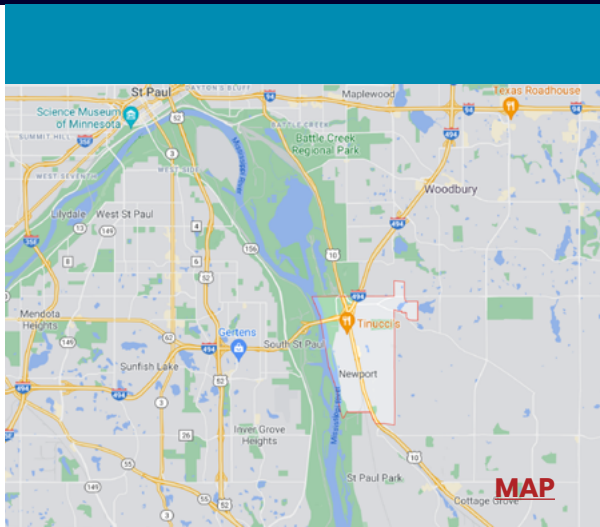




155,510 SF | 3.57 Acres

Newport Light Industrial Land

498 7th Avenue | Newport, MN 55055

Development opportunity for light industrial use
Convenient location in thriving east metro area

Completed environmental work
 City and community encourages growth and development
 Great for mini storage; zoning excludes auto repair and body shop
 Located near Glen Road and Hwy 61
 Visible from highway
 Easy access to I-494, Minneapolis St. Paul International Airport, St. Paul Airport and Mall of America

Parcel 01.027.22.21.0031, 20,644 SF
 Parcel 01.027.22.21.0030, 44,828 SF
 Parcel 01.027.22.21.0029, 38,367 SF
 Parcel 01.027.22.21.0028, 51,400 SF

Jeff Salzbrun
 612-788-1552

jeff@CEGspaces.com
CEGspaces.com

Commercial Equities Group
 — Investment Real Estate Services

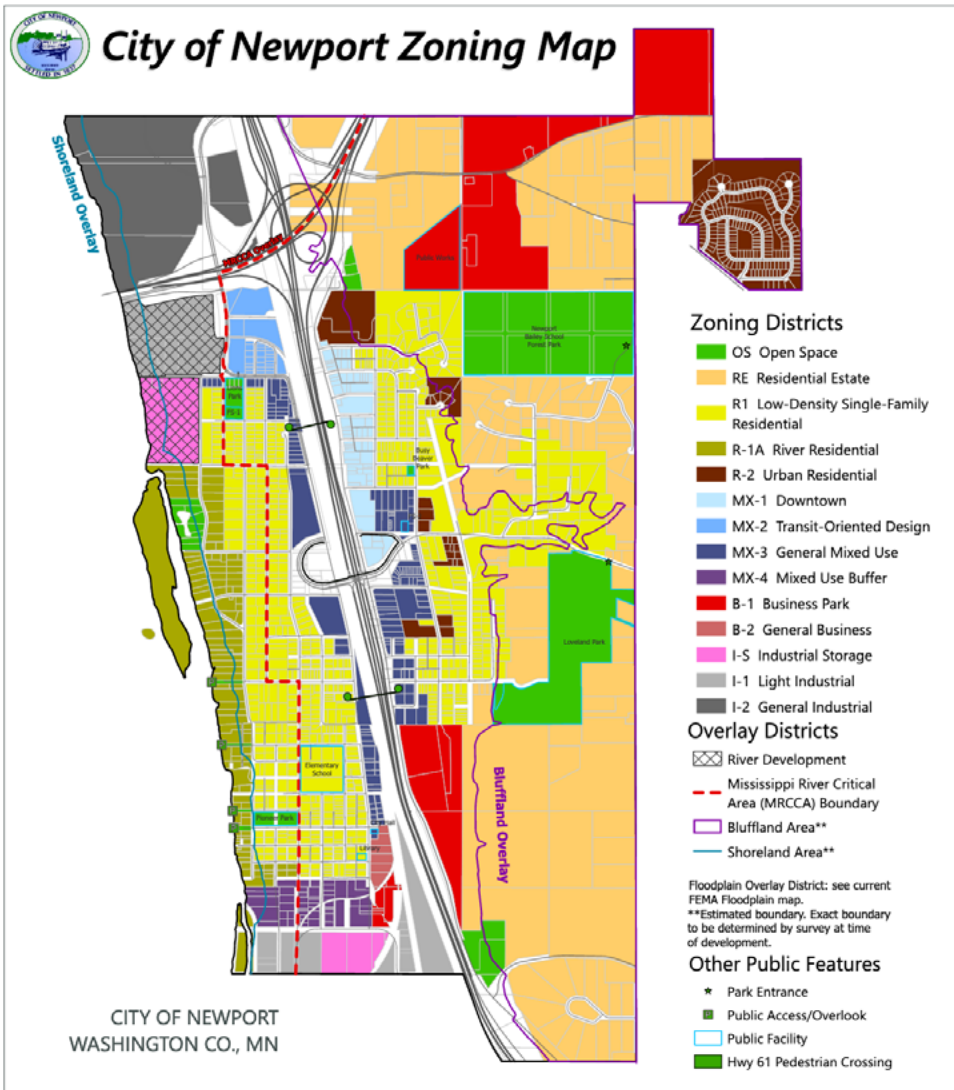
Land Price: \$970,220
 Approximately \$6.24 PSF

Light Industrial Land with Building



2,000 SF Building
14' Clear Ceiling Height
Industrial Property
Subtype: Flex Space

Parcel ID 01.027.22.21.0009
Zoned B-2



Data Sources:
City of Newport
Washington County
Met. Council
MN DNR

0 1,000 2,000 Feet

Other Map Features

- City of Newport Municipal Boundary
- Parcels, Spring 2019



Newport Light Industrial Land

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Jeff Salzbrun | CEG | 612-788-1552 | jeff@CEGspaces.com