

**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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 **CUSHMAN &
WAKEFIELD**

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



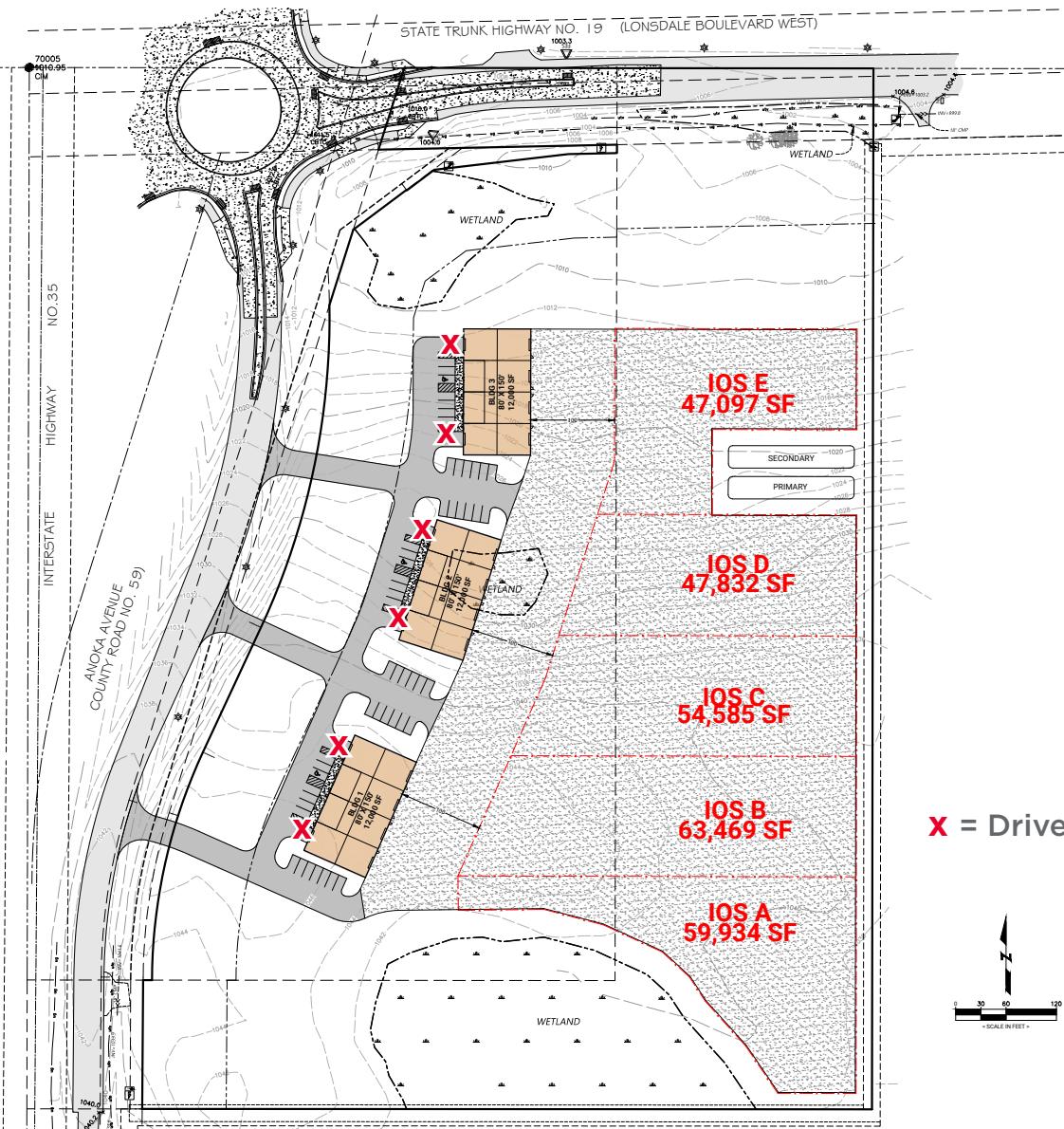
Demographics (2025)

	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

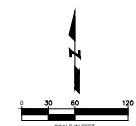
Traffic Counts

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

SITE PLAN

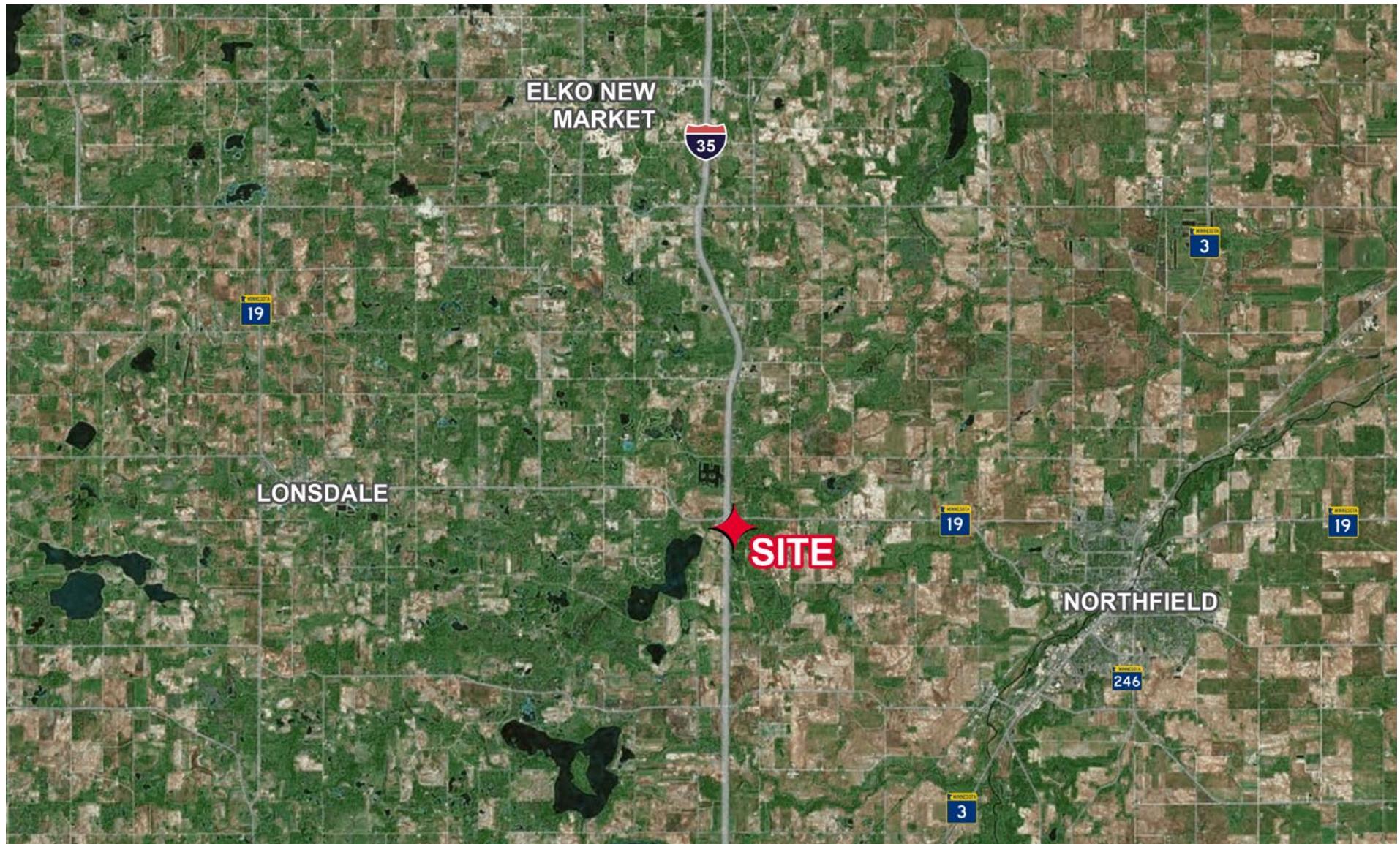


X = Drive-In Door



CLICK ON CONCEPT PLAN FOR PRINTABLE IMAGE

PROPERTY AERIAL



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

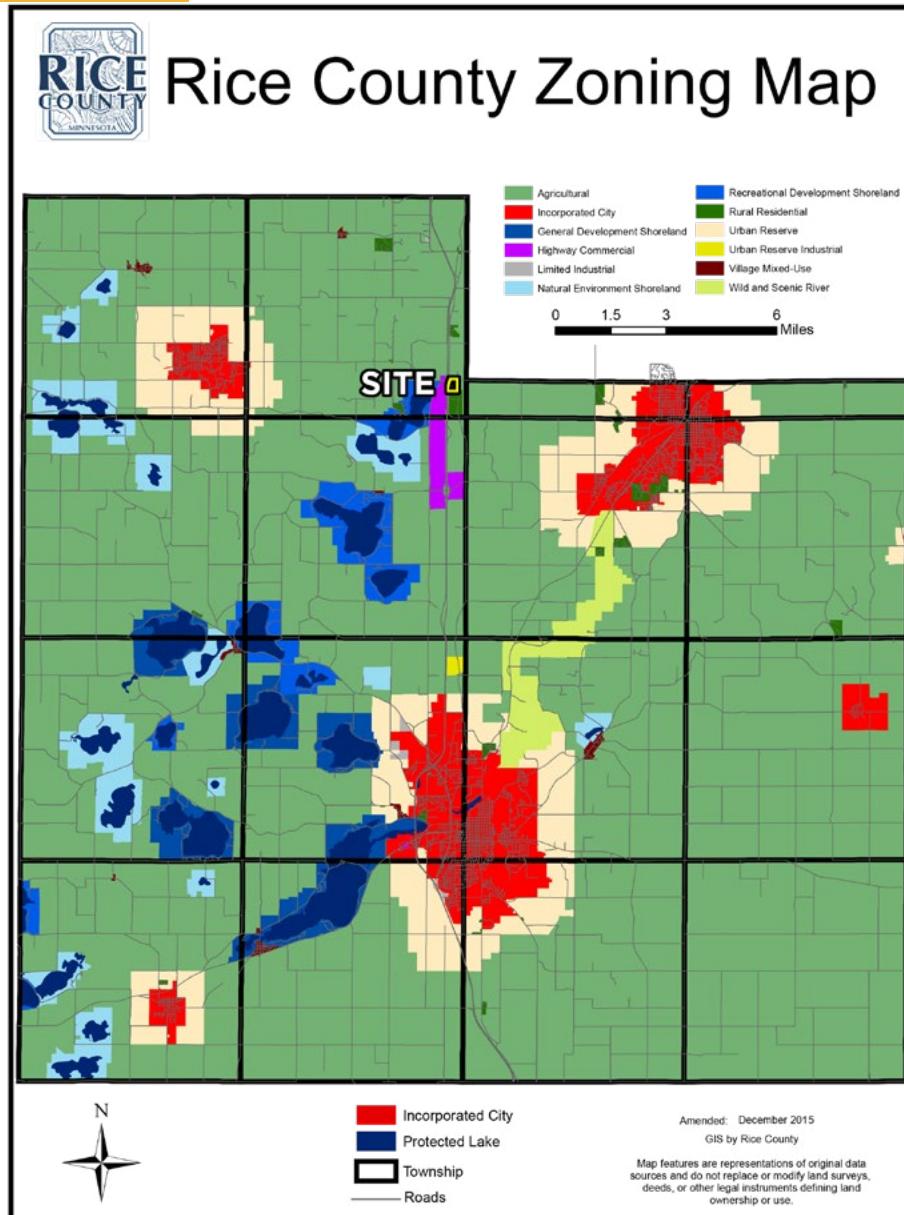
- If a property retains access rights but no reasonably convenient and suitable alternative access is available, a driveway is permitted.
- The driveway should be located and designed to minimize the impact on the safety and operations of the highway.
- All driveways (Types 1, 2, and 3) should be spaced in accordance with Figure 3.37.

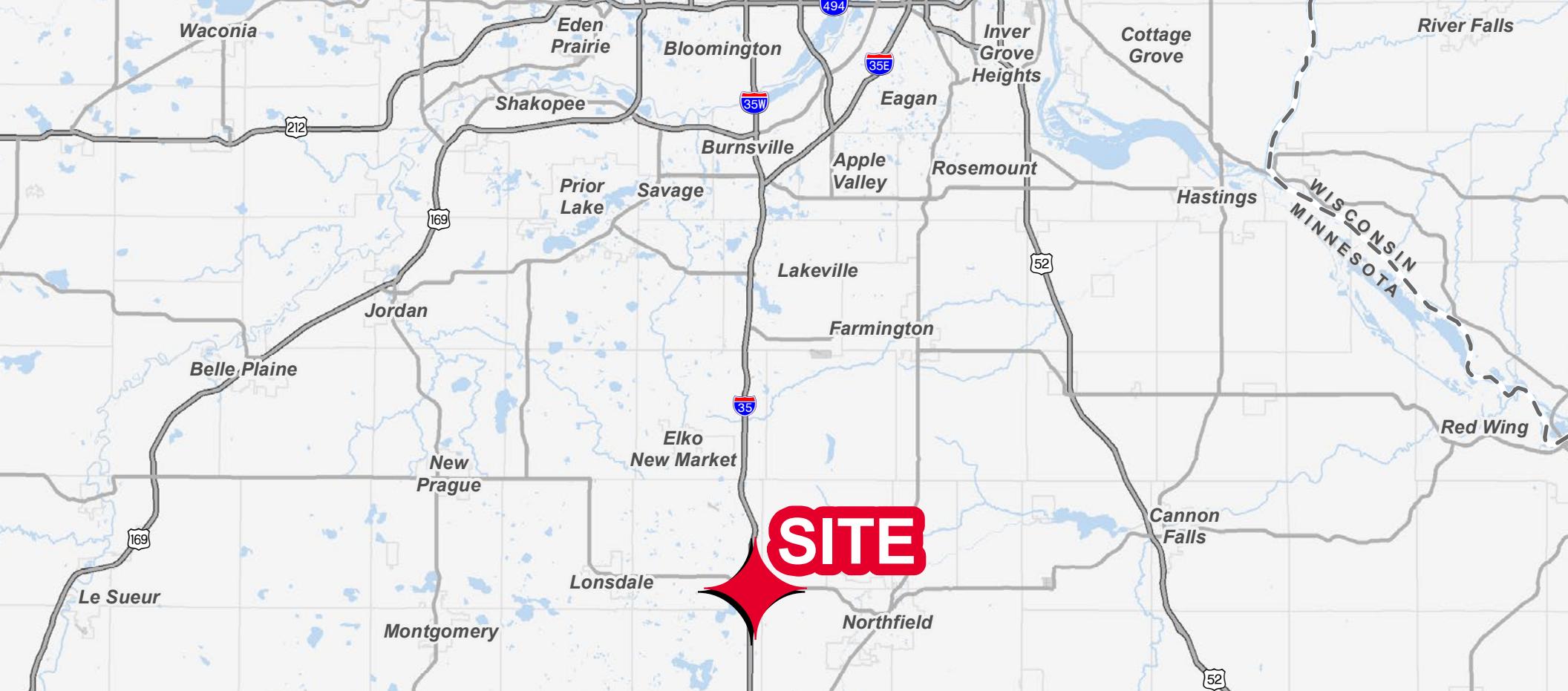
Figure 2.29: Digital Classrooms Based on Audience Type	
Audience Type	Recommended digital classroom
1 Residential Distance Education	Distance Study Distance
2 Institutional Classroom	Distance Study Distance
3 Public Distance Classroom	Interaction Distance Distance

Figure 3.27: Spacing between Adjacent Driveways		Urban	Rural & Utility Accessing
Posted Biased Link (mpn)	Spacing Between Adjacent Driveways (min. 20')	(Type 3) Spacing Between Adjacent Driveways (min. 20')	(Type 3) Spacing Between Adjacent Driveways (min. 20')
45	20	20	20
50	25	25	25
55	30	30	30
60	35	35	35
65	40	40	40
70	45	45	45
75	50	50	50
80	55	55	55
85	60	60	60
90	65	65	65
95	70	70	70
100	75	75	75
105	80	80	80
110	85	85	85
115	90	90	90
120	95	95	95
125	100	100	100
130	105	105	105
135	110	110	110
140	115	115	115
145	120	120	120
150	125	125	125
155	130	130	130
160	135	135	135
165	140	140	140
170	145	145	145
175	150	150	150
180	155	155	155
185	160	160	160
190	165	165	165
195	170	170	170
200	175	175	175
205	180	180	180
210	185	185	185
215	190	190	190
220	195	195	195
225	200	200	200
230	205	205	205
235	210	210	210
240	215	215	215
245	220	220	220
250	225	225	225
255	230	230	230
260	235	235	235
265	240	240	240
270	245	245	245
275	250	250	250
280	255	255	255
285	260	260	260
290	265	265	265
295	270	270	270
300	275	275	275
305	280	280	280
310	285	285	285
315	290	290	290
320	295	295	295
325	300	300	300
330	305	305	305
335	310	310	310
340	315	315	315
345	320	320	320
350	325	325	325
355	330	330	330
360	335	335	335
365	340	340	340
370	345	345	345
375	350	350	350
380	355	355	355
385	360	360	360
390	365	365	365
395	370	370	370
400	375	375	375
405	380	380	380
410	385	385	385
415	390	390	390
420	395	395	395
425	400	400	400
430	405	405	405
435	410	410	410
440	415	415	415
445	420	420	420
450	425	425	425
455	430	430	430
460	435	435	435
465	440	440	440
470	445	445	445
475	450	450	450
480	455	455	455
485	460	460	460
490	465	465	465
495	470	470	470
500	475	475	475
505	480	480	480
510	485	485	485
515	490	490	490
520	495	495	495
525	500	500	500
530	505	505	505
535	510	510	510
540	515	515	515
545	520	520	520
550	525	525	525
555	530	530	530
560	535	535	535
565	540	540	540
570	545	545	545
575	550	550	550
580	555	555	555
585	560	560	560
590	565	565	565
595	570	570	570
600	575	575	575
605	580	580	580
610	585	585	585
615	590	590	590
620	595	595	595
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635	610	610	610
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705	680	680	680
710	685	685	685
715	690	690	690
720	695	695	695
725	700	700	700
730	705	705	705
735	710	710	710
740	715	715	715
745	720	720	720
750	725	725	725
755	730	730	730
760	735	735	735
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770	745	745	745
775	750	750	750
780	755	755	755
785	760	760	760
790	765	765	765
795	770	770	770
800	775	775	775
805	780	780	780
810	785	785	785
815	790	790	790
820	795	795	795
825	800	800	800
830	805	805	805
835	810	810	810
840	815	815	815
845	820	820	820
850	825	825	825
855	830	830	830
860	835	835	835
865	840	840	840
870	845	845	845
875	850	850	850
880	855	855	855
885	860	860	860
890	865	865	865
895	870	870	870
900	875	875	875
905	880	880	880
910	885	885	885
915	890	890	890
920	895	895	895
925	900	900	900
930	905	905	905
935	910	910	910
940	915	915	915
945	920	920	920
950	925	925	925
955	930	930	930
960	935	935	935
965	940	940	940
970	945	945	945
975	950	950	950
980	955	955	955
985	960	960	960
990	965	965	965
995	970	970	970
1000	975	975	975



ZONING MAP





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