

UP TO 14,500 SF & 24 ACRES OUTSIDE STORAGE **FOR SALE OR LEASE**



2520 STRUNKS ROAD

JACKSON TOWNSHIP, MN

THEO PETRIE
Associate
+1 763 234 6362
theo.petrie@cushwake.com

JUDD FENLON
Brokerage Specialist
+1 612 231 9606
judd.fenlon@cushwake.com

JAKE KELLY
Director
+1 952 465 3303
jake.kelly@cushwake.com

JON RAUSCH
Executive Managing Director
+1 612 685 8288
jon.rausch@cushwake.com



PROPERTY INFORMATION

Property Highlights

- Ample outdoor storage available
- Owner/user or multi-tenant potential
- Flexible building and storage layouts
- Potential for building expansion
- Cannabis uses permitted

Total Square Footage: 21,500

Gross Acres: 54.58

Outdoor Storage: 24 Acres

Clear Height: 15' - 16'

Loading: 13 Drive-Ins

Zoning: I-1, Rural Industrial

Future Land Use: Industrial

2025 Taxes: \$97,126

Lease Rates: Negotiable

Sale Price: Negotiable



Spaces Available

Building	Sq. Footage	IOS	Clear Height	Drive-ins
A	3,500	2.83 AC	15' 6"	1 - 12'x14'
B	2,800	0.83 AC	15'6"	2 - 12'x14'
C	1,900	1.68 AC	16'	2 - 10'x14'
D	1,900	.38 AC	16'	1 - 12'x14'
E	1,900	0.22 AC	16'	2 - 14'x14'
F	2,500	1.30 AC	16'	2 - 14'x14'

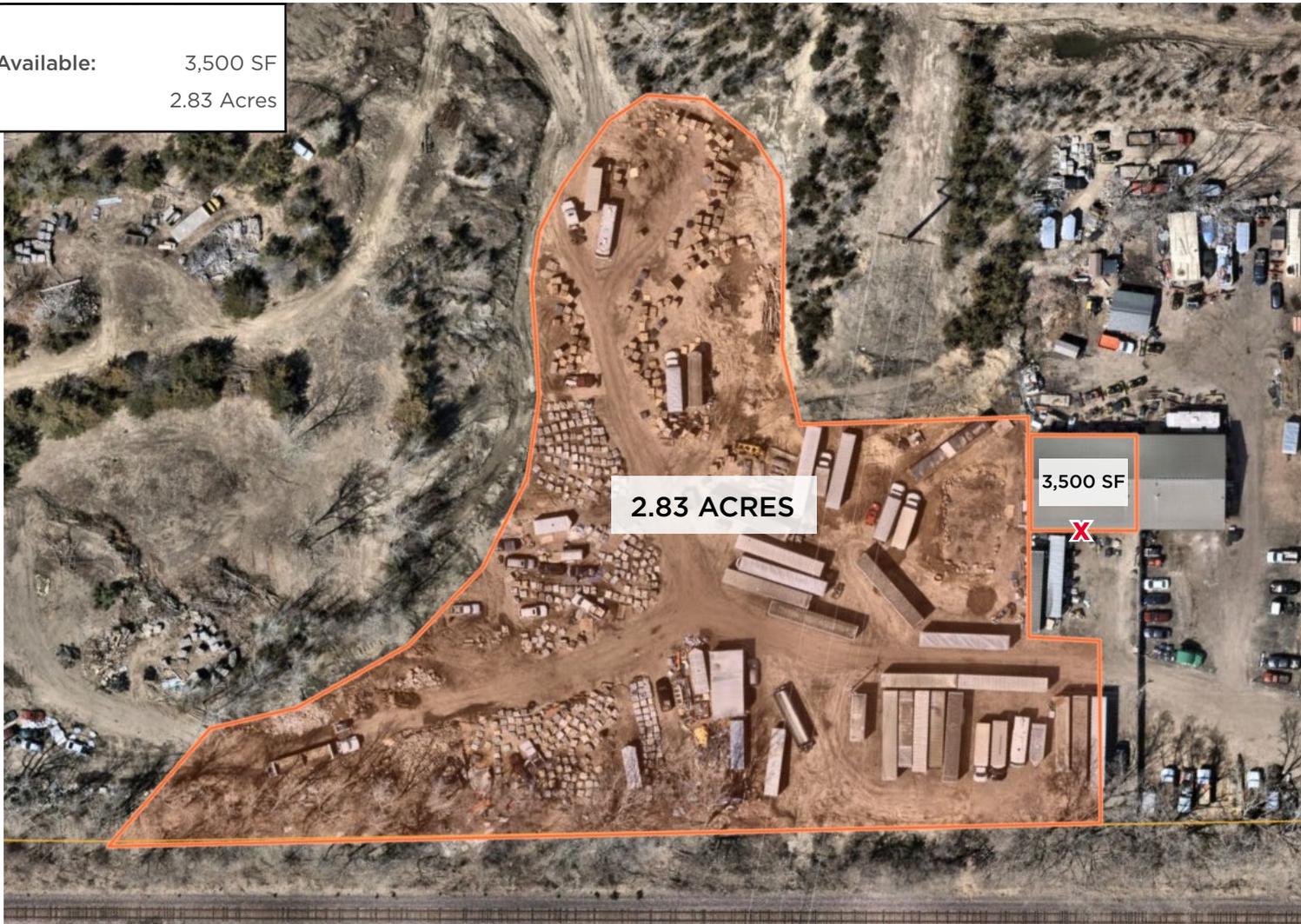
Demographics (2025)

	1 Mile	3 Miles	5 Miles
Population	1,451	34,695	88,023
Households	518	12,380	31,645
Average HH Income	\$85,494	\$132,977	\$142,558
Daytime Population	1,668	16,127	35,899

BUILDING/OUTSIDE STORAGE AVAILABLE

OPTION A

Building SF Available: 3,500 SF
IOS: 2.83 Acres



X = Drive-In Door

BUILDING/OUTSIDE STORAGE **AVAILABLE**

OPTION B

Building SF Available: 2,800 SF
IOS: .83 Acres



X = Drive-In Door

BUILDING/OUTSIDE STORAGE AVAILABLE

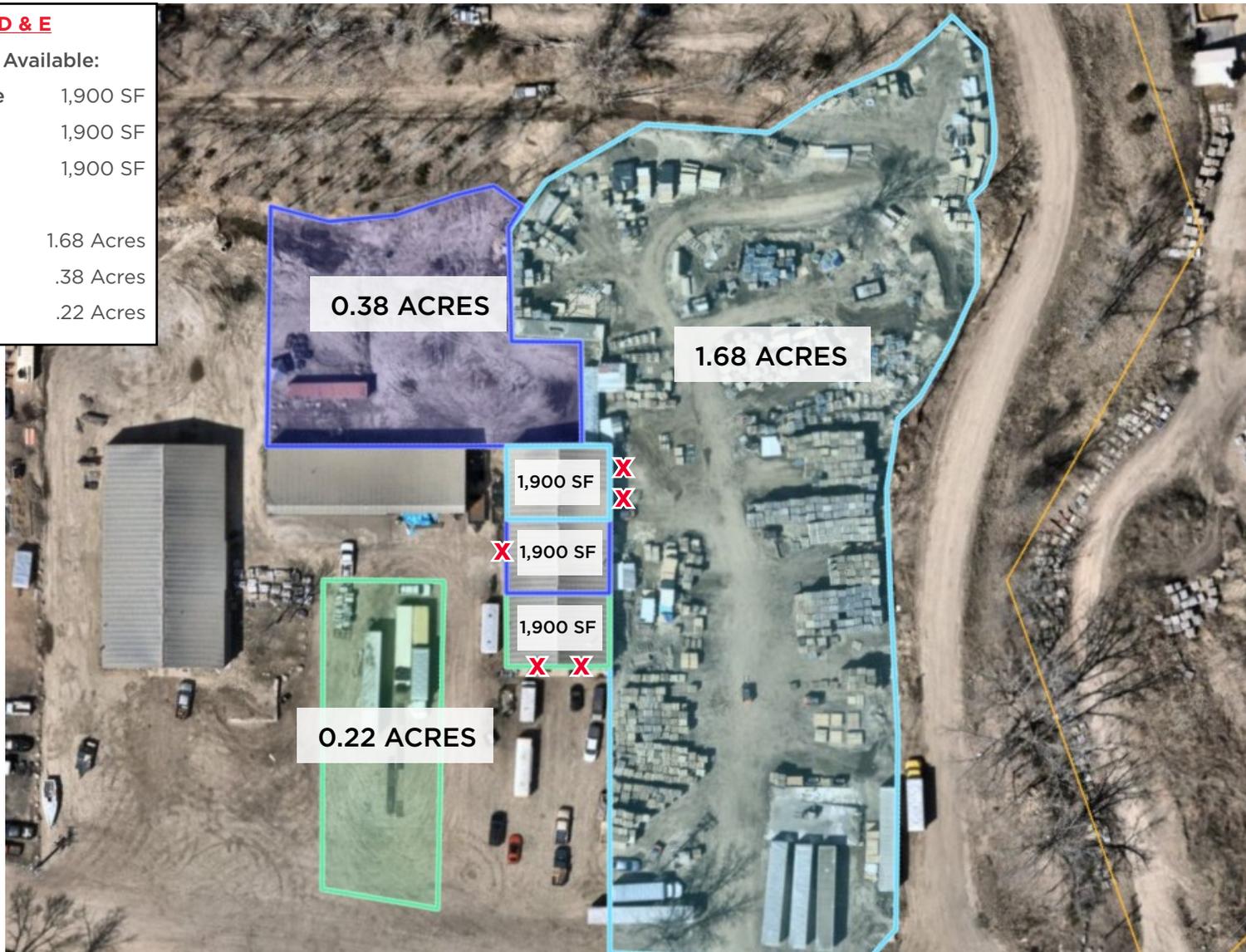
OPTION C, D & E

Building SF Available:

C - Lt. Blue	1,900 SF
D - Blue	1,900 SF
E - Green	1,900 SF

IOS:

Lt. Blue	1.68 Acres
Blue	.38 Acres
Green	.22 Acres



X = Drive-In Door

BUILDING/OUTSIDE STORAGE **AVAILABLE**

OPTION F

Building SF Available: 2,500 SF
IOS: 1.30 Acres



X = Drive-In Door

OUTSIDE STORAGE **AVAILABLE**

17.12 Acres, Divisible



17.12 ACRES

PROPERTY PHOTOS

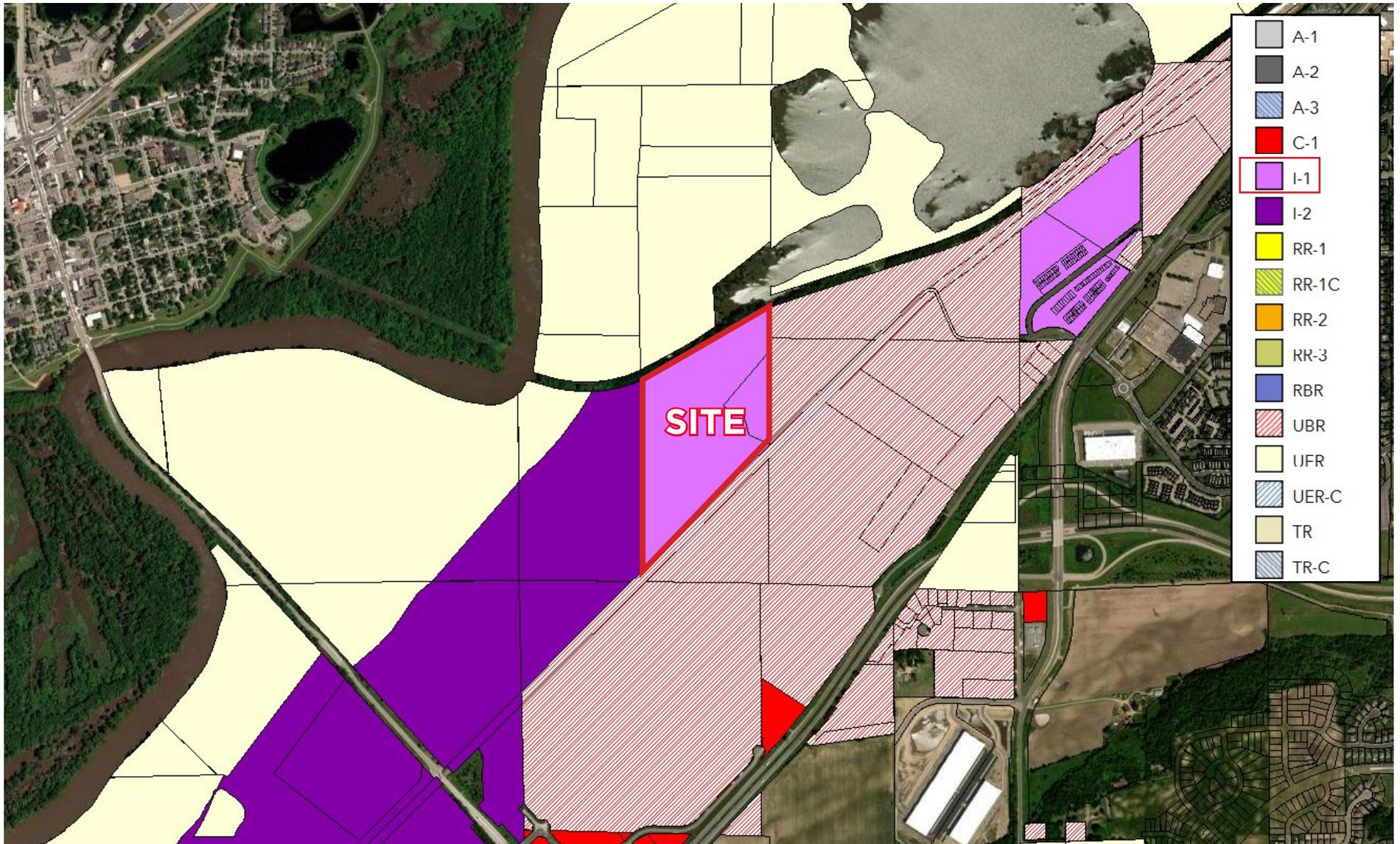


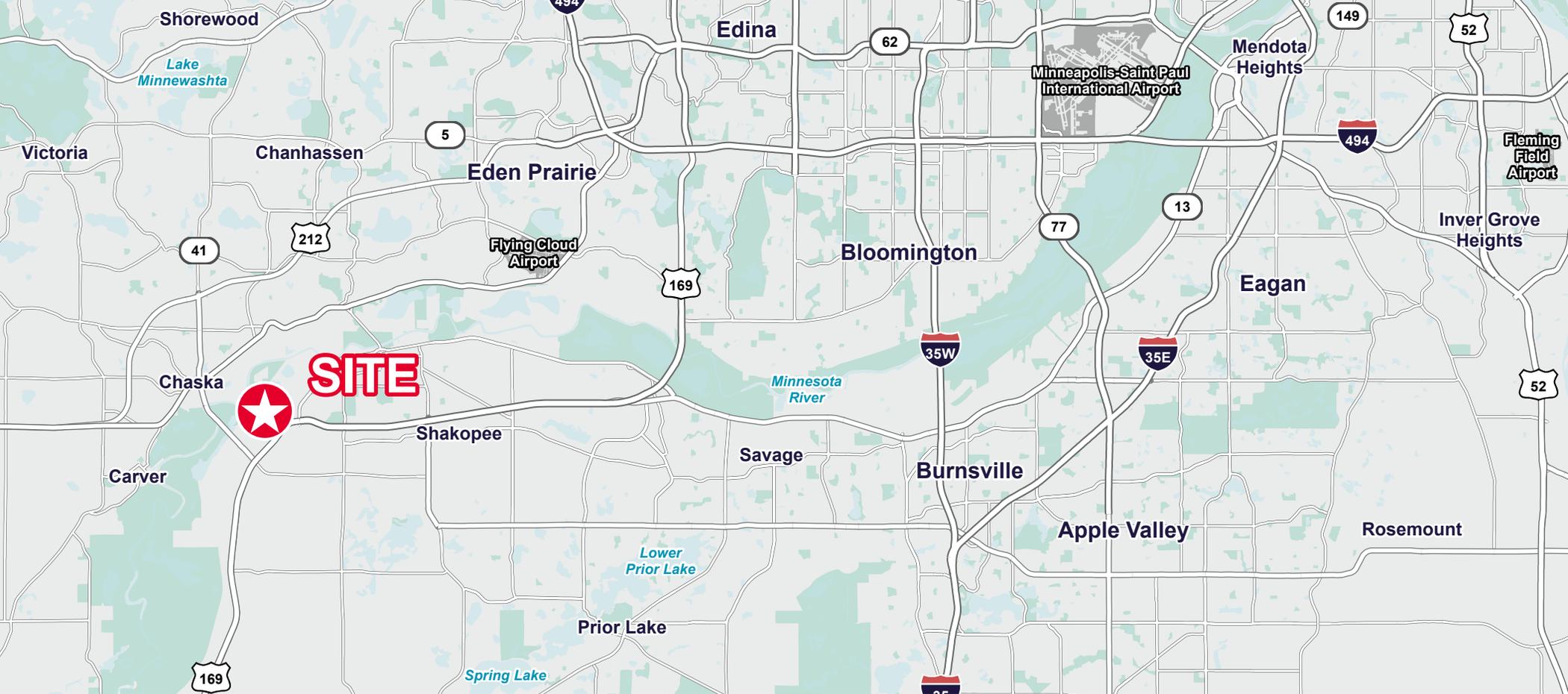
PROPERTY AERIAL



ZONING MAP

Zoning Code [HERE](#)





CONTACT INFORMATION

THEO PETRIE

Associate
+1 763 234 6362
theo.petrie@cushwake.com

JUDD FENLON

Brokerage Specialist
+1 612 231 9606
judd.fenlon@cushwake.com

JAKE KELLY

Director
+1 952 465 3303
jake.kelly@cushwake.com

JON RAUSCH

Executive Managing Director
+1 612 685 8288
jon.rausch@cushwake.com

3500 American Blvd W Suite 200
Minneapolis, MN 55431
cushmanwakefield.com

