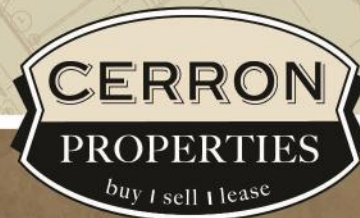


# INDUSTRIAL LAND

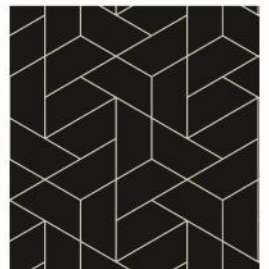
4944 280th STREET E (CTY RD 86), RANDOLPH, MN 55065

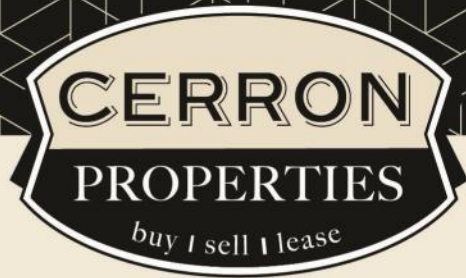


FOR SALE | INDUSTRIAL LAND SITE



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





# INDUSTRIAL LAND

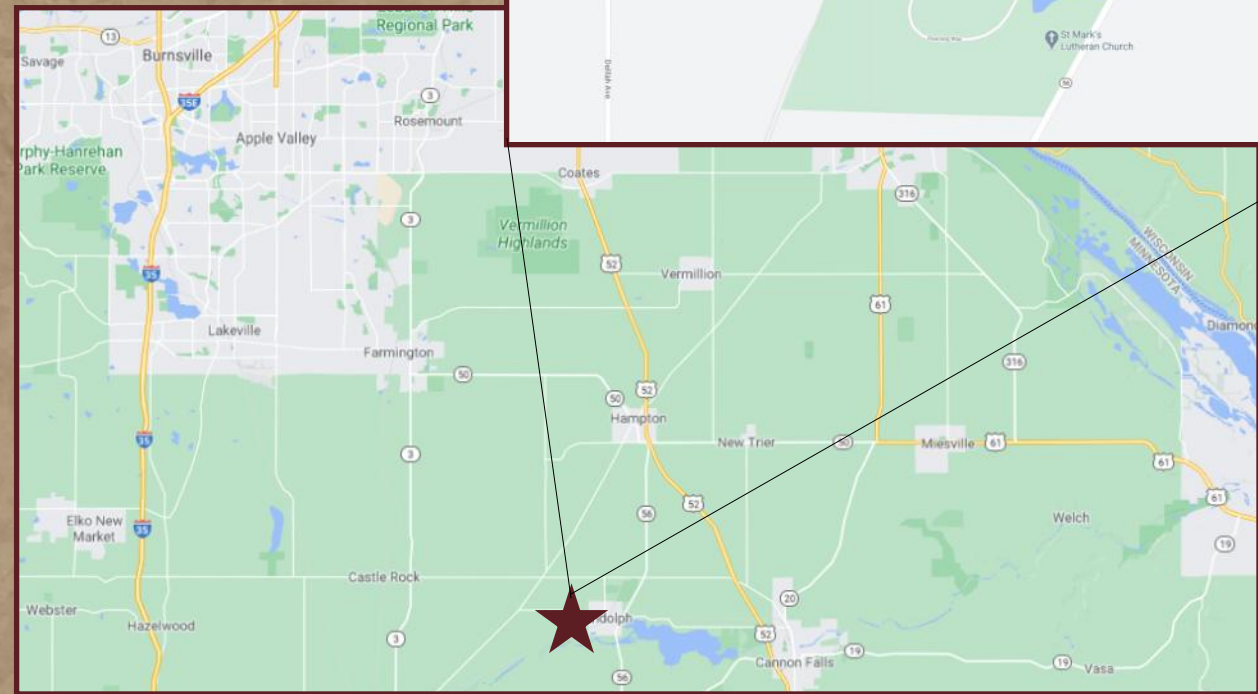
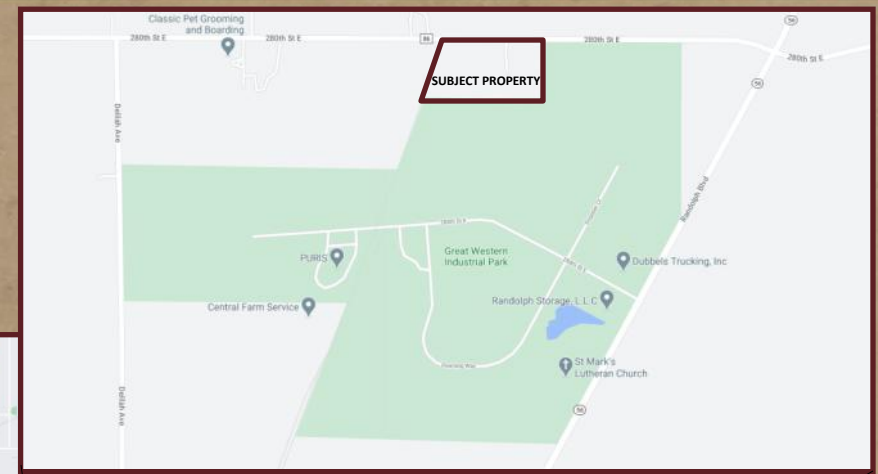
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Lakeville, MN 55044  
www.CERRON.com

## 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
- Dakota County PID #s:  
31-00500-80-020 and  
31-00500-05-010
- 2025 Property Taxes—\$2,136
- Asking Price: \$945,000



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**  
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# INDUSTRIAL LAND

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AERIAL



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## CR-86 FRONTAGE

# INDUSTRIAL LAND

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# INDUSTRIAL LAND

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

## AREA MAP



**SUBJECT PROPERTY**

**30  
MINUTES  
TO TWIN  
CITIES (VIA  
HWY 52)**

**3-4 MINUTES TO HWY 52**

**50 MINUTES  
TO  
ROCHESTER  
(VIA HWY  
52)**

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*let's get started!*

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

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