



AIRLAKE EAST LOTS AVAILABLE

SEQ CEDAR AVENUE AND CR-50, LAKEVILLE, MN 55044

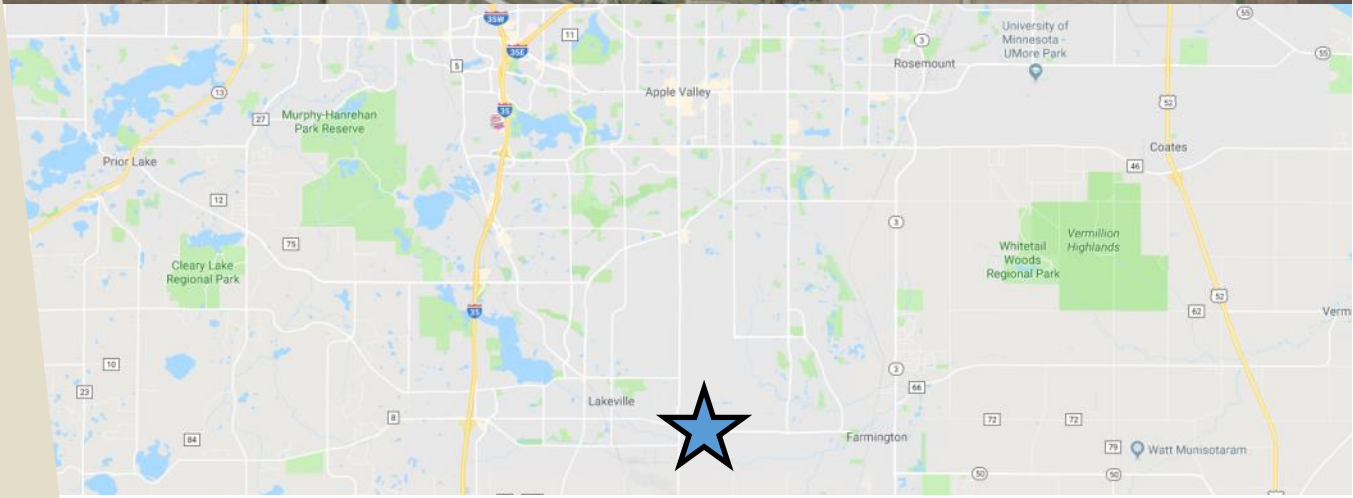
CERRON Commercial Properties, LLC
21476 Grenada Avenue
Lakeville, MN 55044
CERRON.com

FOR SALE | INDUSTRIAL LAND



Property Highlights:

- ◆ Industrial lots for sale
- ◆ Lots to be platted
- ◆ Sizes range from approx. one (1) to two (2) acres each
- ◆ Zoned I-2 General Industrial District
- ◆ Pricing to be determined



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.

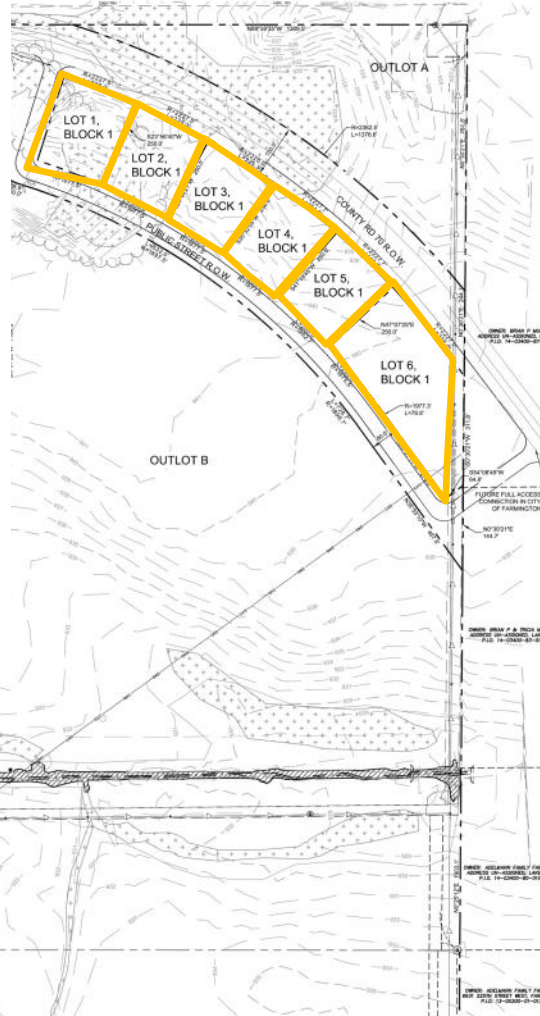


For more information, please contact:
Bruce Rydeen
952.469.9444
brucer@cerron.com

SUMMARY

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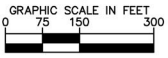
Sites Available	Size (Approx.)
Lot 1, Block 1	1.23
Lot 2, Block 1	1.22
Lot 3, Block 1	1.22
Lot 4, Block 1	1.22
Lot 5, Block 1	1.22
Lot 6, Block 1	2.69

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KEY MAP
LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING TROUT STREAM
- EXISTING WETLAND

EXISTING LEGAL DESCRIPTION
THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 114, RANGE 20, DAKOTA COUNTY, MINNESOTA, EXCEPT THE NORTH 1625.38 FEET OF THE WEST 1320 FEET THEREOF.

ABSTRACT PROPERTY.

PROPOSED LEGAL DESCRIPTION

- LOT 1 BLOCK 1 LAUNCH PARK 2ND ADDITION
- LOT 2 BLOCK 1 LAUNCH PARK 2ND ADDITION
- LOT 3 BLOCK 1 LAUNCH PARK 2ND ADDITION
- LOT 4 BLOCK 1 LAUNCH PARK 2ND ADDITION
- LOT 5 BLOCK 1 LAUNCH PARK 2ND ADDITION
- LOT 6 BLOCK 1 LAUNCH PARK 2ND ADDITION

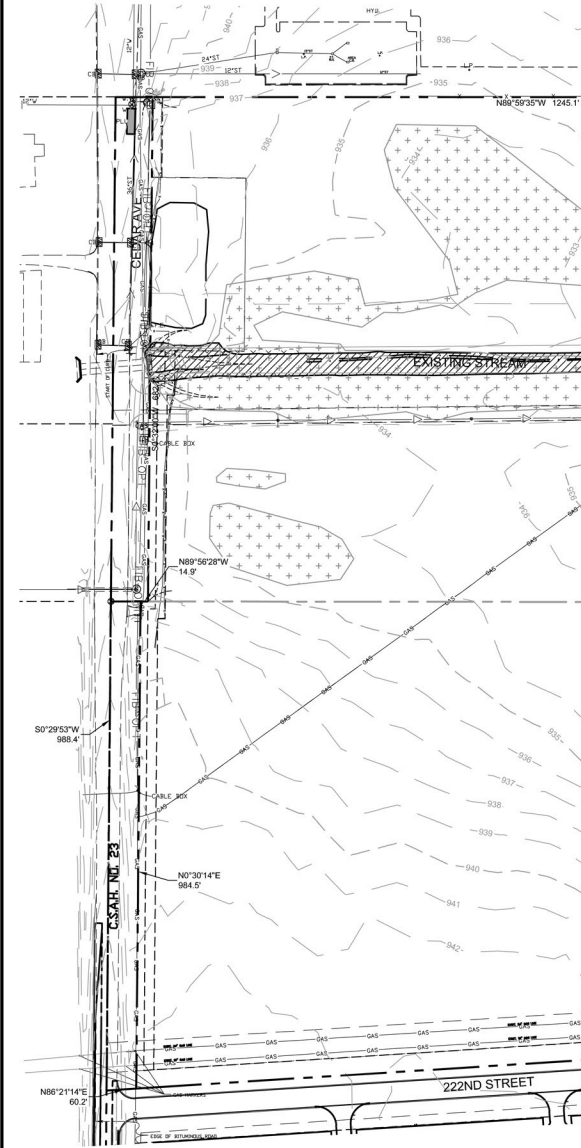
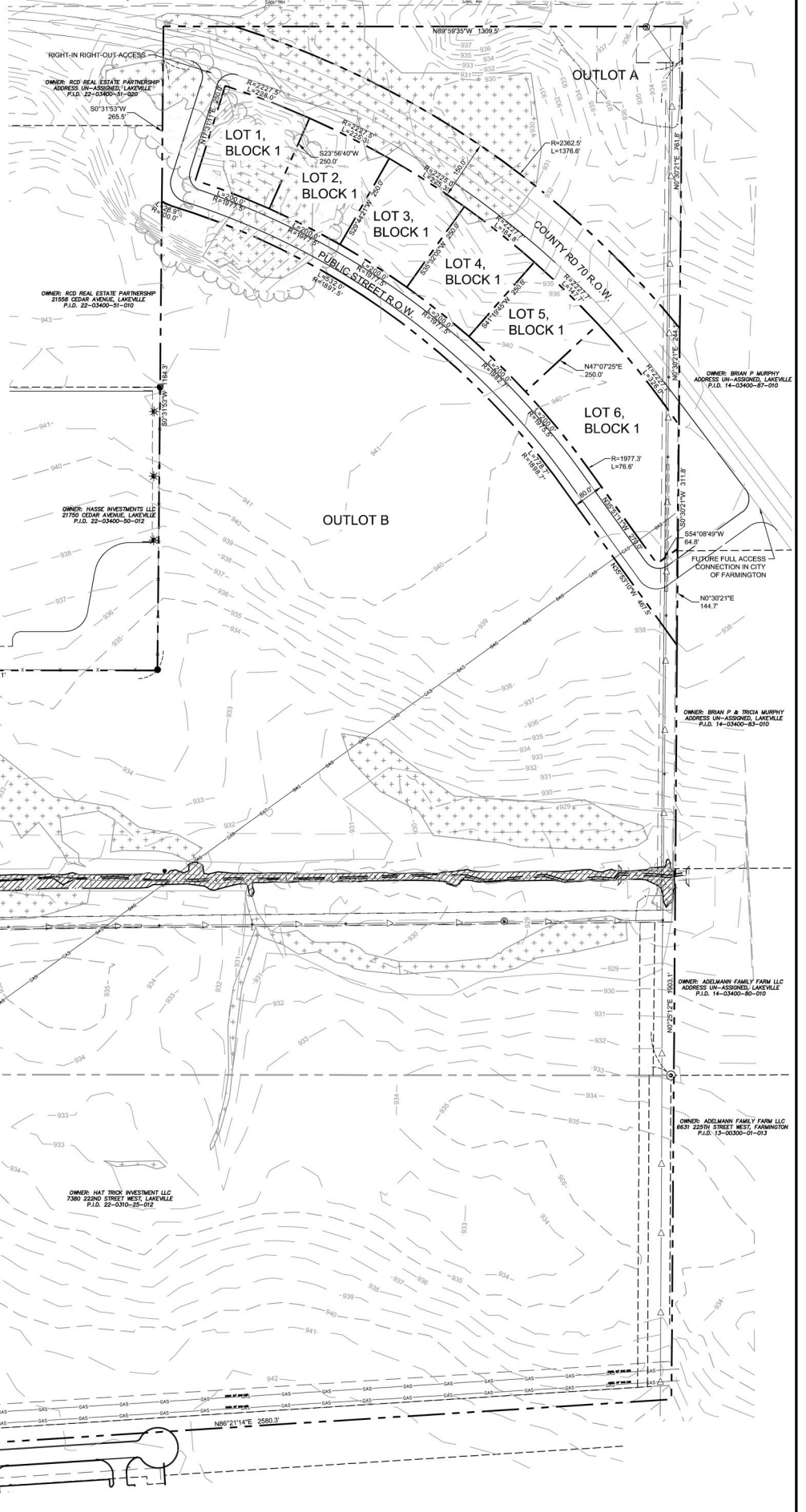
- OUTLOT A LAUNCH PARK 2ND ADDITION
- OUTLOT B LAUNCH PARK 2ND ADDITION

OWNER/SUBDIVIDER:
LAUNCH PROPERTIES
800 LASALLE AVENUE, SUITE 1610
MINNEAPOLIS, MN 55402
(612) 564-4070

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
PREPARED BY: BRIAN WURDEMAN, PE #53113
2550 UNIVERSITY AVE W, SUITE 238 N
ST. PAUL, MN 55114
TELEPHONE (651) 645-4197

SURVEYOR:
EGAN, FIELD & NOWAK, INC.
1229 TYLER STREET NE, SUITE 100
MINNEAPOLIS, MN 55413
ERIC ROESER
TELEPHONE (612) 466-3300

PROPERTY SUMMARY	
OUTLOT A	7.80 AC
OUTLOT B	136.06 AC
LOT 1, BLOCK 1	1.23 AC
LOT 2, BLOCK 1	1.22 AC
LOT 3, BLOCK 1	1.22 AC
LOT 4, BLOCK 1	1.22 AC
LOT 5, BLOCK 1	1.22 AC
LOT 6, BLOCK 1	2.69 AC
PUBLIC DEDICATION	12.87 AC
TOTAL	165.53 AC
EXISTING PROPERTY ZONING	I-2 GENERAL INDUSTRIAL DISTRICT
PROPOSED PROPERTY ZONING	I-2 GENERAL INDUSTRIAL DISTRICT



PP-1

LAUNCH PROPERTIES
LAKEVILLE, MN

LAUNCH PARK 2ND ADDITION PRELIMINARY PLAT

KHA PROJECT 160734018	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
DATE 05/01/2019	BRIAN M. WURDEMAN
SCALE AS SHOWN	MN
DESIGNED BY BMW	DATE: 05/01/2019 LIC. NO. 53113
DRAWN BY KDB	
CHECKED BY WDM	

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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY