

320 INDUSTRIAL ACRES FOR SALE

LINO LAKES & COLUMBUS



SITE

LINO LAKES

CENTERVILLE

HUGO

FOREST LAKE

CONTACTS:

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

LUKE APPERT
Executive Director
+1 651 315 6641
luke.appert@cushwake.com

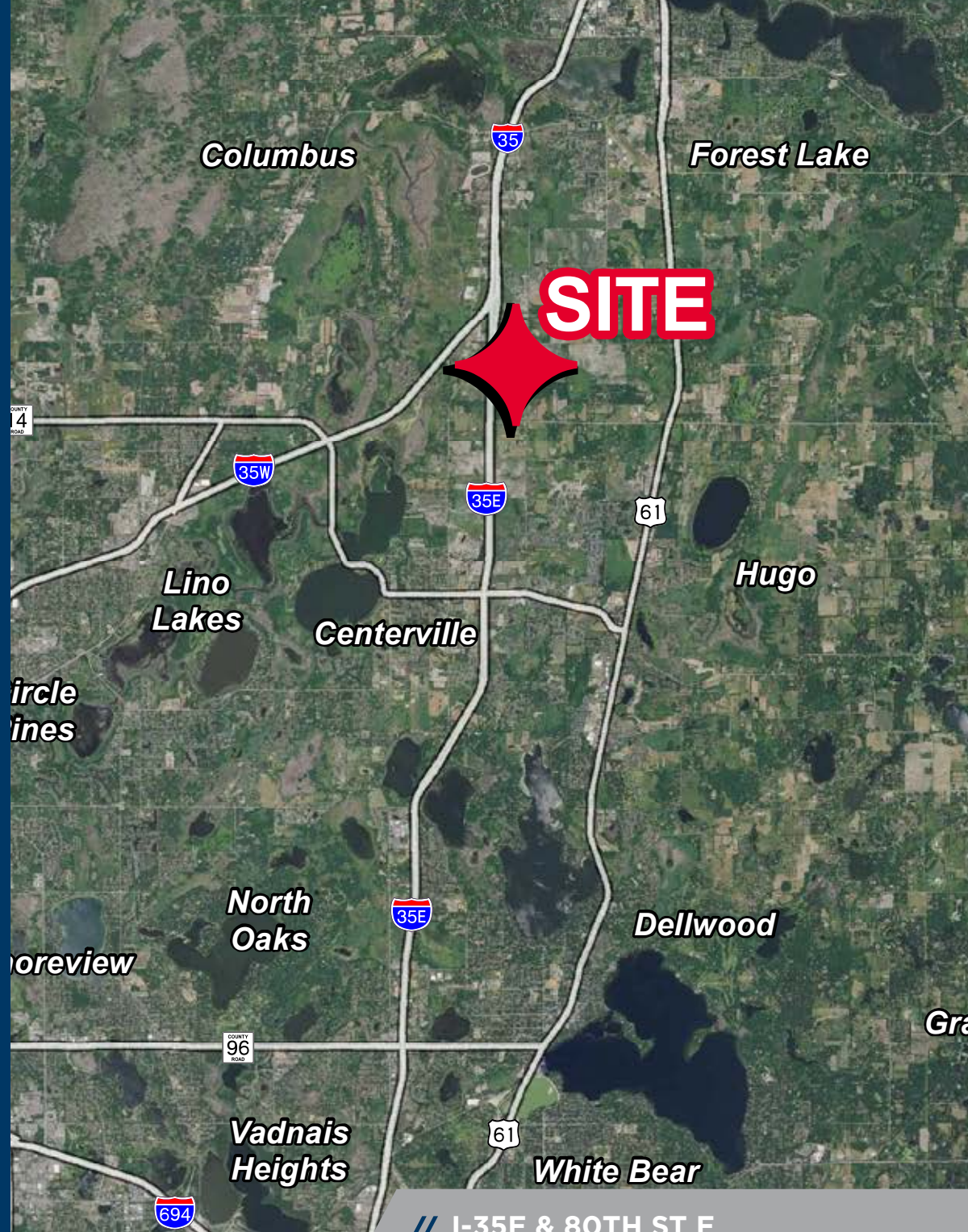
BEN DREW
Director
+1 952 210 4637
ben.drew@cushwake.com

I-35E & 80th St E
Lino Lakes/Columbus, MN

CUSHMAN & WAKEFIELD

// PROPERTY HIGHLIGHTS

- A MASTER-PLANNED BUSINESS PARK OR LARGE CORPORATE SITE
- UTILITIES PLANNED TO SITE
- DEVELOPER DRIVEN
- DIVISIBLE
- NEW INTERCHANGE SHOWN ON COMP PLAN
- GOOD SOILS



// I-35E & 80TH ST E
Lino Lakes/Columbus, MN



PID #	ACREAGE	WETLAND
36-32-22-43-0001	1.09	26.44
01-31-22-13-0004	29.47	1.30
36-32-22-44-0001	25.55	7.99
01-31-22-11-0001	24.80	10.62
01-31-22-11-0002	35.30	0.48
01-31-22-14-0001	38.00	0.62
01-31-22-41-0004	33.59	1.25
01-31-22-41-0003	34.69	0.28
01-31-22-44-0003	40.82	7.66
TOTAL:	263.31	56.64

LOT SIZE

319.95 TOTAL ACRES
(APPROX. 263.31
UPLAND ACRES)

ZONING

RURAL/BUSINESS
RESERVE

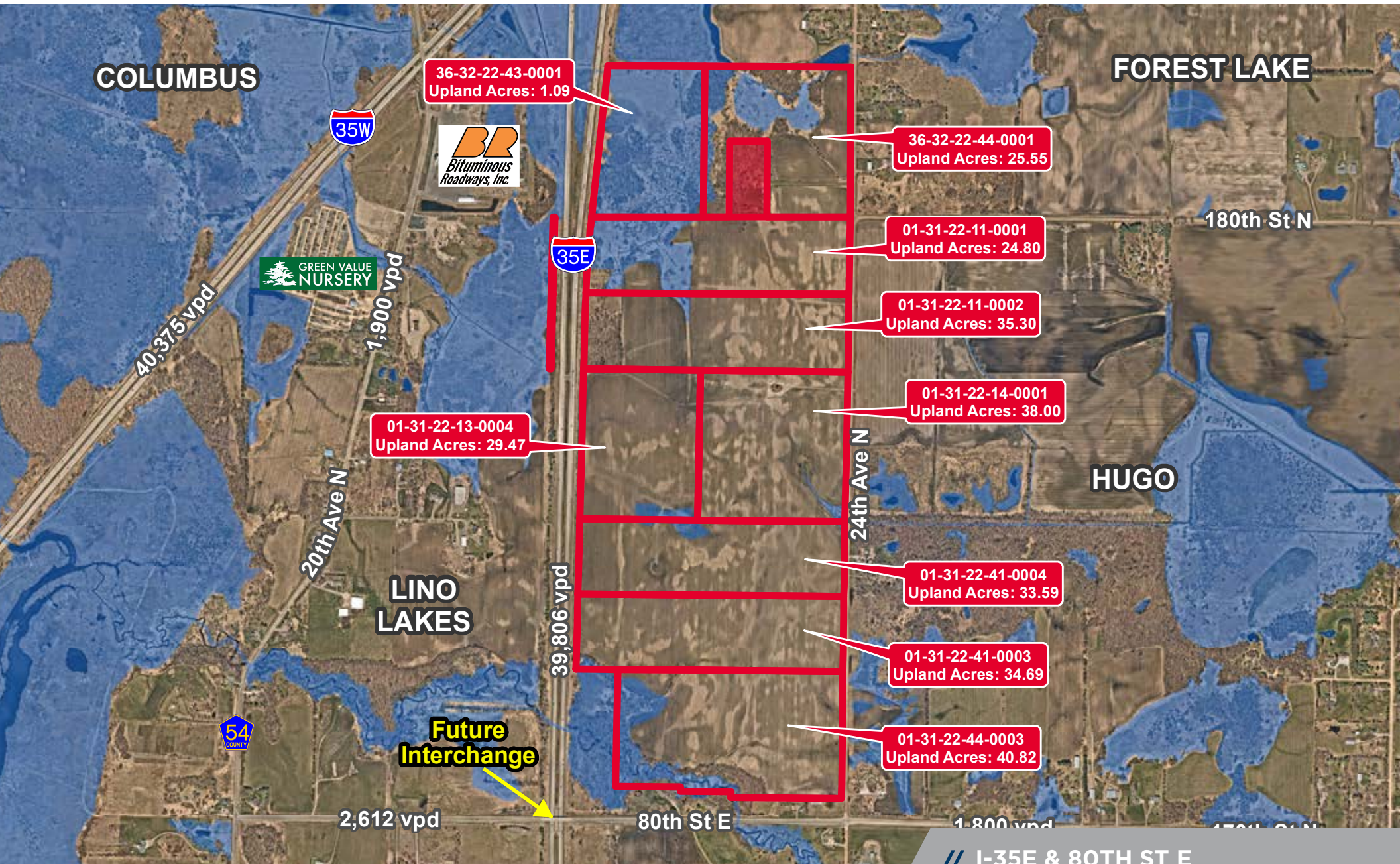
GUIDED LAND USE

INDUSTRIAL/BUSINESS CAMPUS

ASKING PRICE

\$2.50 PSF

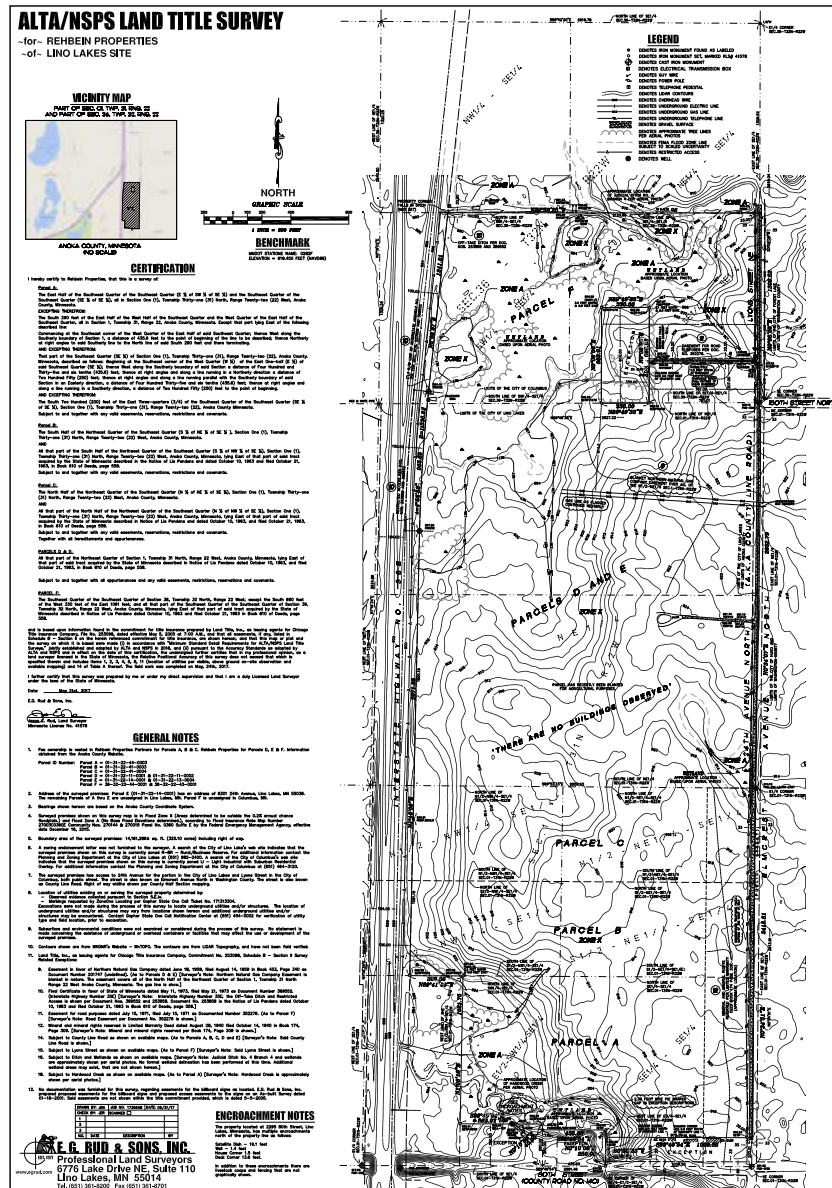
I-35E & 80TH ST E
Lino Lakes/Columbus, MN



// AERIAL

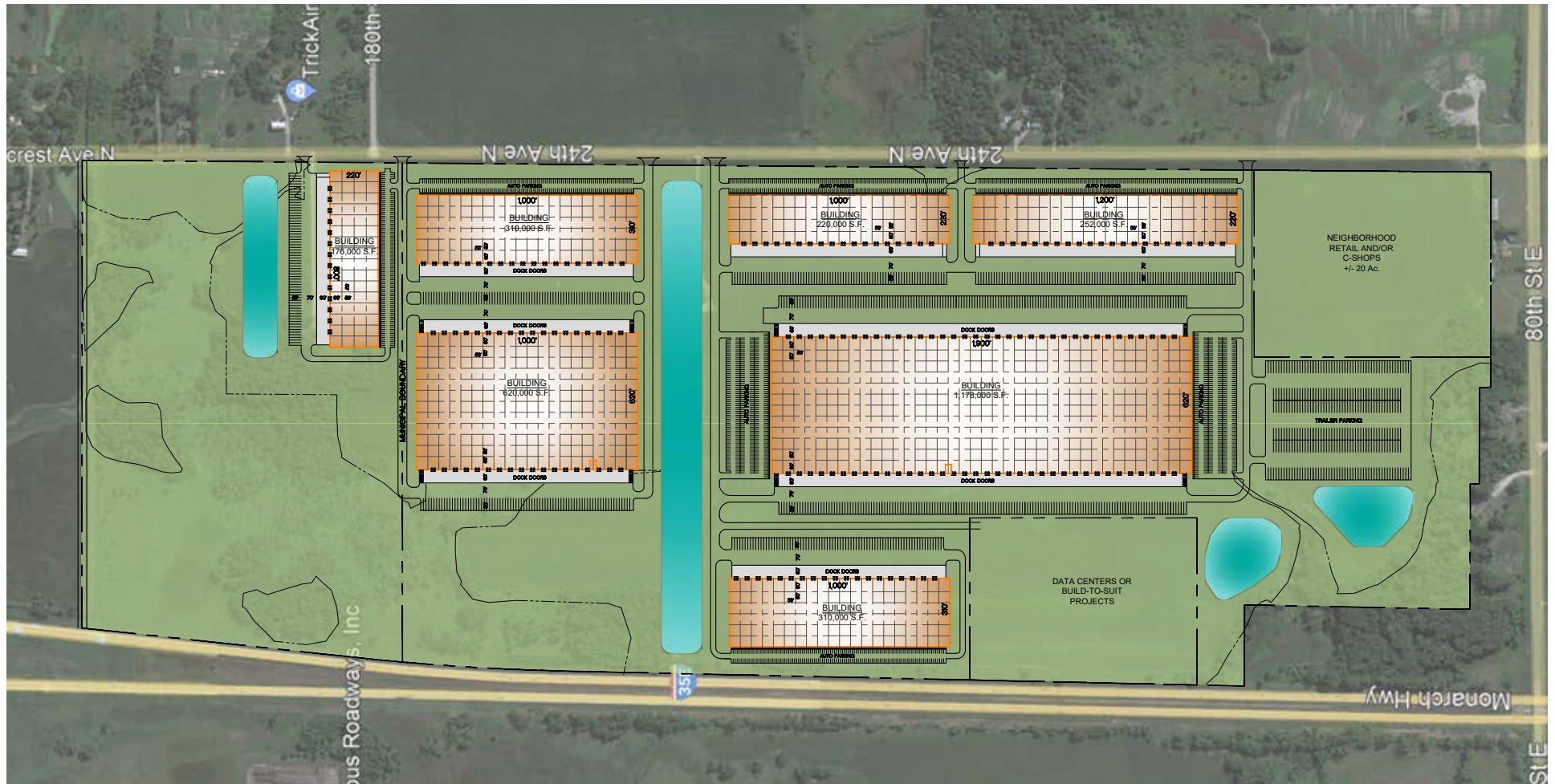






CLICK ON SURVEY FOR PRINTABLE IMAGE

// CONCEPT PLAN



PROPOSED:
PROJECT SITE
February 21, 2025

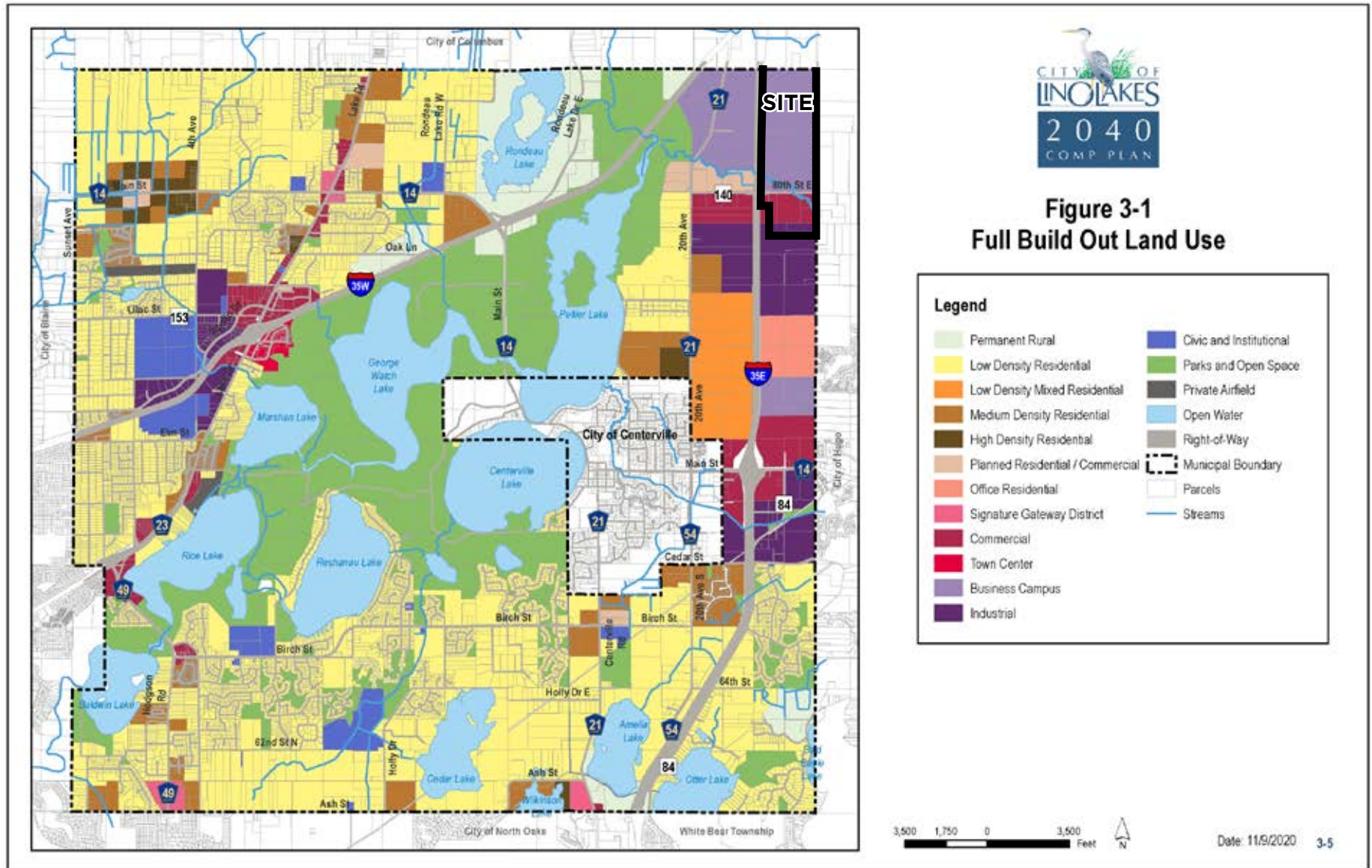
PROPOSED MASTER PLAN

Lino Lakes, MN



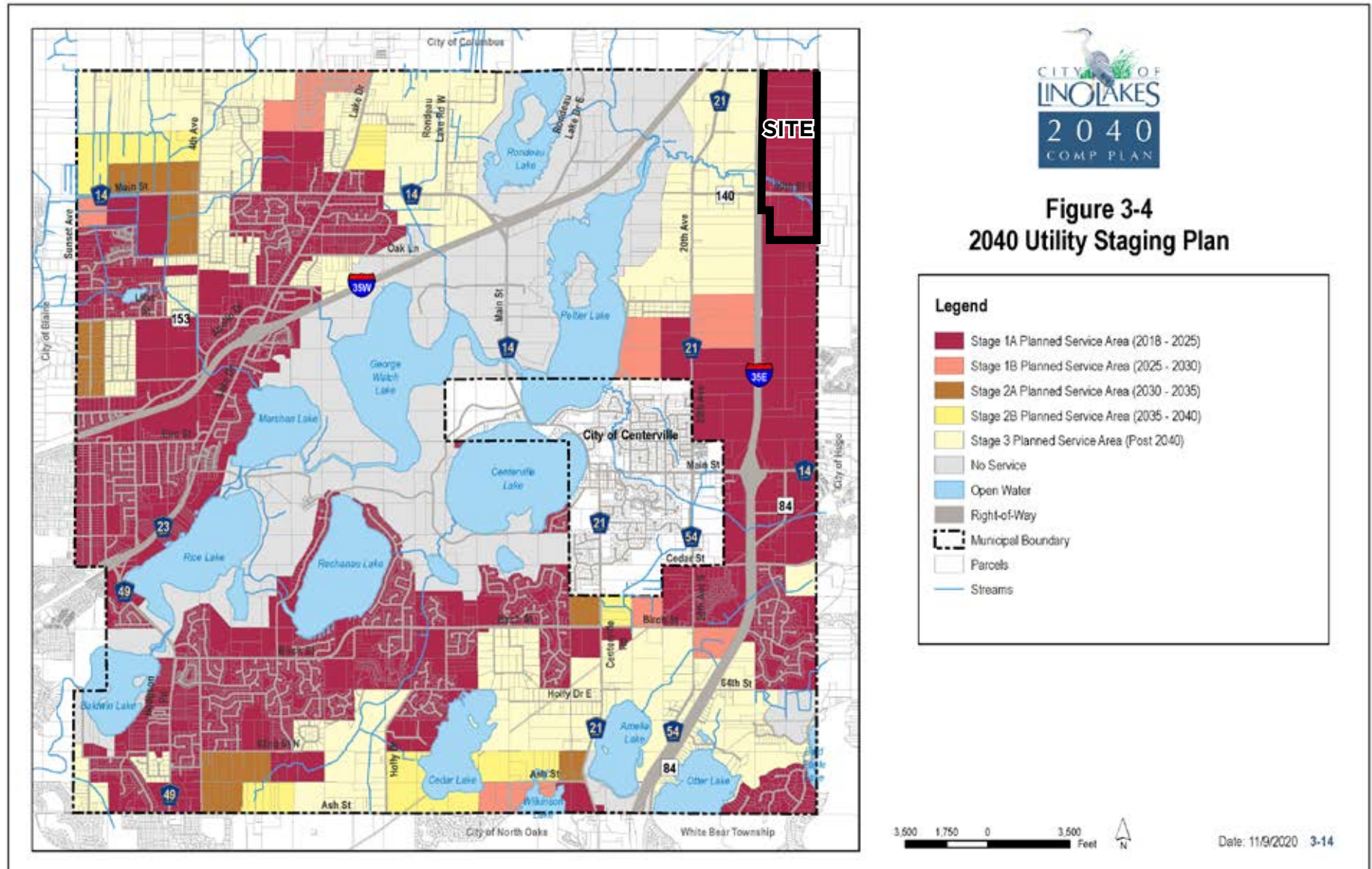
// I-35E & 80TH ST E
Lino Lakes/Columbus, MN

// 2040 GUIDED LAND USE



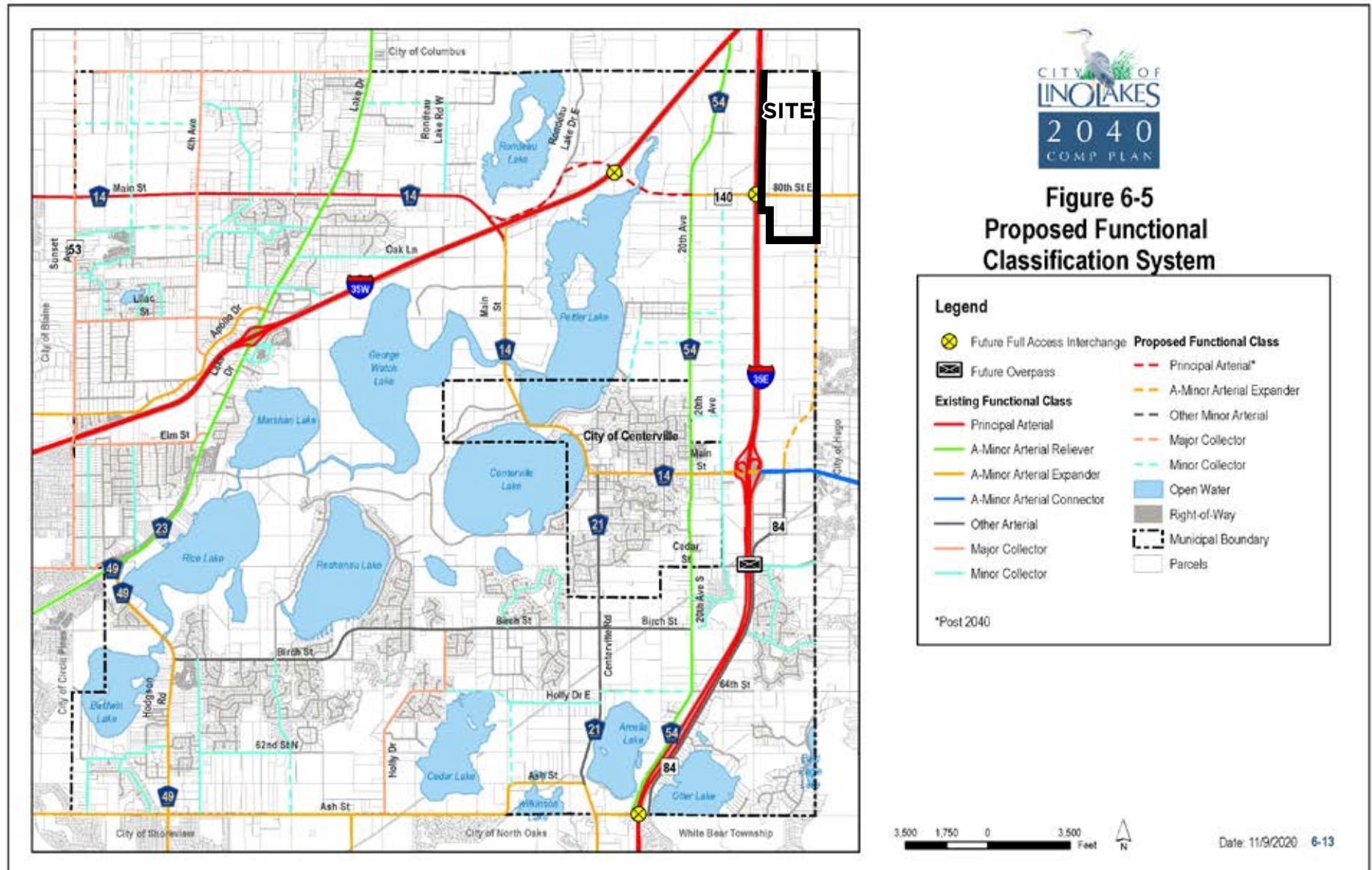
CLICK ON MAP FOR PRINTABLE IMAGE

// 2040 UTILITY STAGING



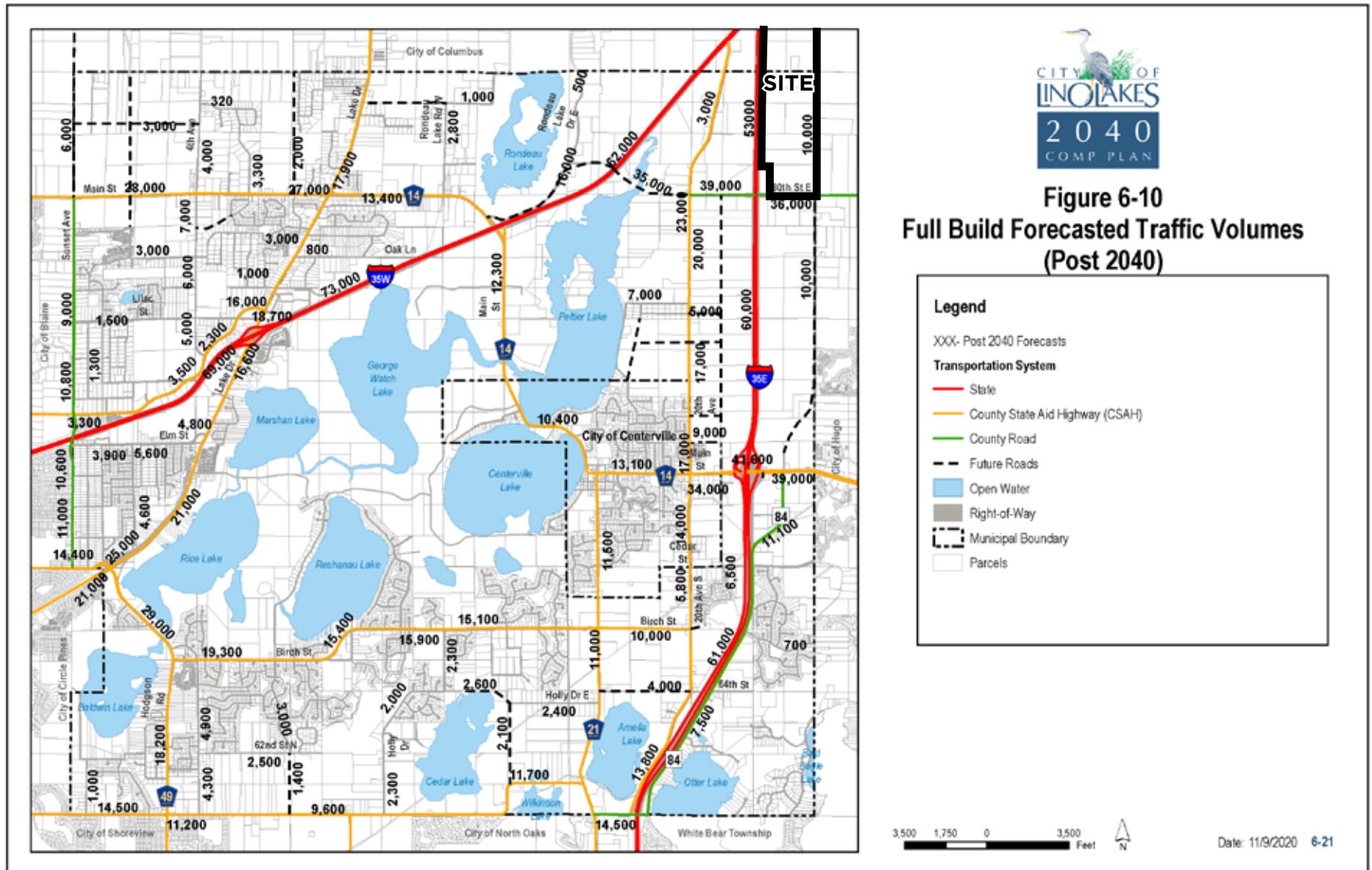
CLICK ON MAP FOR PRINTABLE IMAGE

// PROPOSED FUNCTIONAL CLASSIFICATION SYSTEM



CLICK ON MAP FOR PRINTABLE IMAGE

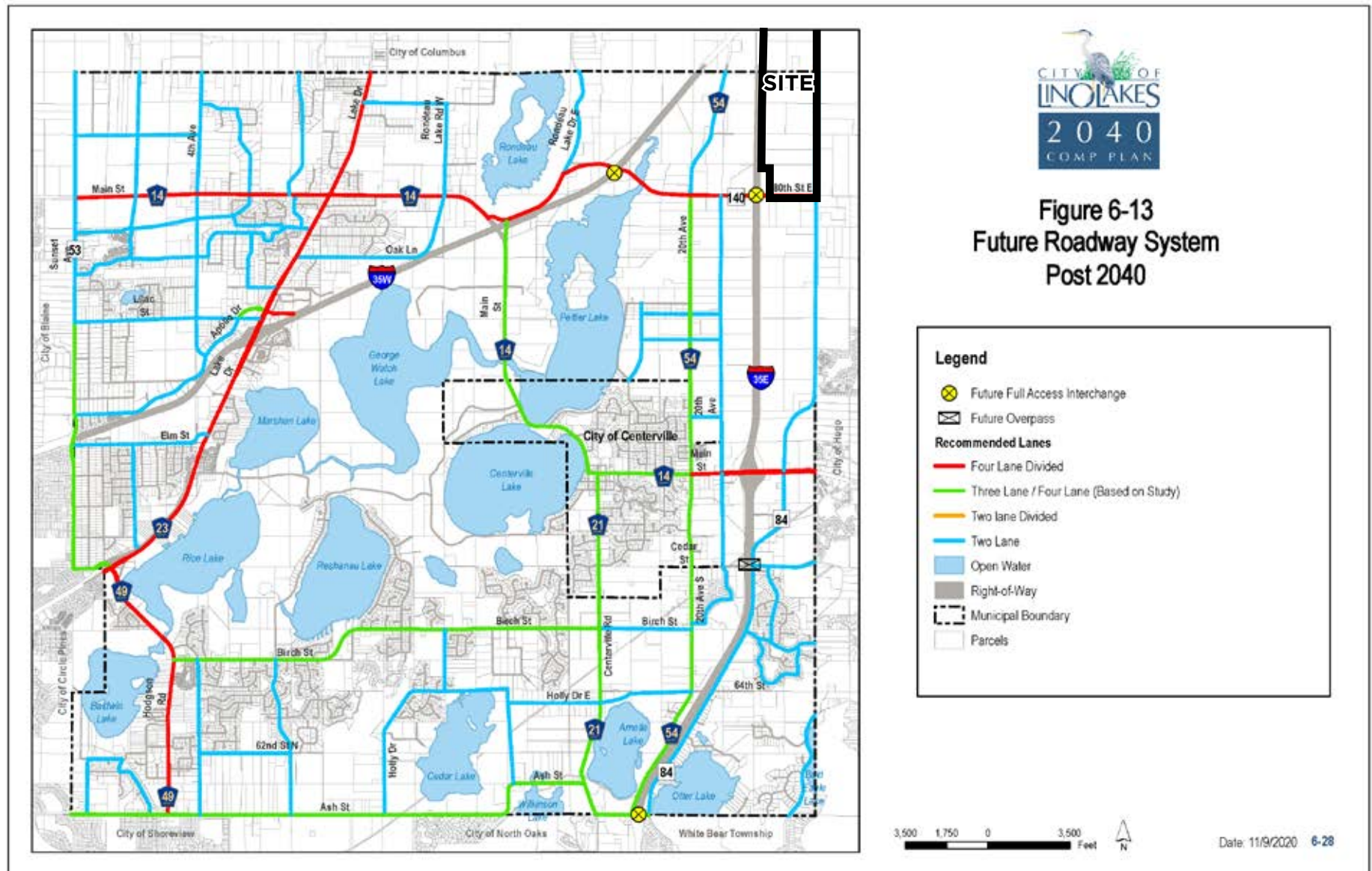
// FULL BUILD FORECASTED TRAFFIC VOLUMES



CLICK ON MAP FOR PRINTABLE IMAGE

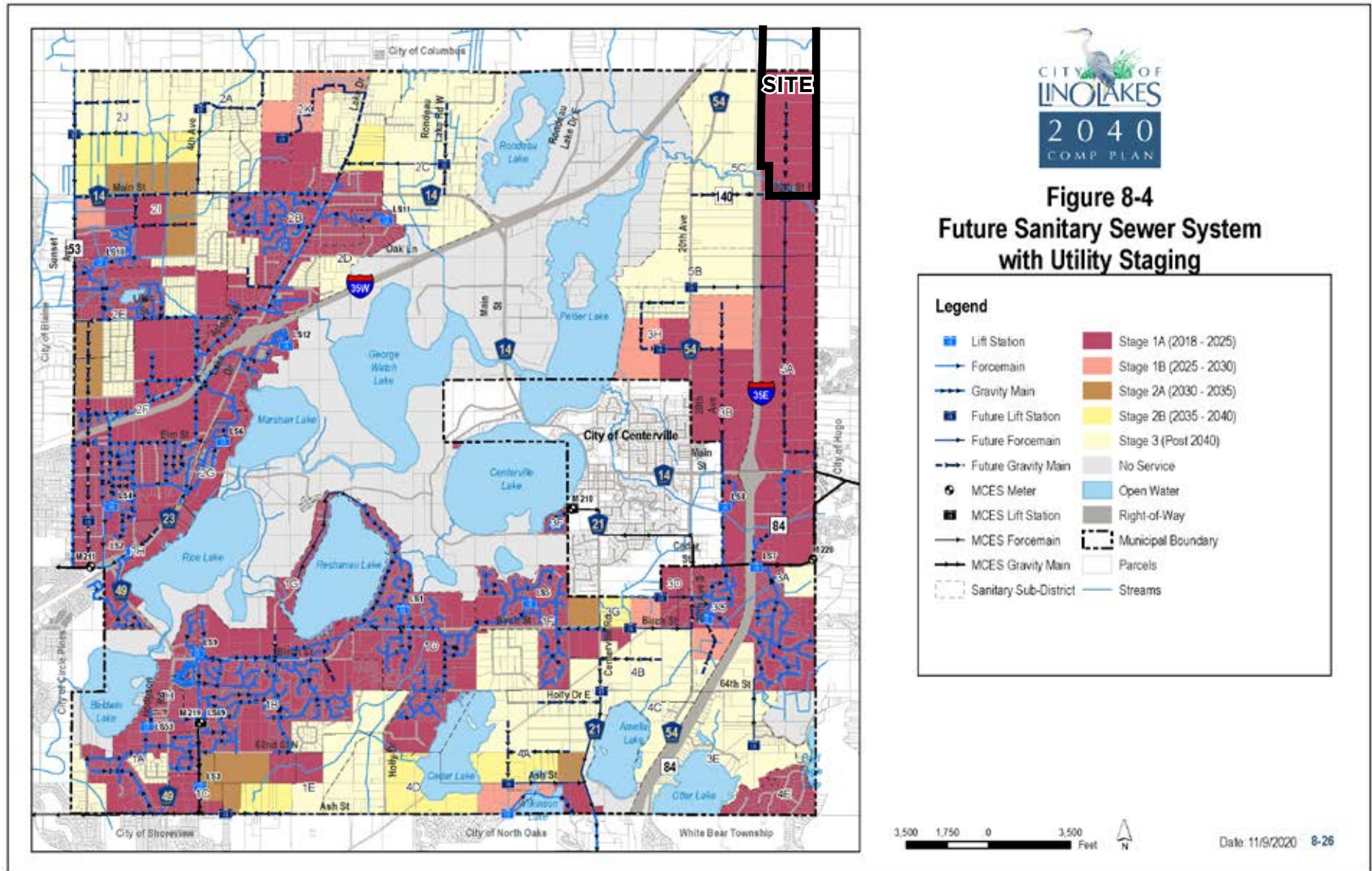
// **I-35E & 80TH ST E**
Lino Lakes/Columbus, MN

// FUTURE ROADWAY SYSTEM



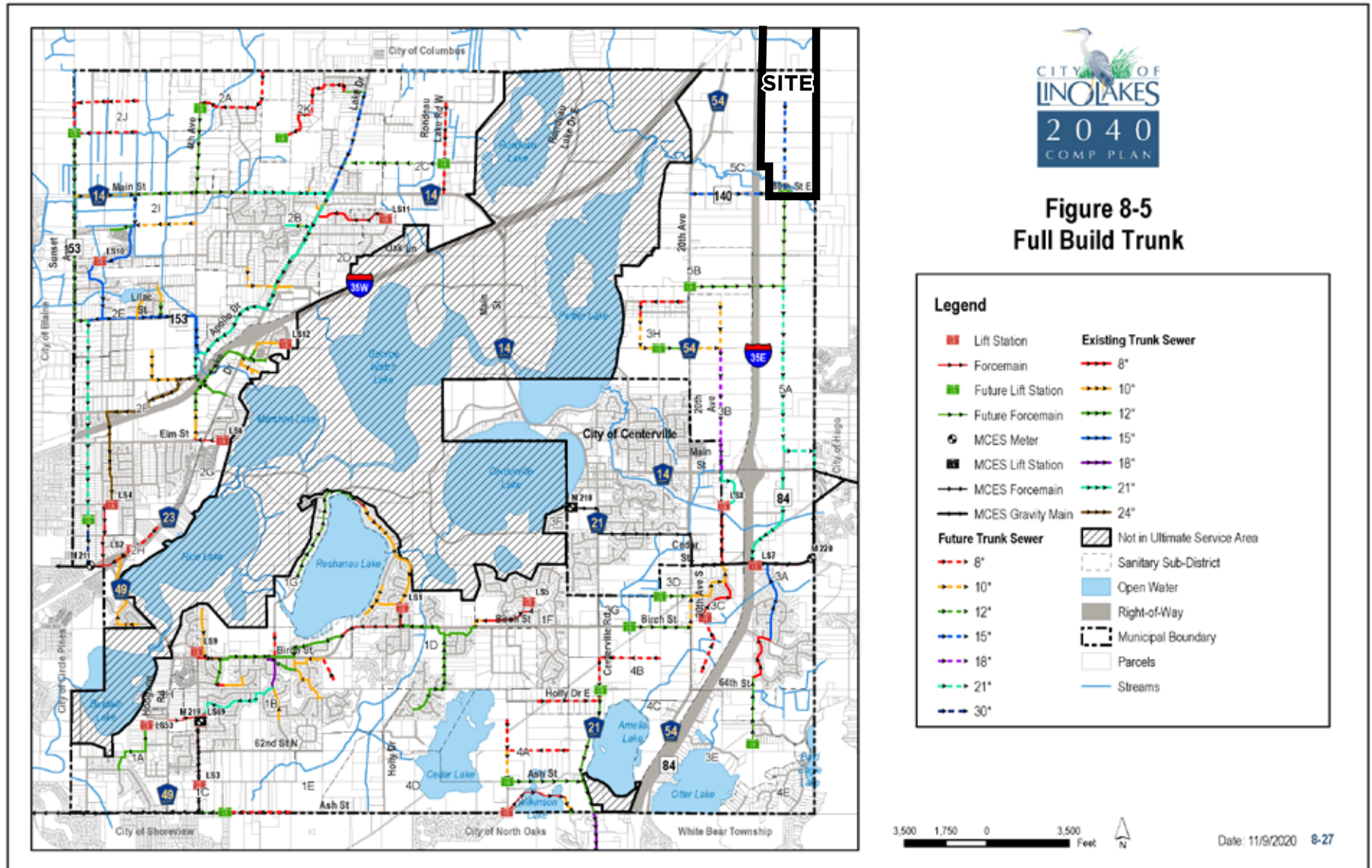
[CLICK ON MAP FOR PRINTABLE IMAGE](#)

// FUTURE SANITARY SEWER SYSTEM



CLICK ON MAP FOR PRINTABLE IMAGE

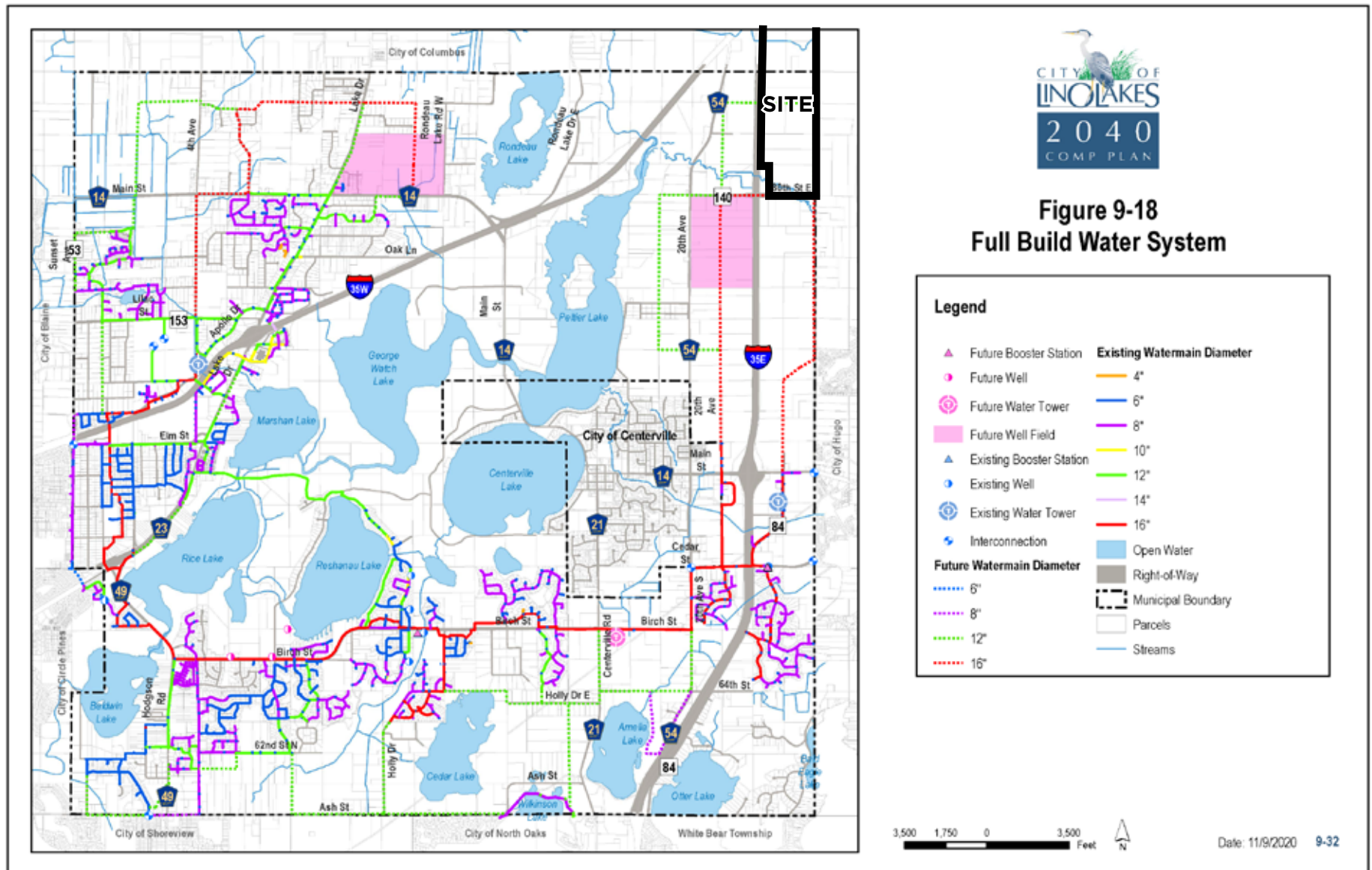
// FULL BUILD TRUNK



CLICK ON MAP FOR PRINTABLE IMAGE

// **I-35E & 80TH ST E**
Lino Lakes/Columbus, MN

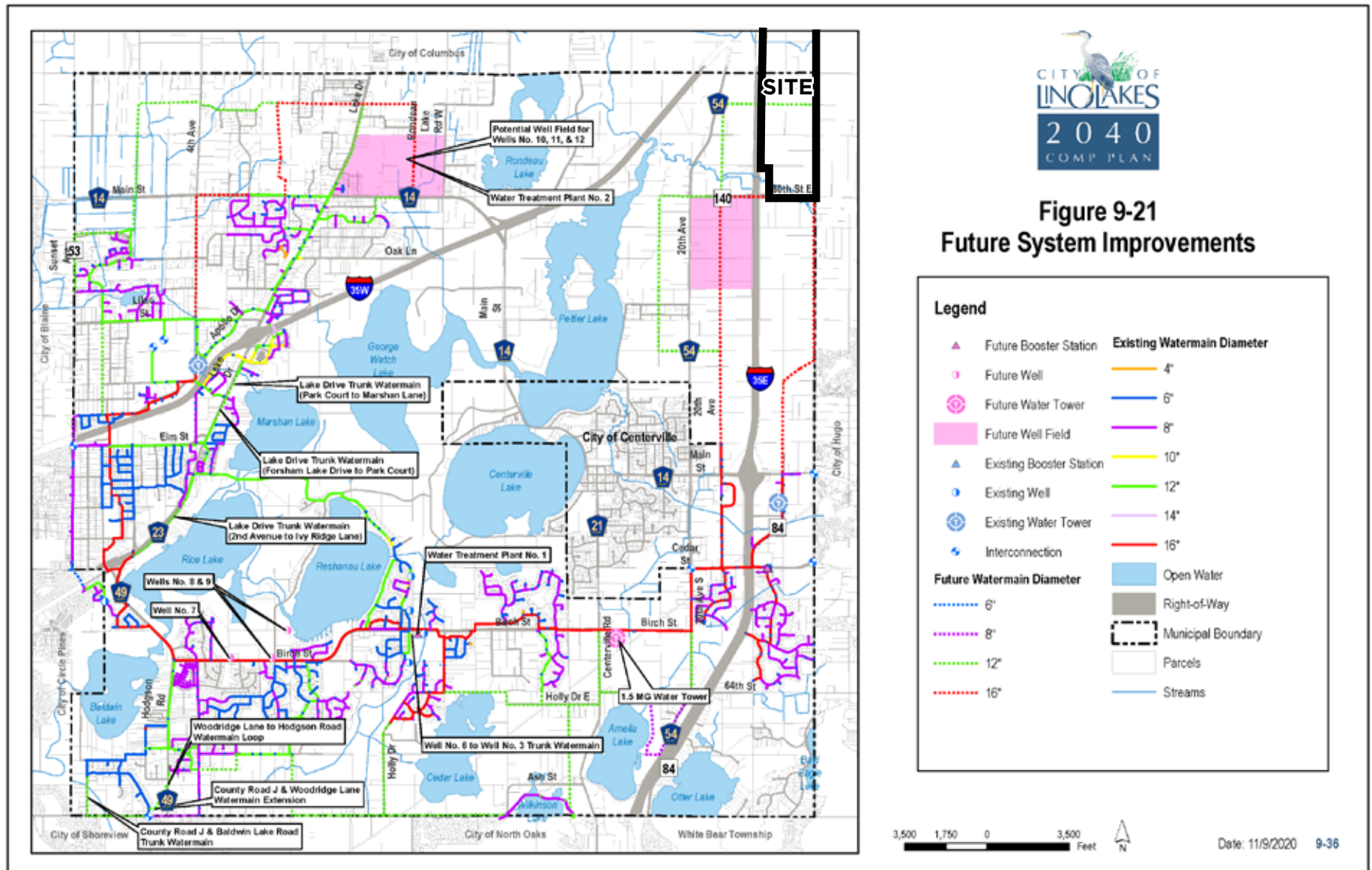
// FULL BUILD WATER SYSTEM



CLICK ON MAP FOR PRINTABLE IMAGE

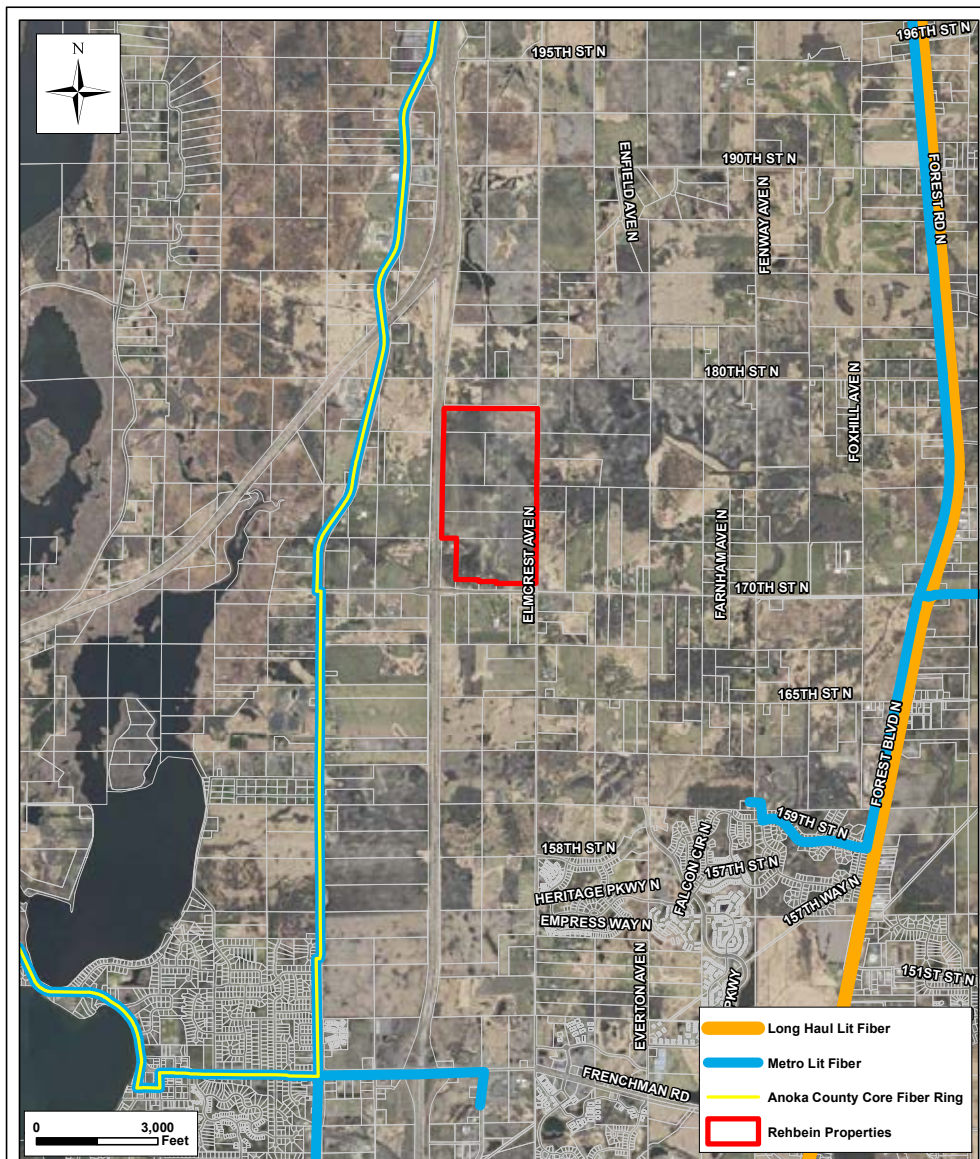
// **I-35E & 80TH ST E**
Lino Lakes/Columbus, MN

// FUTURE SYSTEM IMPROVEMENTS



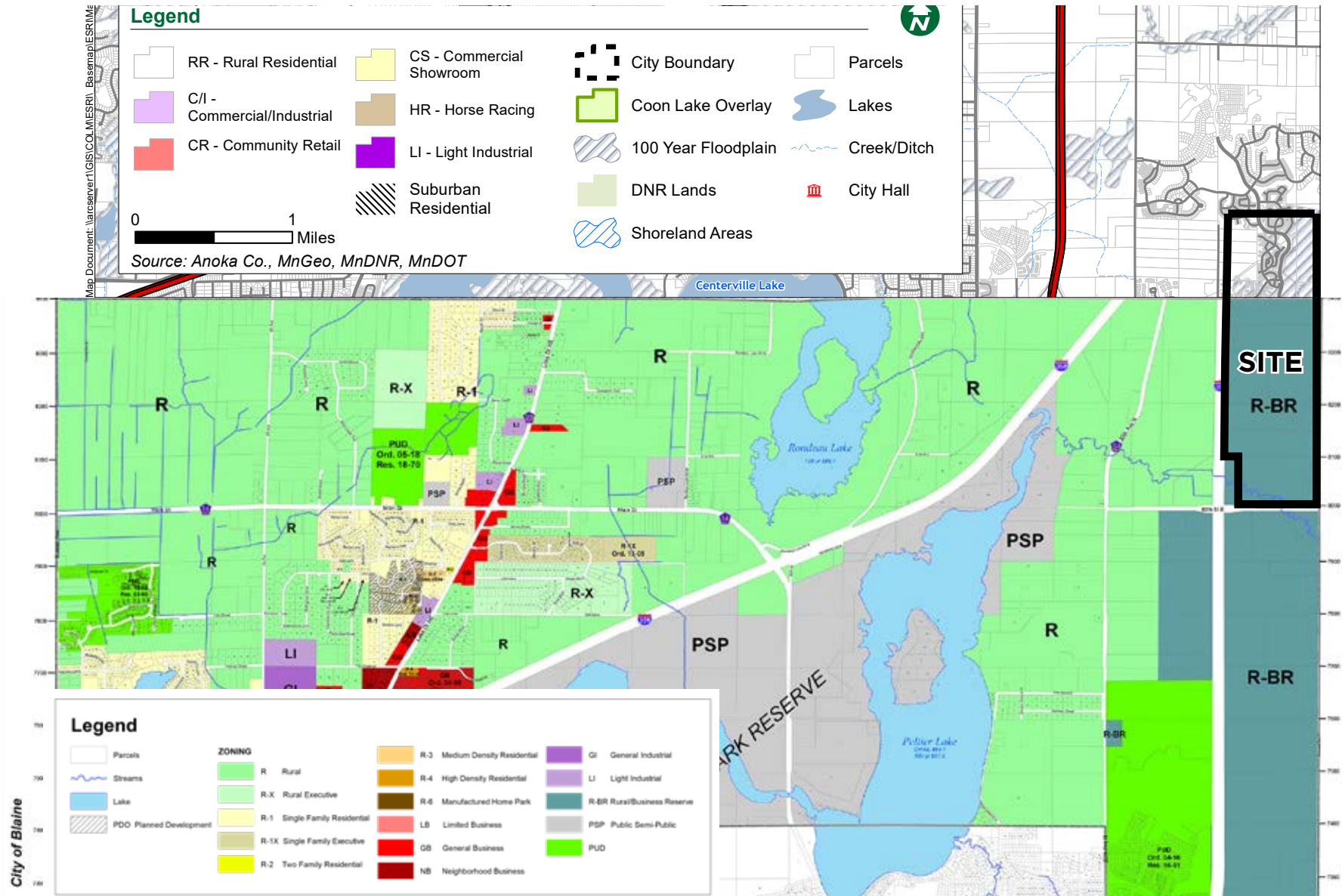
CLICK ON MAP FOR PRINTABLE IMAGE

// FIBER OPTICS MAP



[CLICK ON MAP FOR PRINTABLE IMAGE](#)

// ZONING MAP



320 INDUSTRIAL ACRES FOR SALE

BTS OPPORTUNITY



CONTACT

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

LUKE APPERT
Executive Director
+1 651 315 6641
luke.appert@cushwake.com

BEN DREW
Director
+1 952 210 4637
ben.drew@cushwake.com



visit us at: landmnwi.com

©2025 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.