



COMMERCIAL REALTY SOLUTIONS

City of Buffalo Industrial Park

For Sale
Industrial
Lots



BUFFALO

City Industrial Park Lots

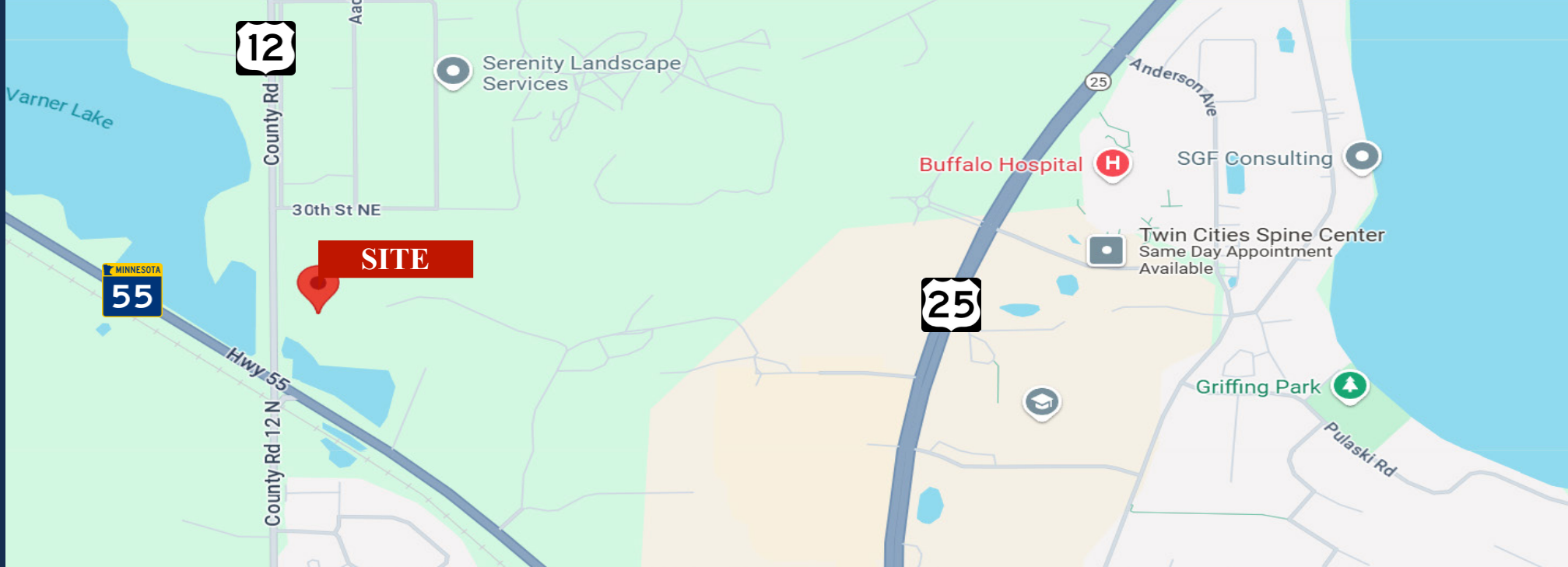
Sale Price: \$2.50 - \$4.00/psf

51,980/sf (1.2 Acres)

2852 County Road 12 North, Buffalo, MN 55313

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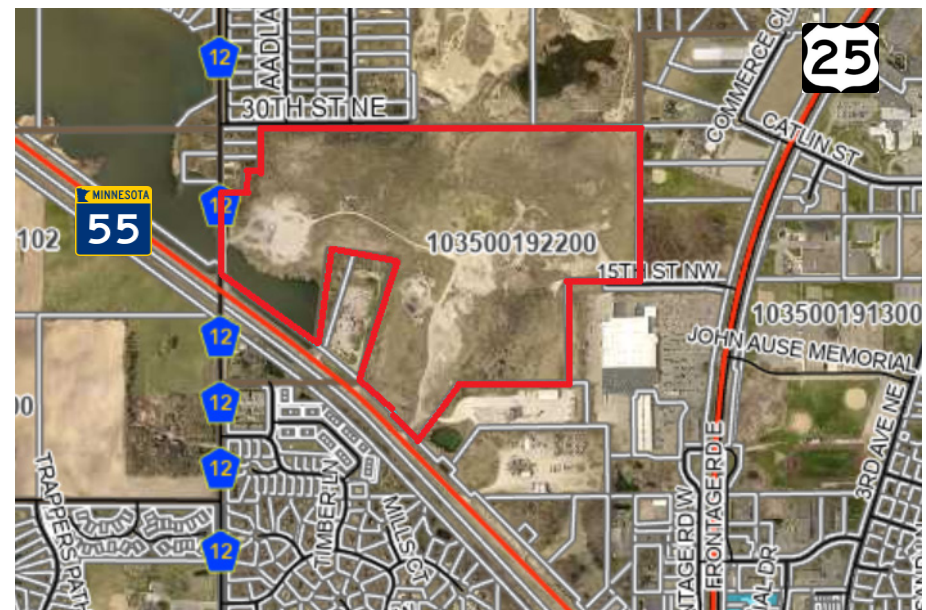


PROPERTY LOCATION

- * Corner of Hwy 55 West and CR 12
- * West of Highway 25
- * 8 Miles from I-94
- * Businesses in the Area:
Walmart, Gems Appliance Outlet, Neil's Flooring, Arby's,
Buffalo Covenant Disc Golf Course, Moon Donuts,
Wright Lumber, Walgreens, Holiday Station and more...

TRAFFIC COUNTS - 2025

- * Highway 25 - 17,954 VPD
- * Highway 55 - 11,789 VPD
- * C.R. 12 - 2,402 VPD



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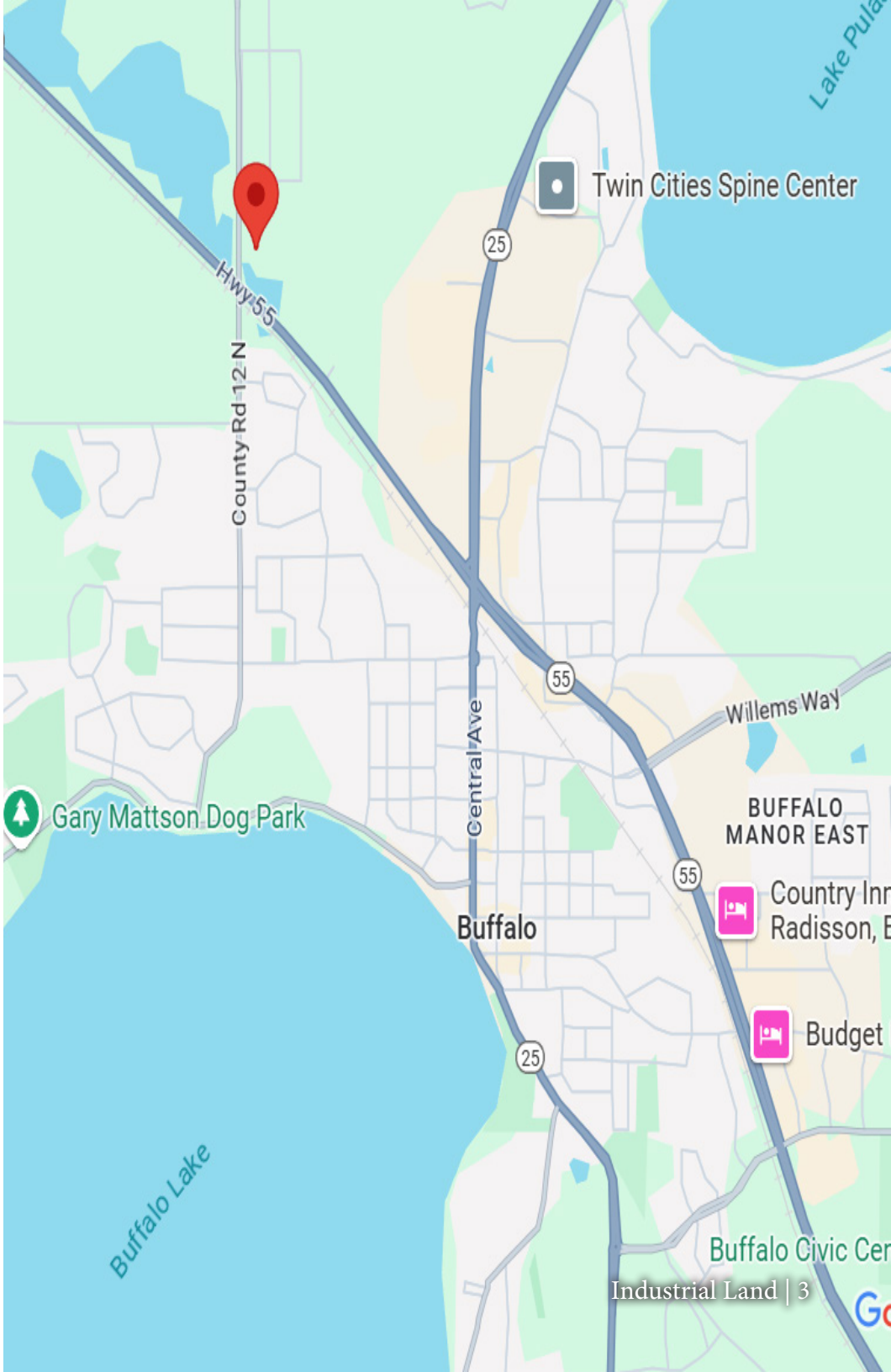
PROPERTY OVERVIEW

Sale Price

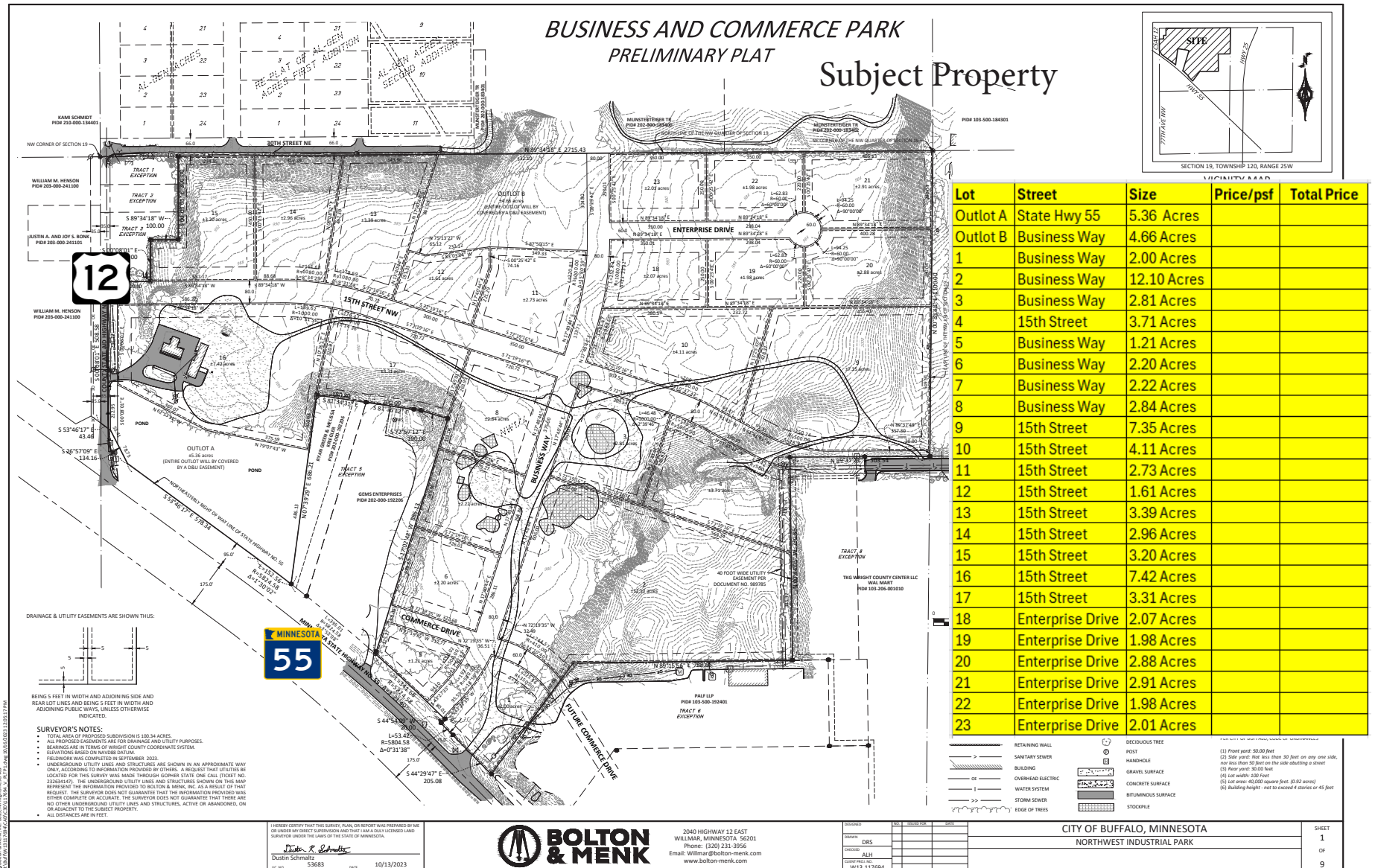
\$2.50 - \$4.00/psf

Lot Size	99.93 Acres (Divisible Lot Sizes Vary)
Wright County	PID 103-500-192200
2026 Taxes	TBD
Zoned	I-1 Light Industrial
Other Info	New City of Buffalo Industrial Park City TIF Incentives

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SITE PLAN



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