

# INDUSTRIAL LAND

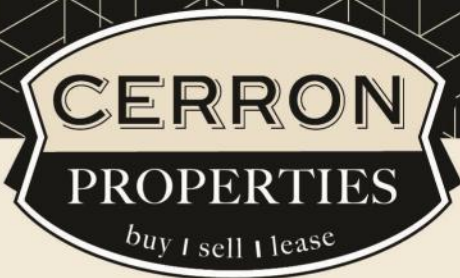
4944 280th STREET E (CTY RD 86), RANDOLPH, MN 55065



FOR SALE | AG LAND ZONED FOR INDUSTRIAL USE



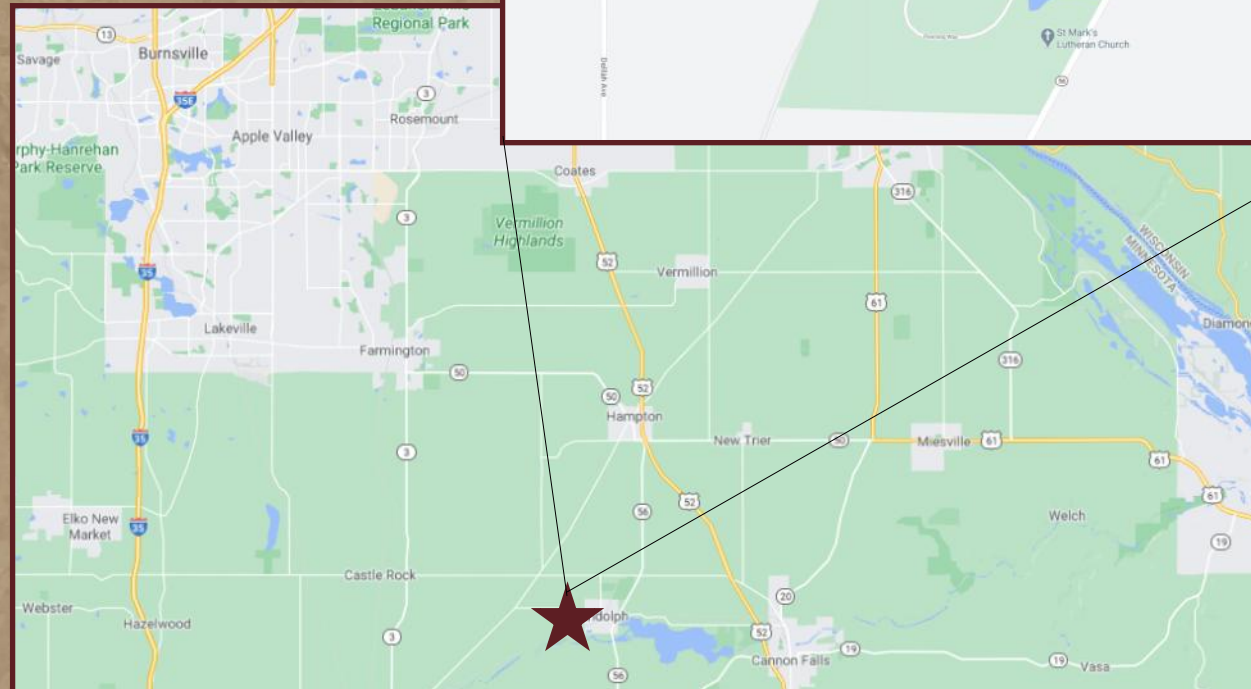
CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044  
WWW.CERRON.COM



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## ■ PROPERTY HIGHLIGHTS

- 10.8 Acres Net of ROW
- Rail Carrier Service by Union Pacific, Short Line Service by Progressive Rail
- Well & Septic
- Zoned Light Industrial
- Three miles to Hwy 52, Adjacent to Great Western Industrial Park & frontage/access on CR-86
- Outdoor storage available
- Township may require CUP
- Dakota County PID #s:  
31-00500-80-020 and  
31-00500-05-010
- 2025 Property Taxes—\$2,136
- Asking Price: \$945,000



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4944 280th STREET E (CTY RD 86), RANDOLPH, MN 55065

FOR SALE | INDUSTRIAL LAND SITE

**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:  
**Bruce Rydeen**  
**952.469.9444**  
brucer@cerron.com



AERIAL

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## HOME INTERIOR

## INDUSTRIAL LAND

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THIS PROPERTY HAS A NEWLY REMODELED HOUSE PLUS OUT BUILDINGS THAT COULD PRODUCE INCOME UNTIL THE LAND IS DEVELOPED.



MORE PHOTOS AVAILABLE UPON REQUEST

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## EXTERIOR

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## CR-86 FRONTAGE

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## AREA MAP

# INDUSTRIAL LAND

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*let's get started!*

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