

PRIME 3 LAKEVILLE

INDUSTRIAL OPPORTUNITY
215TH ST W, LAKEVILLE, MN

LAND FOR SALE OR BUILD-TO-SUIT
145 ACRES

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PROPERTY HIGHLIGHTS

- **AUAR complete**
- Site grading to begin April 1, 2026
- Flexible ownership opportunities
- Cross dock and truck terminals are allowed uses
- Strategically positioned on County Road 70 with direct access to I-35
- Close proximity to major distribution centers, including Amazon and Fedex

PROPERTY INFORMATION

PID #	22-03600-75-013 22-03100-51-012
Gross Acres	145.08
Zoning	I-1, Light Industrial
2040 Land Use	Office Park/Warehouse/Light Industrial

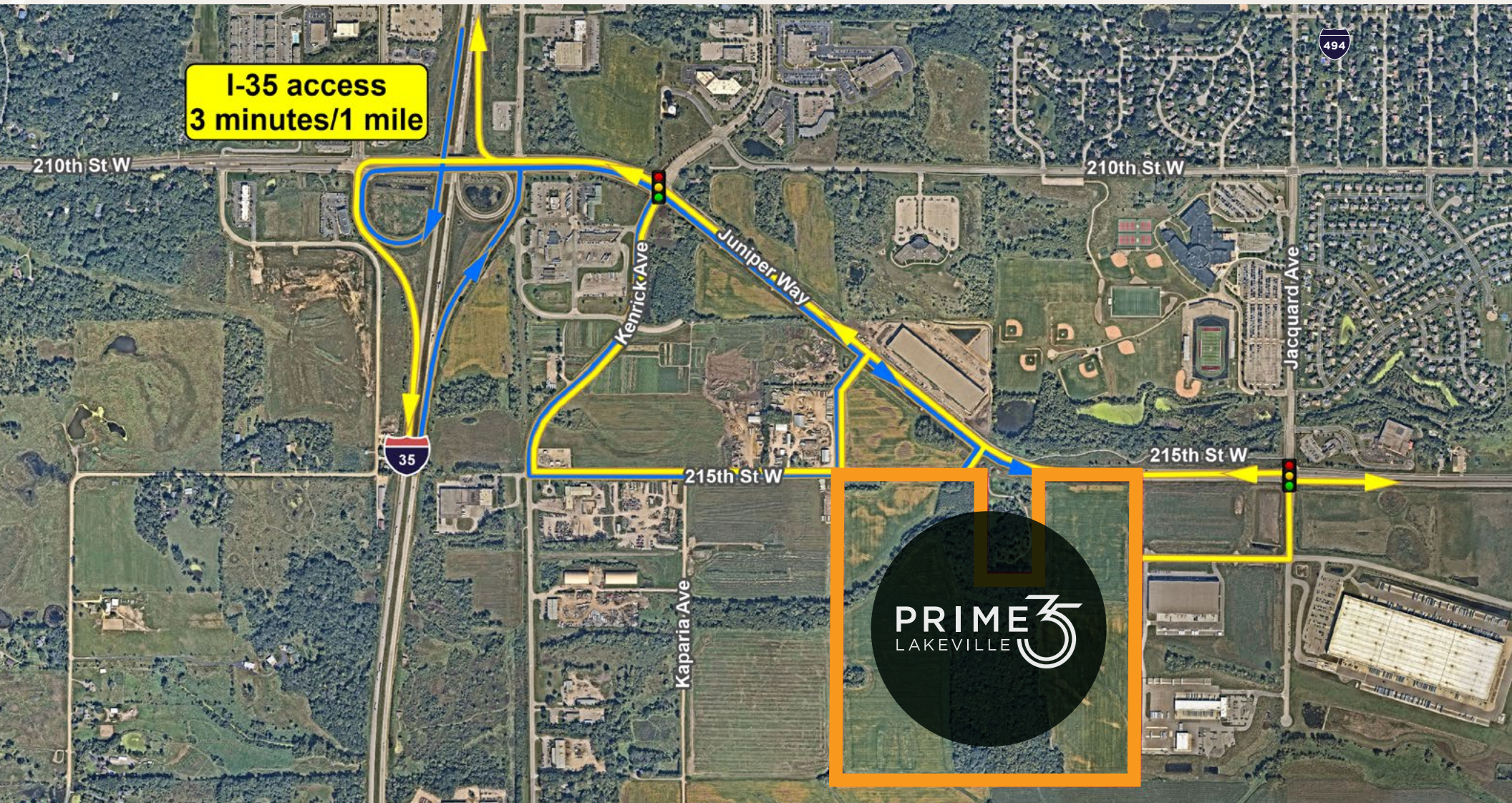


DEMOGRAPHICS (2025)

	1 Mile	3 Miles	5 Miles
Population	1,528	20,657	50,463
Households	447	6,980	17,324
Average HH Income	\$186,466	\$168,051	\$167,508
Daytime Population	1,374	12,150	18,007

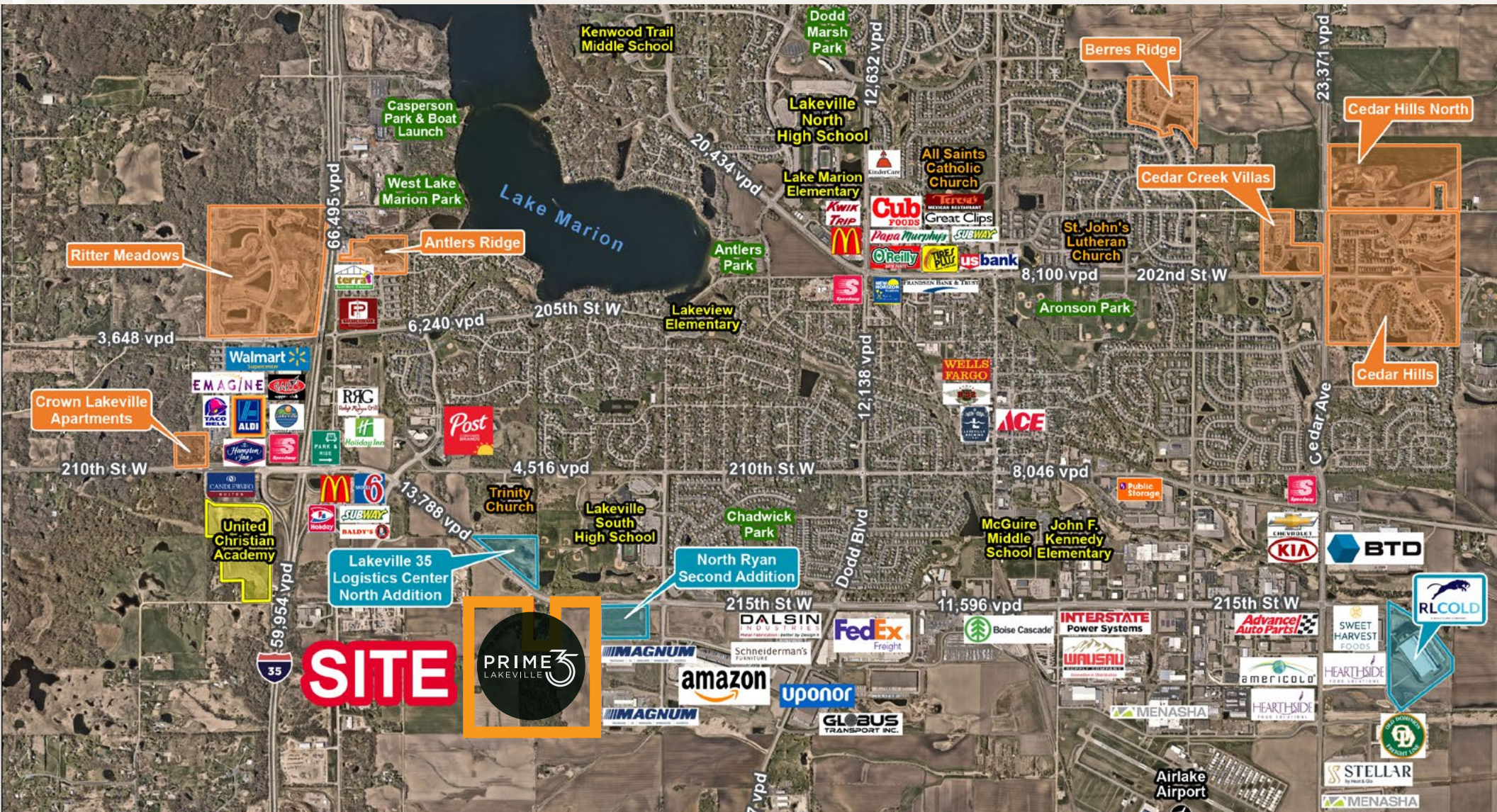
215TH ST W, LAKEVILLE, MN

AERIAL VIEW



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AERIAL VIEW

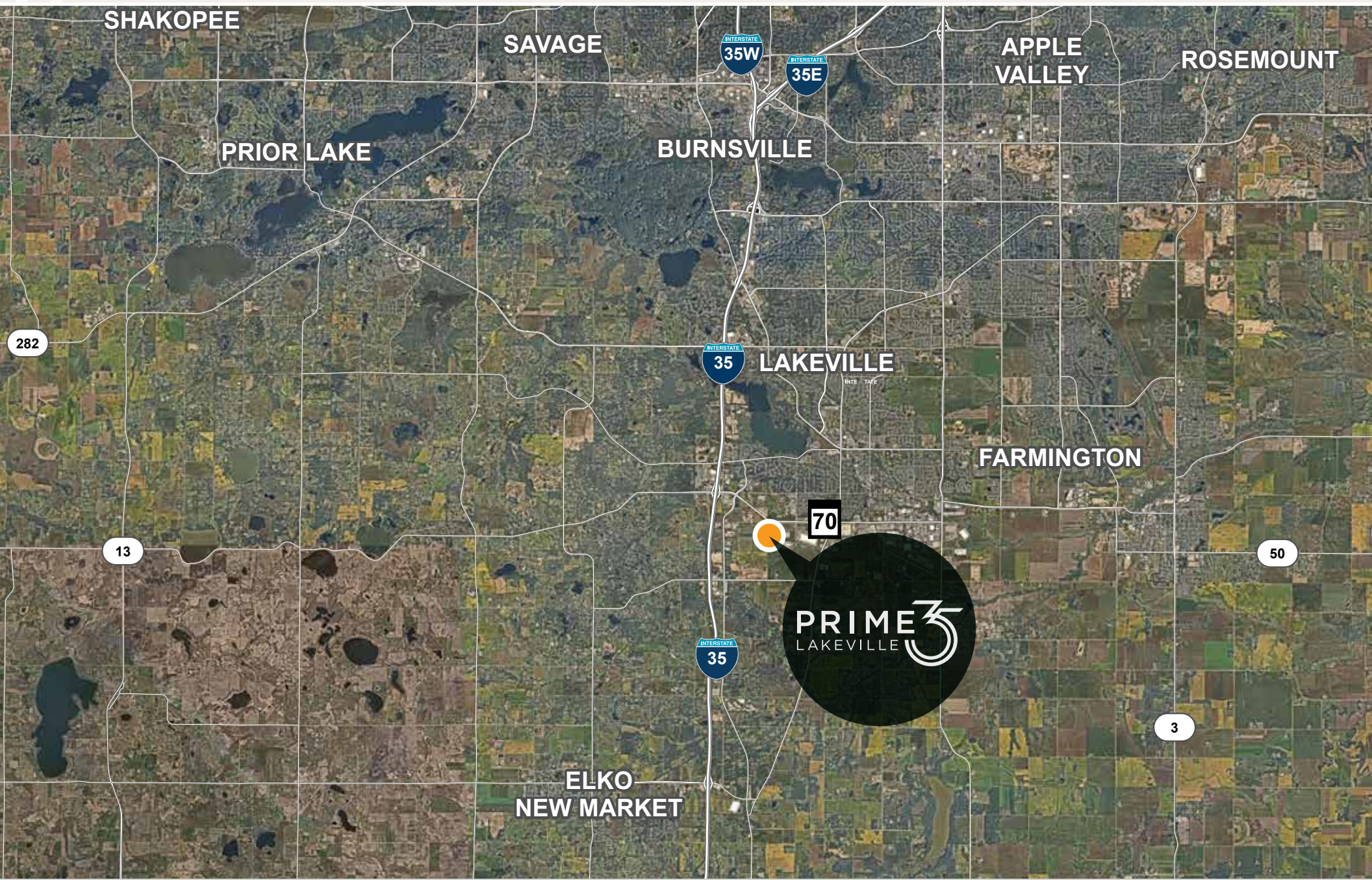


AERIAL VIEW

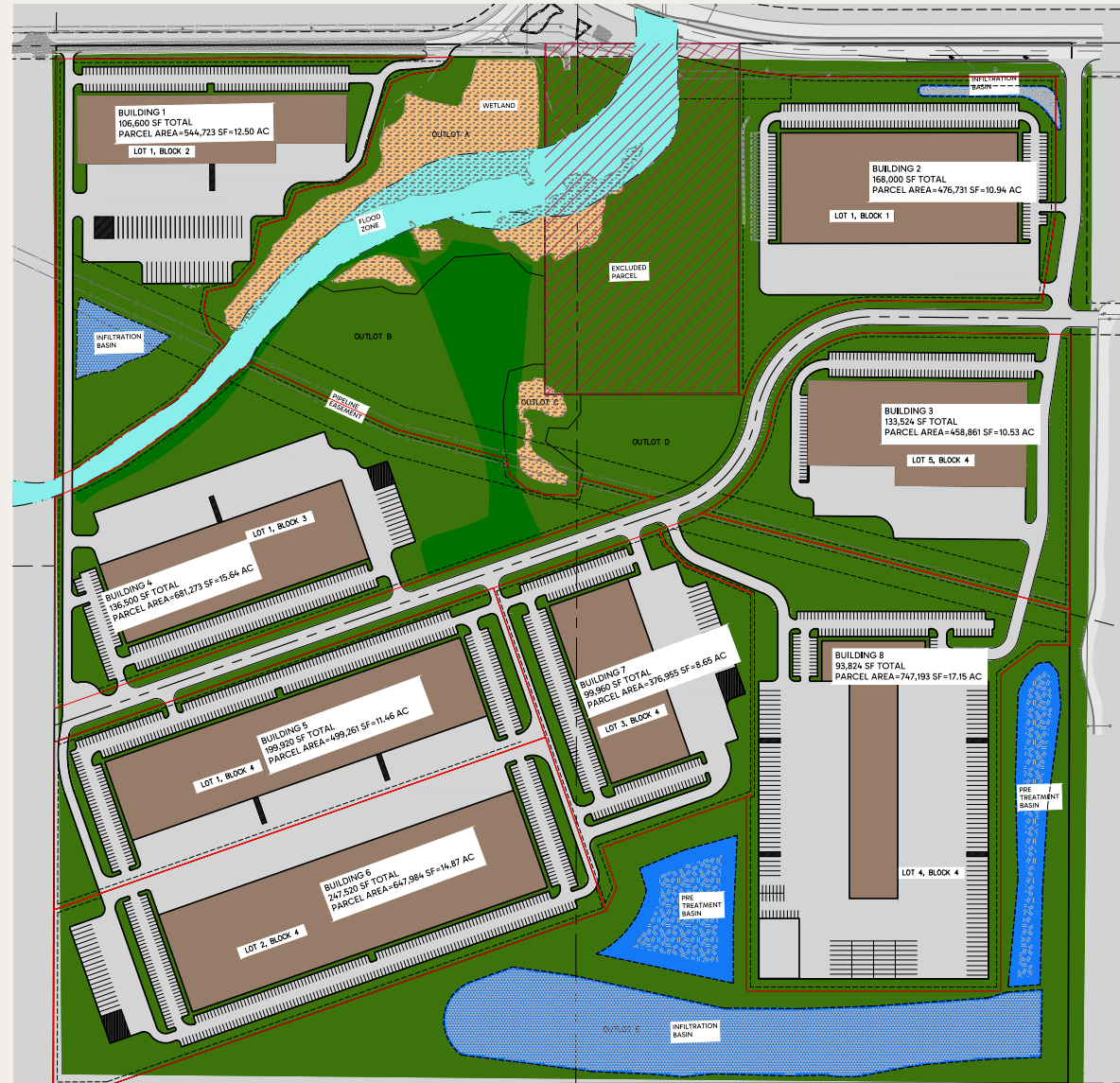




MAP



CONCEPT PLAN



CONTACT INFORMATION

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