

6,000 - 36,000 SF BUILDING & 6.5 ACRES OUTSIDE STORAGE

FOR LEASE OR BTS



I-35 & HWY 19

WEBSTER TOWNSHIP, MN

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PROPERTY INFORMATION

Building Highlights

- 3 - 12,000 SF buildings or up to 36,000 SF and 6.5 acres outside storage proposed
- Located on the hard corner of I-35 & Highway 19; across from the Big Steer Restaurant/Flying J Travel Plaza
- Excellent access and visibility on I-35 and Hwy 19
- Conveniently located on I-35
- 45,000+ vehicles per day
- Occupancy Fall 2026

Property Information

Location	SEQ of I-35 & Highway 19, Northfield, MN
Zoning	Hwy Commercial
Building Available	36,000 SF, divisible to 6,000 SF
Outdoor Storage Available	6.5 acres
Loading	Design/build docks and drive-ins available
Clear Height	24'
Lease Rate	Negotiable
Tax & CAM	TBD
Travel Distance	29 miles to I-494, Bloomington, MN 207 miles to Des Moines, IA



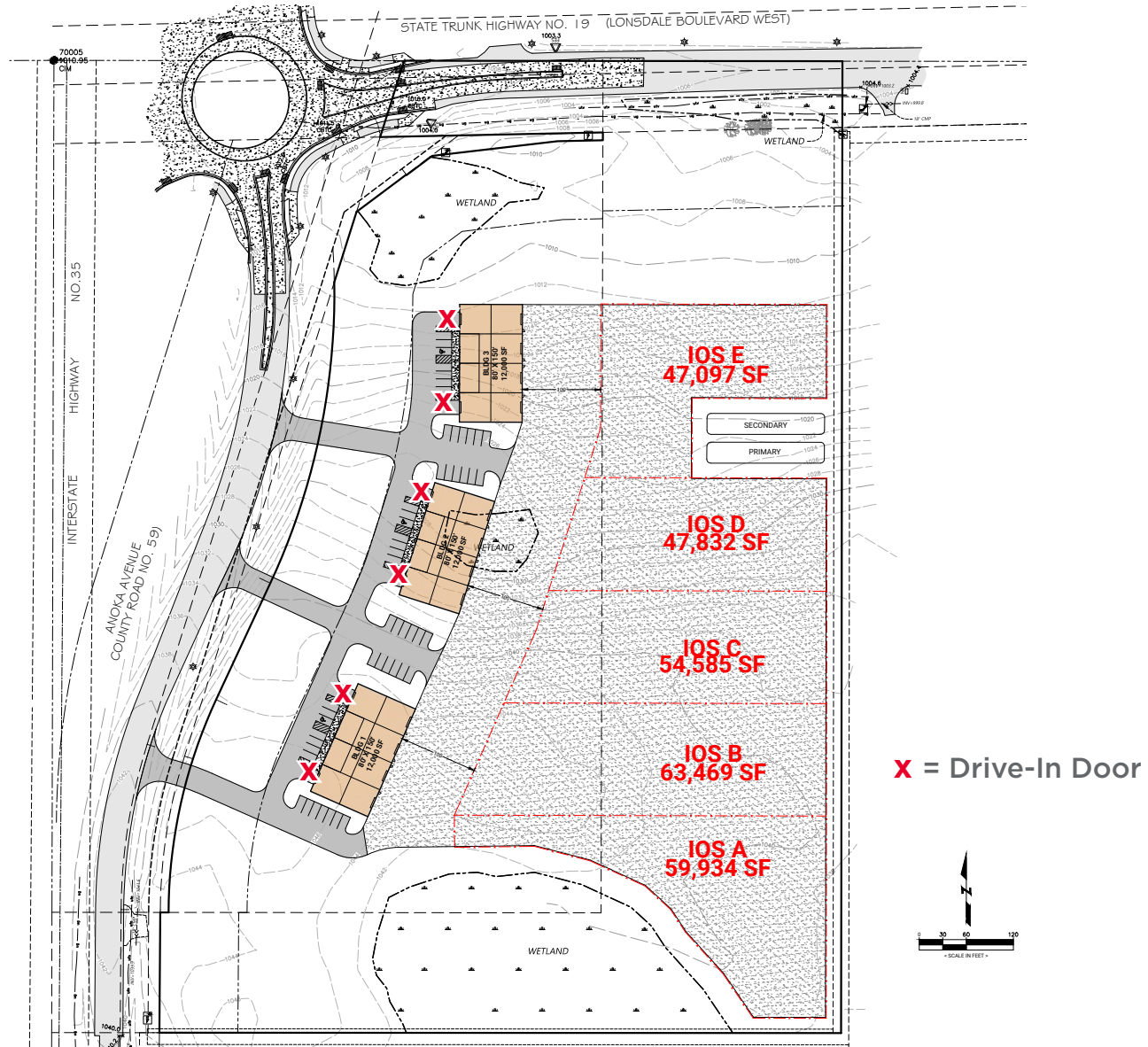
Demographics (2025)

	1 Mile	3 Miles	5 Miles
Population	104	1,121	4,020
Households	40	407	1,489
Median HH Income	\$110,868	\$115,329	\$111,644
Daytime Population	80	268	1,557
Total Businesses	12	39	129

Traffic Counts

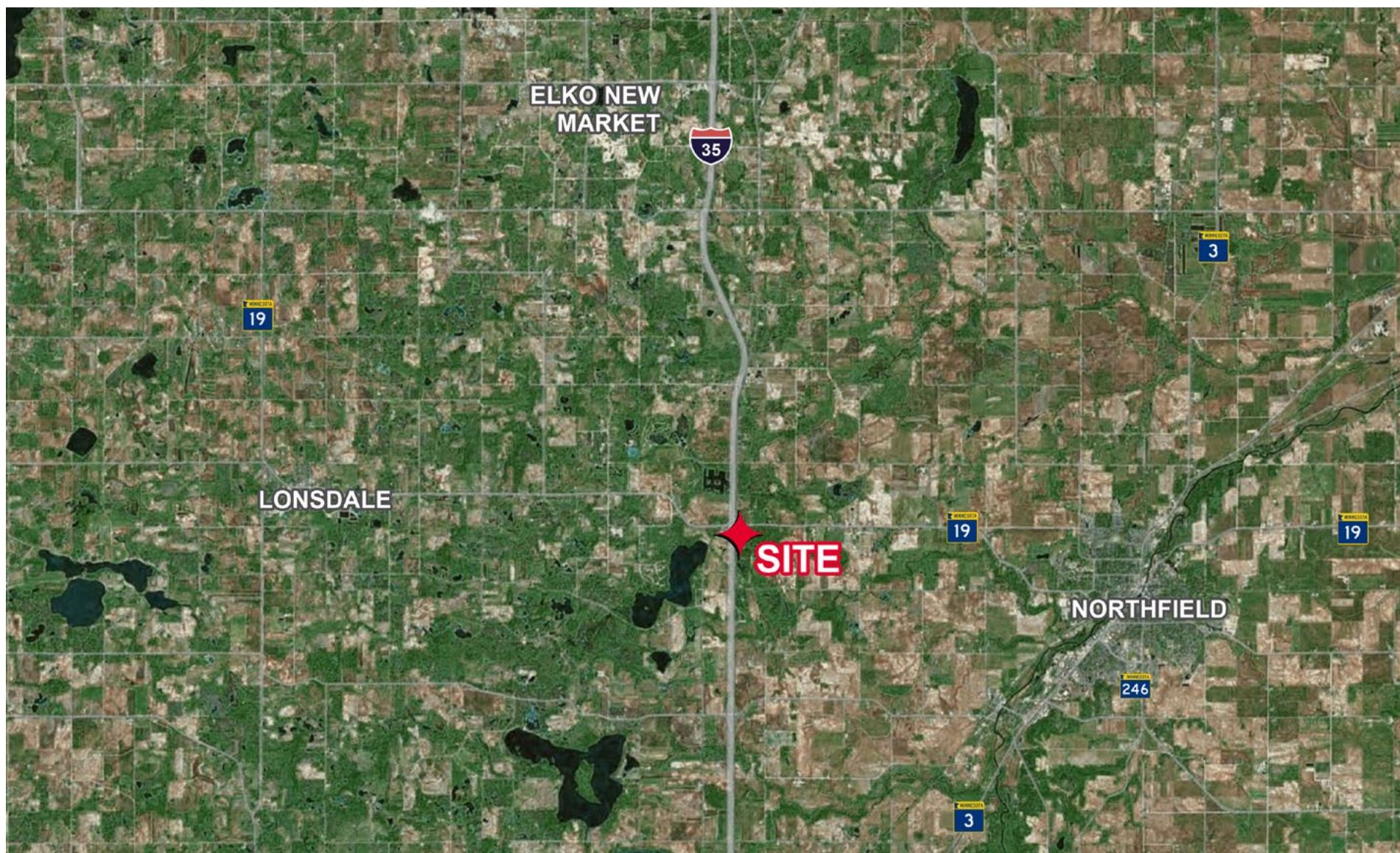
	Vehicles Per Day (VPD)
I-35	35,151 VPD
Highway 19/Lonsdale Blvd	9,888 VPD

SITE PLAN



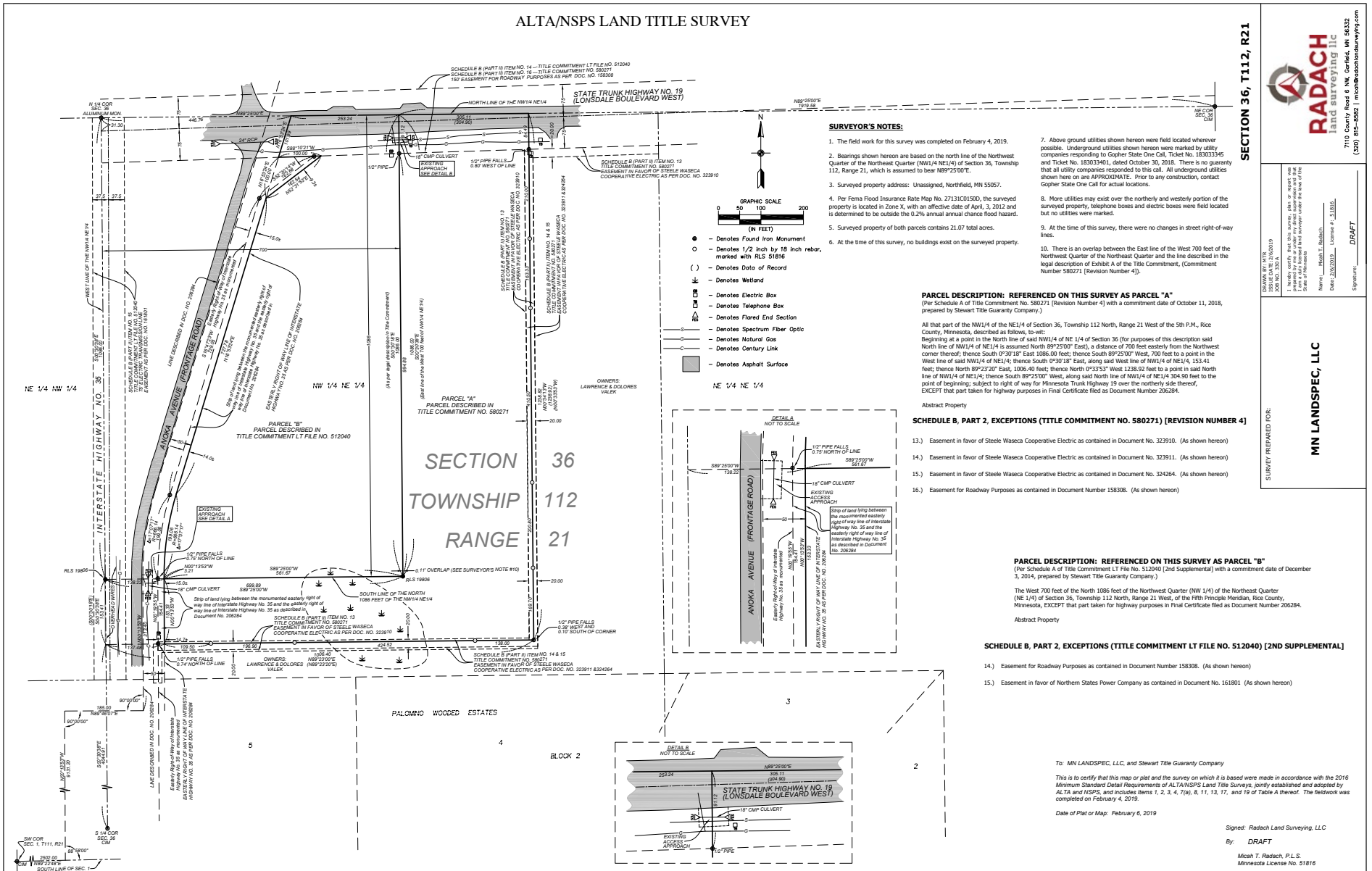
[CLICK ON CONCEPT PLAN FOR PRINTABLE IMAGE](#)

PROPERTY **AERIAL**



PROPERTY SURVEY

ALTA/NSPS LAND TITLE SURVEY



CLICK ON SURVEY FOR PRINTABLE IMAGE

ACCESS POINTS

Highway 19 & Rice County 46/59 Access

** Disclaimer **

Multiple access locations will be reviewed by Rice County/ MnDOT for design standards, safety issues, and traffic operational impacts

Highway 19
2A, Principal Arterial - Rural

1A, 2A, 3A, 4A & 5A	Rural (Not planned for full access control)
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- If a property retains access rights but no reasonably convenient and suitable alternative access is available, a driveway is permitted.
- The driveway should be located and designed to minimize the impact on the safety and operations of the highway.
- All driveways (Types 1, 2, and 3) should be spaced in accordance with Figure 3.27.

Access Type	Recommended Sight Distance
1. Residential Access (Type 1)	Derivation Sight Distance
2. Commercial Access (Type 2)	Derivation Sight Distance
3. Public Access (Type 3)	Derivation Sight Distance
4. Public Access (Type 4)	Derivation Sight Distance

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A Possible 2nd access

B Access B
CONDITIONAL ACCESS
• RT lane from RAB to first access location

C Access C
CONDITIONAL ACCESS
• Turn lanes on CR 59
• Right in/Right out
• Traffic Impact Analysis required

D Possible 2nd Access

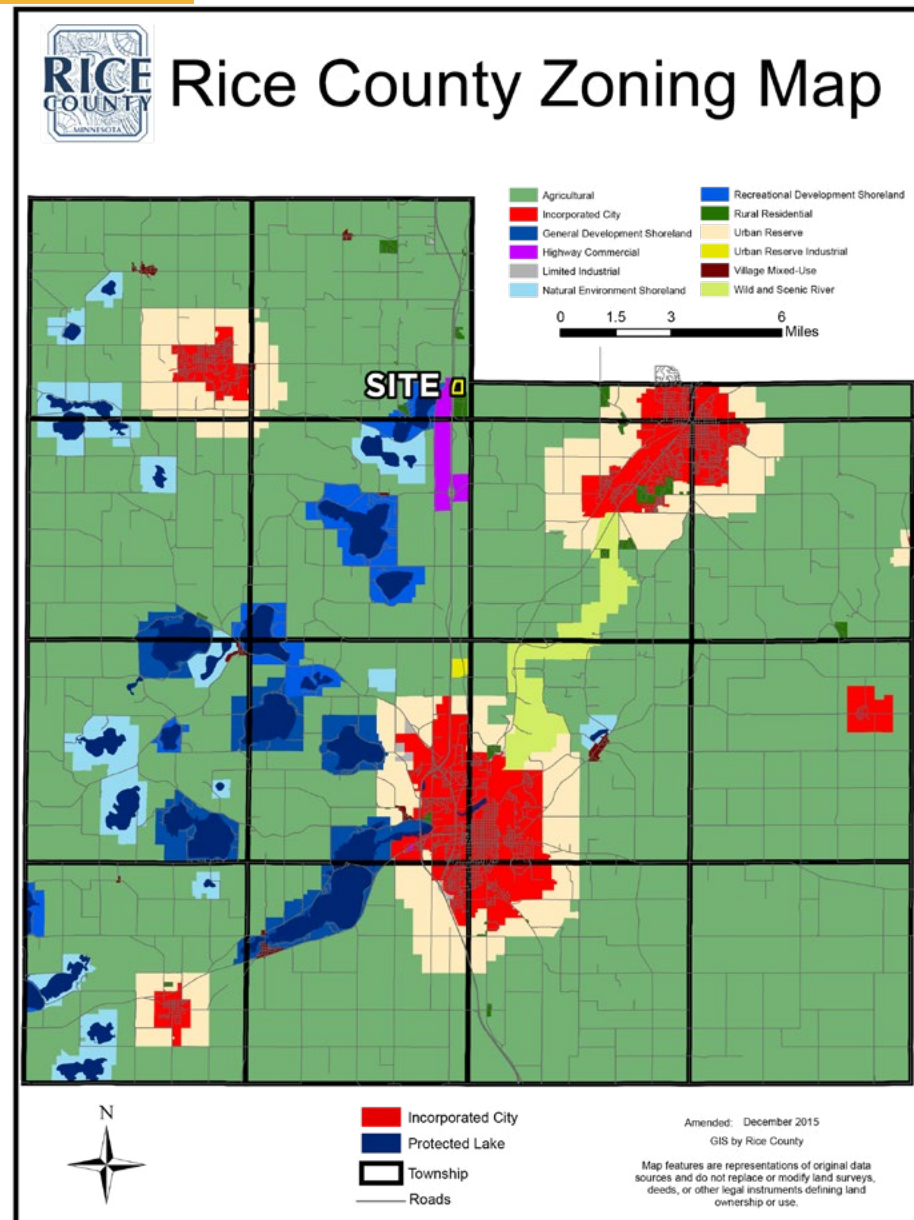
ACCESS B & C

- 325 ft from center of RAB inscribed circle to center of inscribed circle
- RAB splitter island end is 300 ft from center of inscribed circle
- 350 ft from center of Highway 19

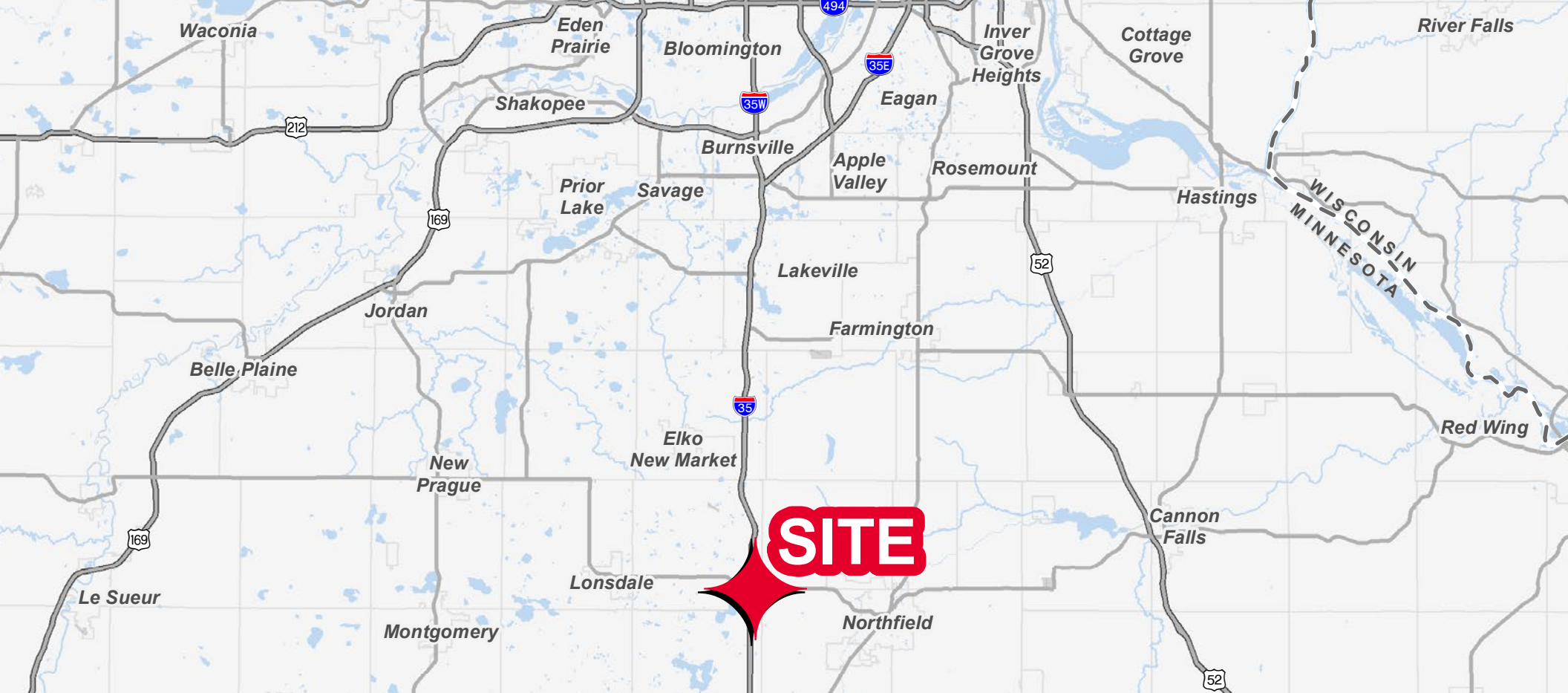
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ZONING MAP



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