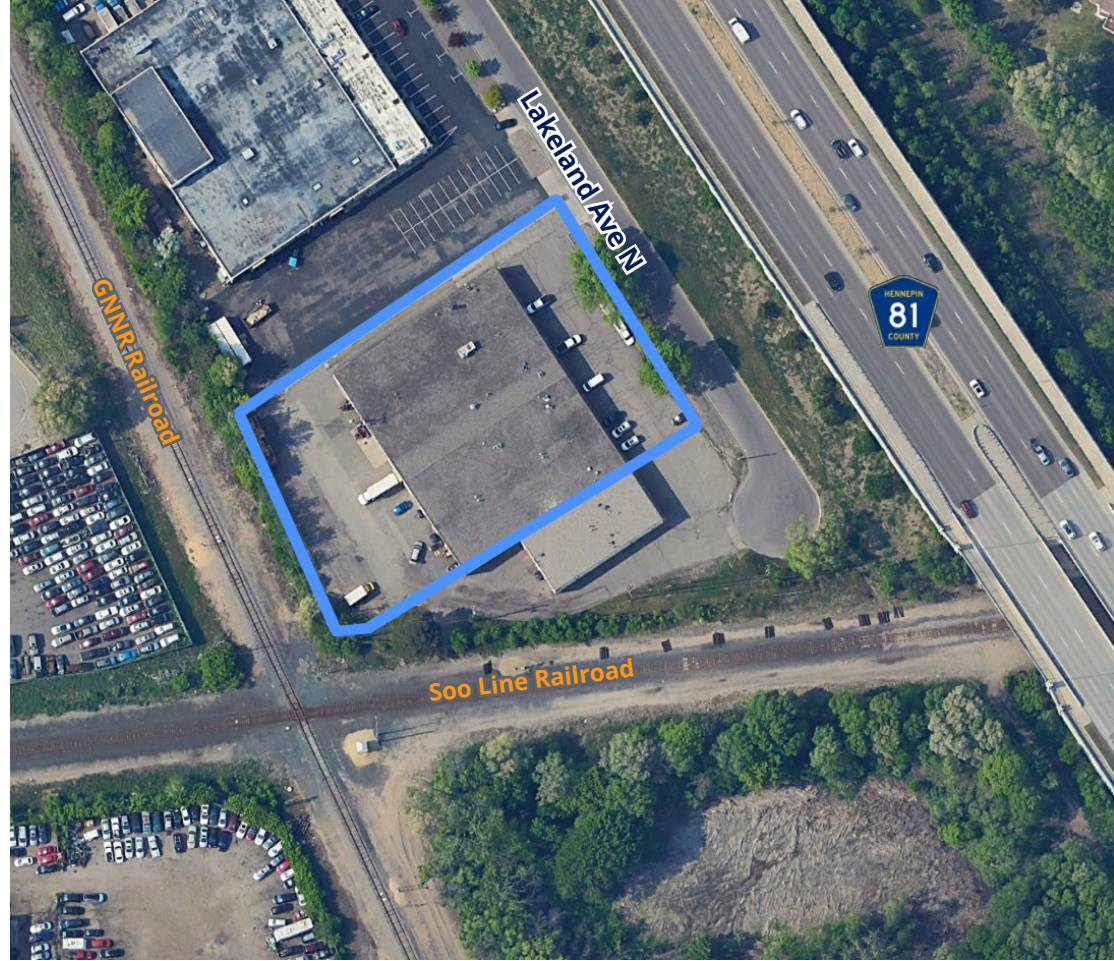
Property Profile

Property Overview

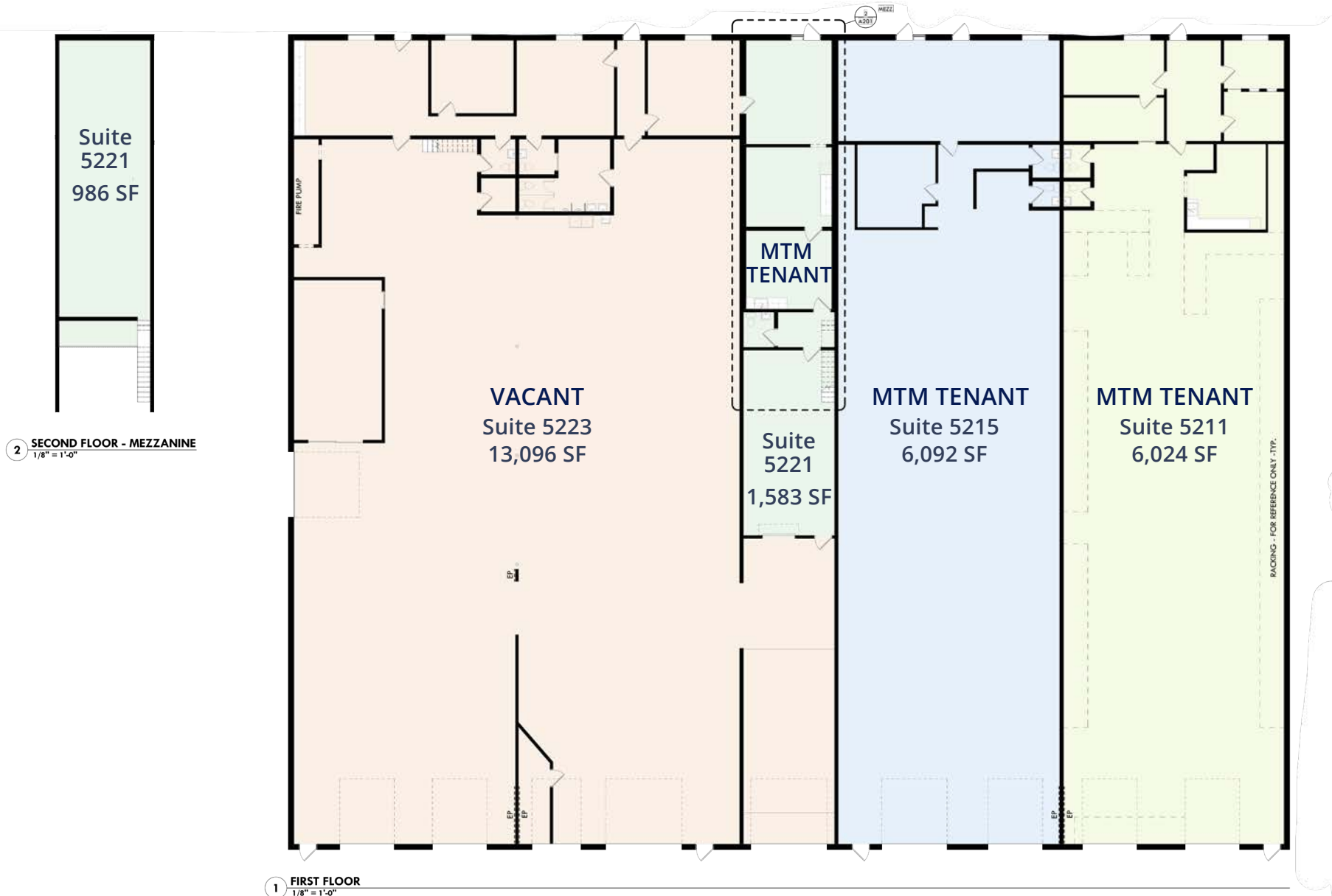
Location	5221 Lakeland Avenue North Crystal, MN 55429
PID #	09-118-21-21-0010
Building Size	4,658 SF Office 22,942 SF Warehouse 27,600 SF Total
Space Available	6,000 - 27,600 SF
Land Size	1.44 Acres
Year Built	1963
Clear Height	16'
Loading	1 Dock Door 8 Drive-In Doors
Zoning	I: Industrial
2026 Taxes	\$77,325.50
Sale Price	\$3,050,000
Lease Rate	Negotiable



**Your Next
Space**
is a click away

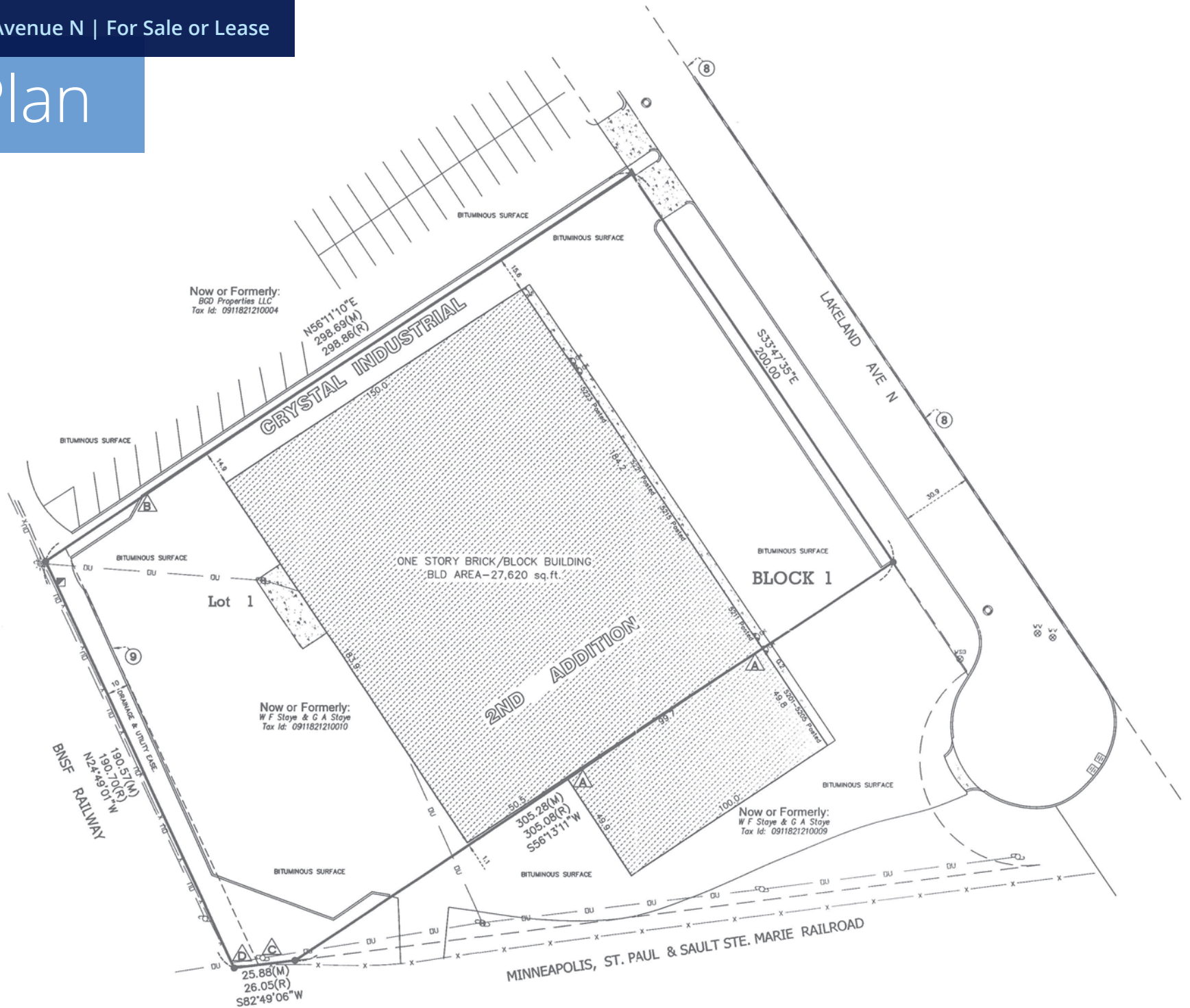


Floor Plan

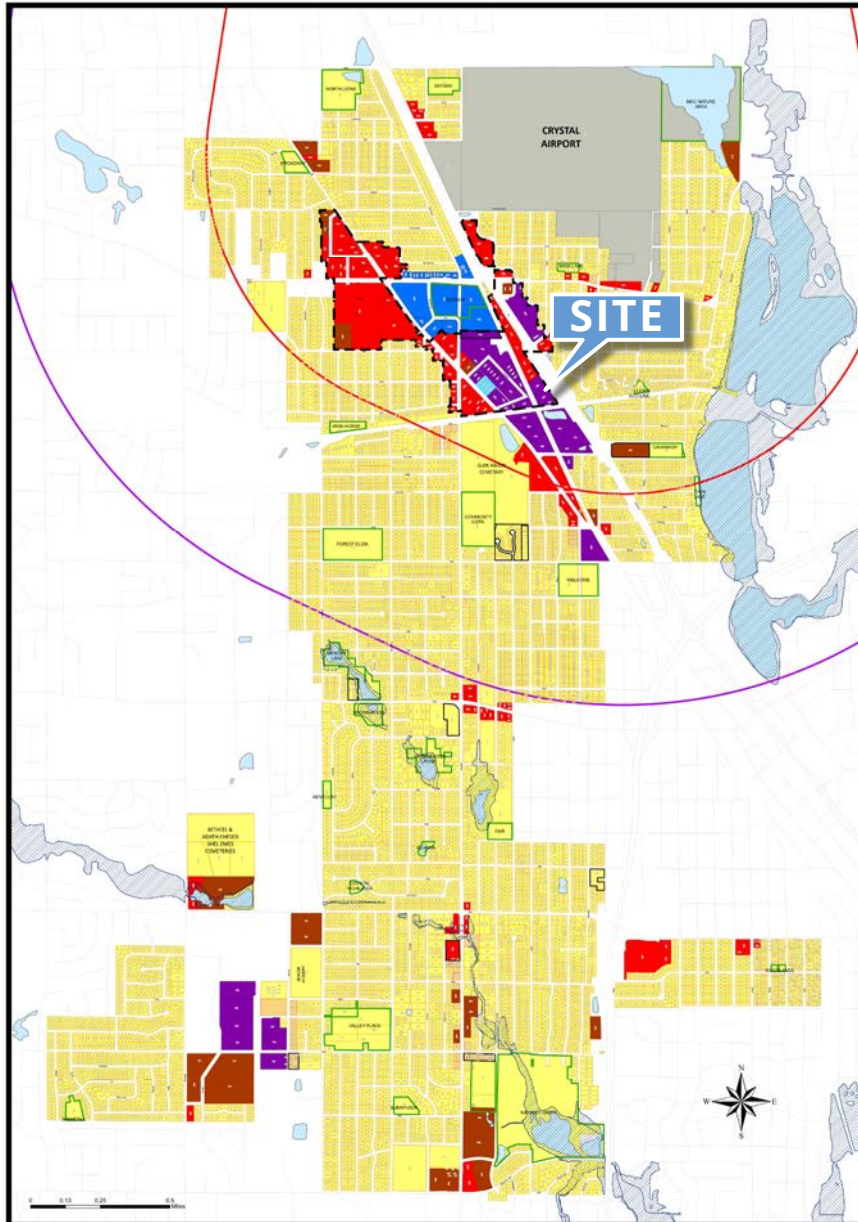


Lakeland Ave N

Site Plan



Zoning



Official Zoning Map

BASE ZONING DISTRICTS

- R1- LOW DENSITY RESIDENTIAL
- R2- MEDIUM DENSITY RESIDENTIAL
- R3- HIGH DENSITY RESIDENTIAL
- C- COMMERCIAL
- TC- TOWN CENTER
- I- INDUSTRIAL
- AP- AIRPORT DISTRICT

LAND USE ZONE I (SAME AS AIRPORT DISTRICT)

LAND USE ZONE II

AIRSPACE ZONING LIMITS

OVERLAY DISTRICTS

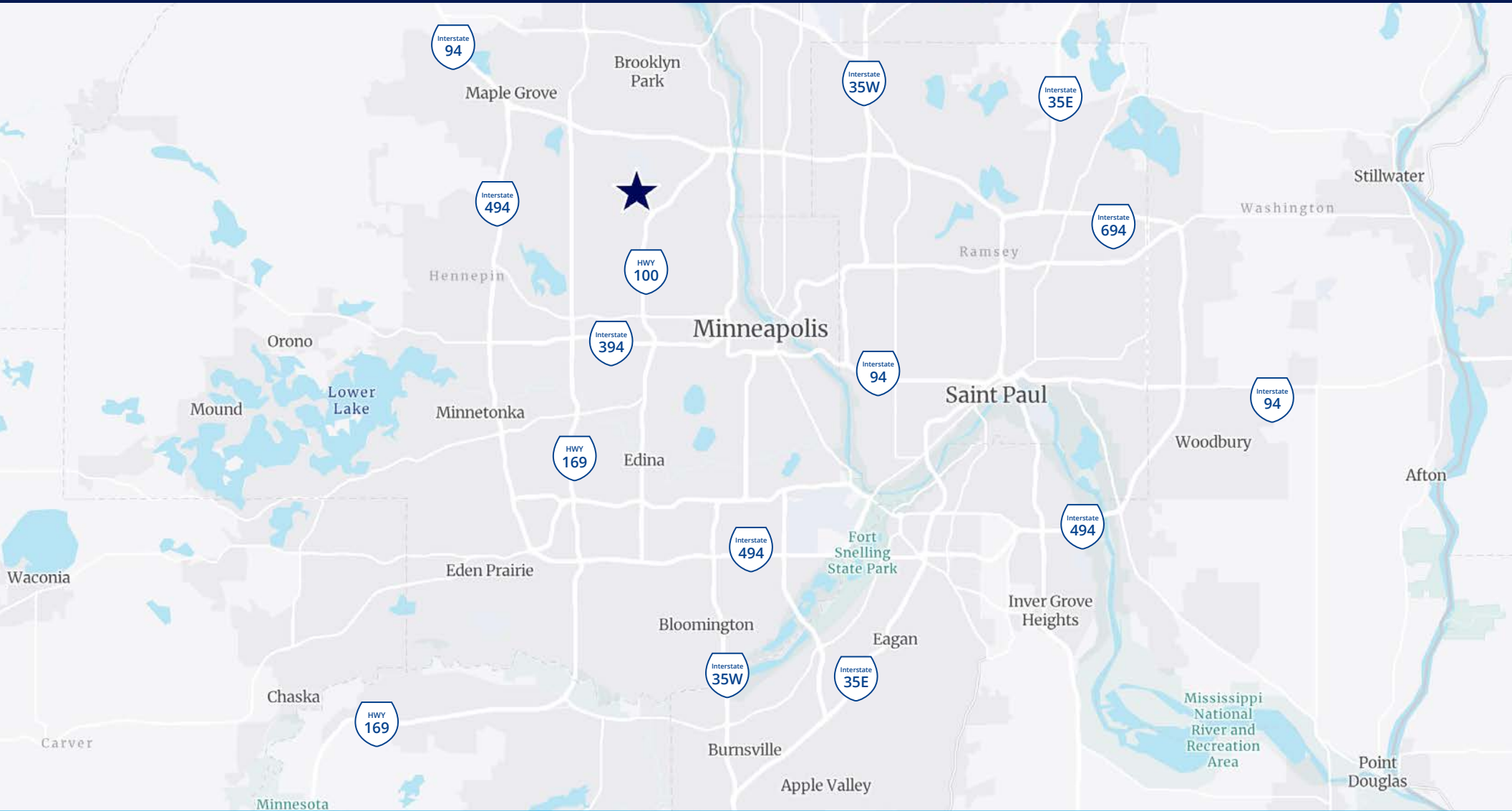
- PLANNED DEVELOPMENT DISTRICTS (PD)
- TOWN CENTER PLANNED DEVELOPMENT (TC-PD)
- PROPERTIES REZONED TO TC-PD
- CITY PARK LAND
- WATER BODIES
- FLOODPLAIN OVERLAY DISTRICTS



CLICK FOR PRINTABLE
ZONING MAP



CLICK FOR I: INDUSTRIAL
ZONING CODE



Demographics

(5 mile radius)



2025
Population

284,543



2025 Average
Household Income

\$107,533

PROXIMITY BY CAR



MSP Airport

36 Minutes

Minneapolis CBD

19 Minutes

St. Paul CBD

44 Minutes

Fargo CBD

3 Hr 30 Minutes

Sioux Falls CBD

3 Hr 53 Minutes

Des Moines CBD

3 Hr 56 Minutes

Chicago CBD

6 Hr 41 Minutes

Kansas City CBD

6 Hr 46 Minutes

Bottineau Blvd

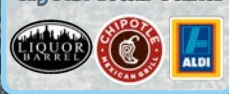
26,538 vpd

W Broadway

7,067 vpd

CRYSTAL AIRPORT

Crystal Town Center



Bass Lake Rd

Bottineau Blvd

W Broadway

Brooklyn Blvd



SITE



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