

## 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](mailto:jeff@CEGspaces.com)  
[CEGspaces.com](http://CEGspaces.com)

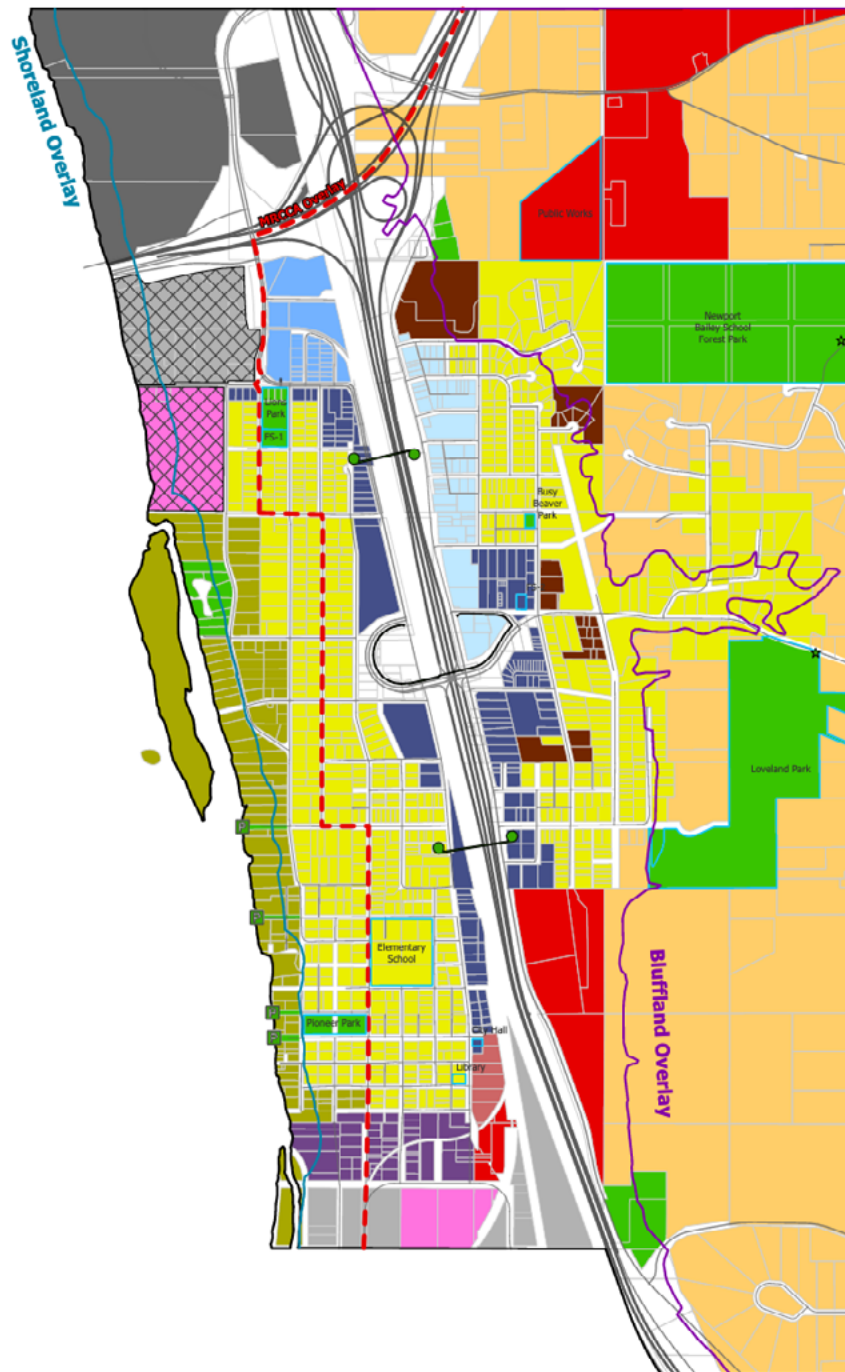
**Commercial Equities Group**  
 — Investment Real Estate Services

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



# City of Newport Zoning Map

Print Date: 2/19/2021



## Zoning Districts

- OS Open Space
- RE Residential Estate
- R1 Low-Density Single-Family Residential
- R-1A River Residential
- R-2 Urban Residential
- MX-1 Downtown
- MX-2 Transit-Oriented Design
- MX-3 General Mixed Use
- MX-4 Mixed Use Buffer
- B-1 Business Park
- B-2 General Business
- I-S Industrial Storage
- I-1 Light Industrial
- I-2 General Industrial

## Overlay Districts

- River Development
- Mississippi River Critical Area (MRCCA) Boundary
- Bluffland Area\*\*
- Shoreland Area\*\*

Floodplain Overlay District: see current FEMA Floodplain map.

\*\*Estimated boundary. Exact boundary to be determined by survey at time of development.

## Other Public Features

- Park Entrance
- Public Access/Overlook
- Public Facility
- Hwy 61 Pedestrian Crossing



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

## Other Map Features

- City of Newport Municipal Boundary
- Parcels, Spring 2019



## ZONING MAP

CITY OF NEWPORT  
WASHINGTON CO., MN