



Lots For Sale

West Metro Business Park

xxx Highway 12 West, Delano 55328

COMMERCIAL REALTY SOLUTIONS



West Metro Business Park



PROPERTY INFORMATION

- * Sales Price **\$2.00/psf** (Industrial)
- * Sales Price **\$4.00/psf** (Commercial)
- * 150 Acres Land (Divisible)
- * Wright County - Multiple PID's
- * No special assessments for first 40 acres sold!
- * Zoned I-1 Limited Industrial
I-2 General Industrial
- * Outdoor storage permitted (with CUP)
- * BNSF Rail Available
- * Located on the frontage of Highway 12
- * 20 Minutes to the I-394 / 494 Interchange
- * Business in the Area Include:

Randy's Environmental Services,
Crow River Harley Davidson, Star West Motorsports,
and more. . .

Highway Visibility & Access (15 Minutes to I-394)



Contact:

WAYNE ELAM
(763) 229-4982
WElam@crs-mn.com

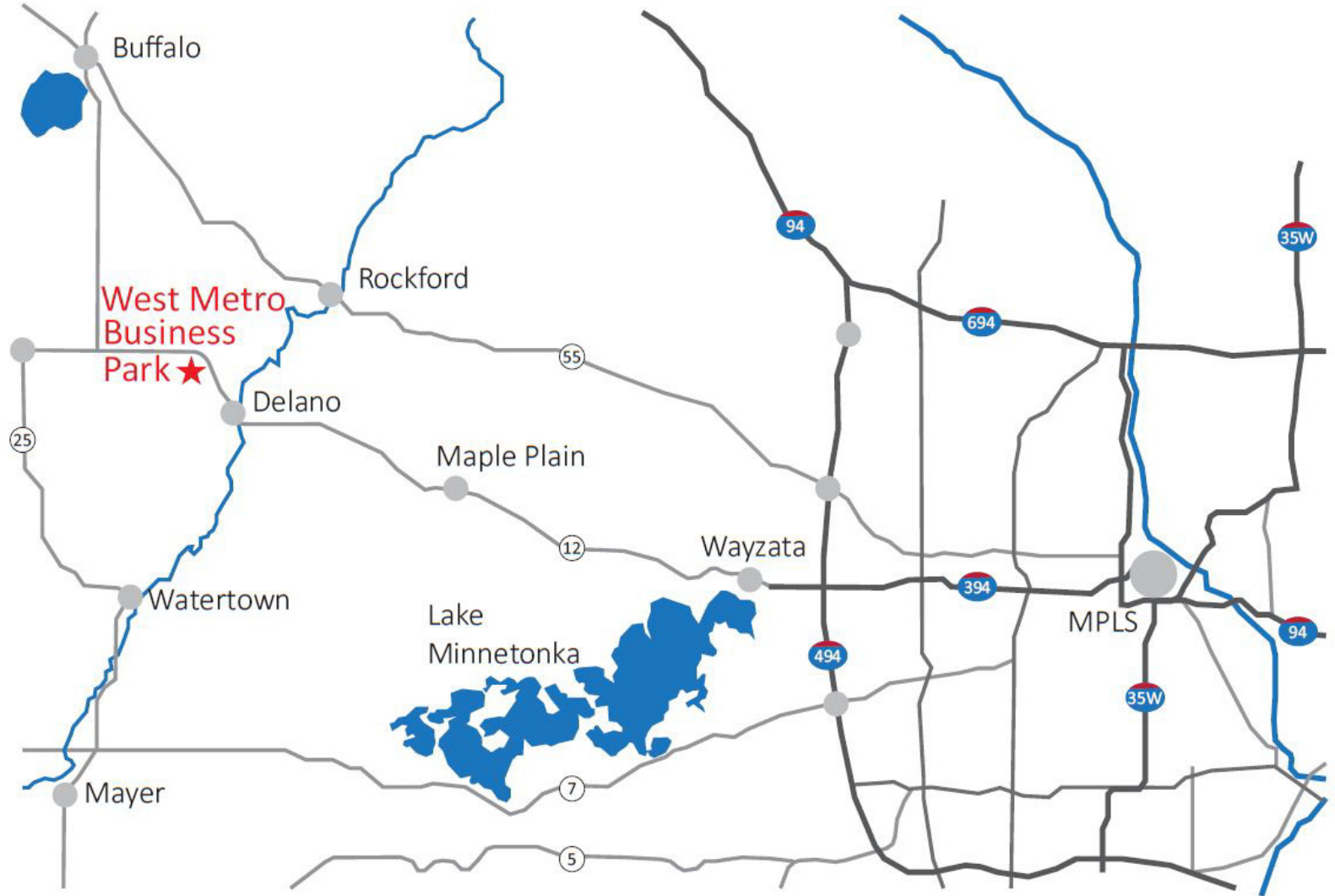
3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

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VICINITY MAP

**Great
Highway Visibility!**

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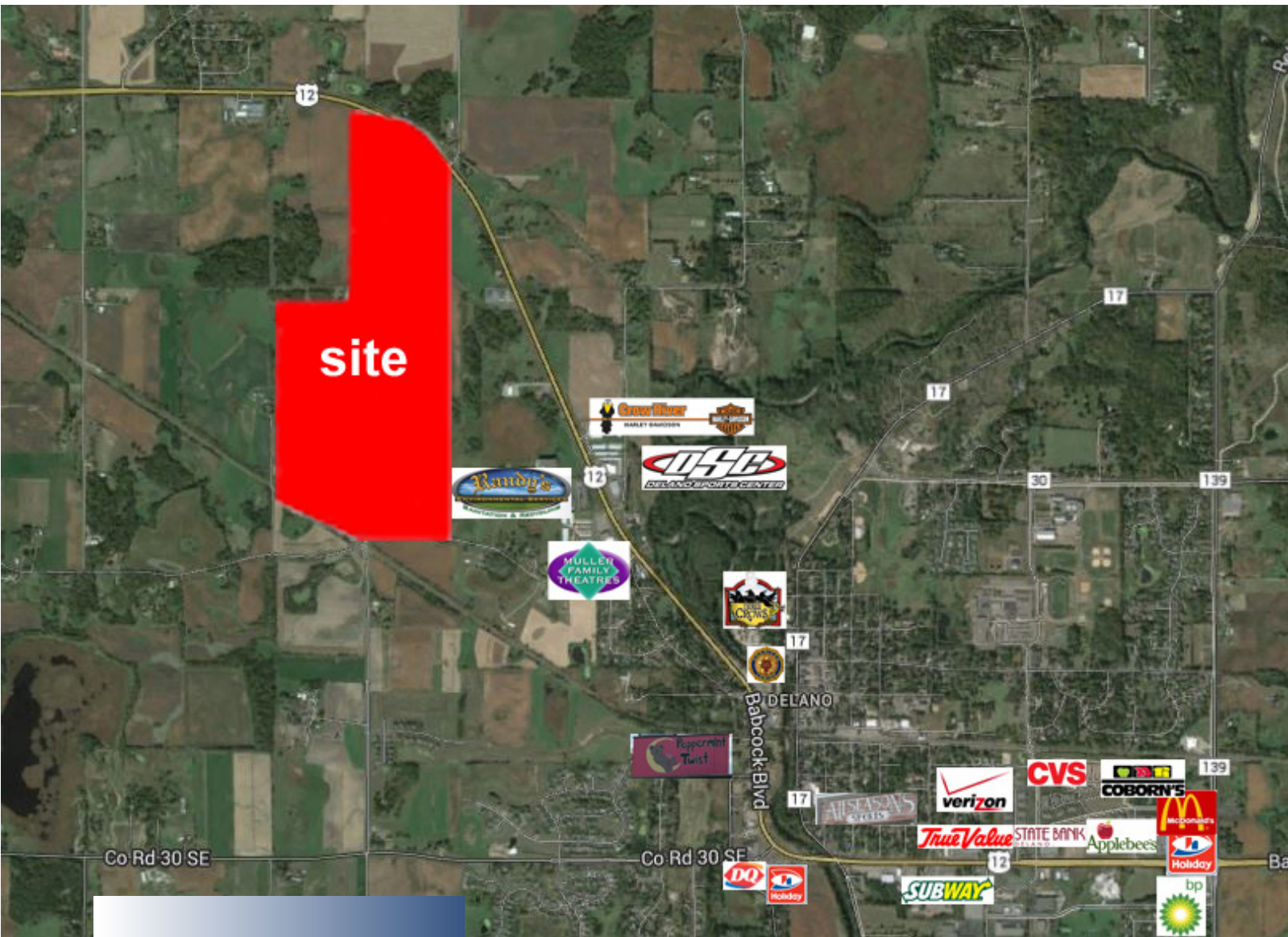
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**Approximately
1,700' Highway
Frontage**

**NOTE: Site map includes additional
land available for development.**

Delano Demographics	(2015-2016 Projections)		
Demographics	1-Mile	3-Mile	5-Mile
Population	913	7,291	16,491
Average Age	44	42	41
Average Household Inc.	\$ 77,017	\$ 66,799	\$ 67,103
Median Household Inc.	\$ 54,296	\$ 54,460	\$ 57,296

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NOTE: Photo not in folder.



PROPERTY INFORMATION

- * Delano's New Industrial Park
- * Economic Development is a priority in Delano!
- * City Sewer and water
- * Site graded
- * Outdoor Storage Available by conditional use permit (CUP)
- * Convenient Location
- * Frontier is the Fiber Optic Internet Provider
- * Electrical by the City of Delano
- * Natural Gas by Excel Energy
- * No special assessments for first 40 acres sold

**Parcels
Divisible!**

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