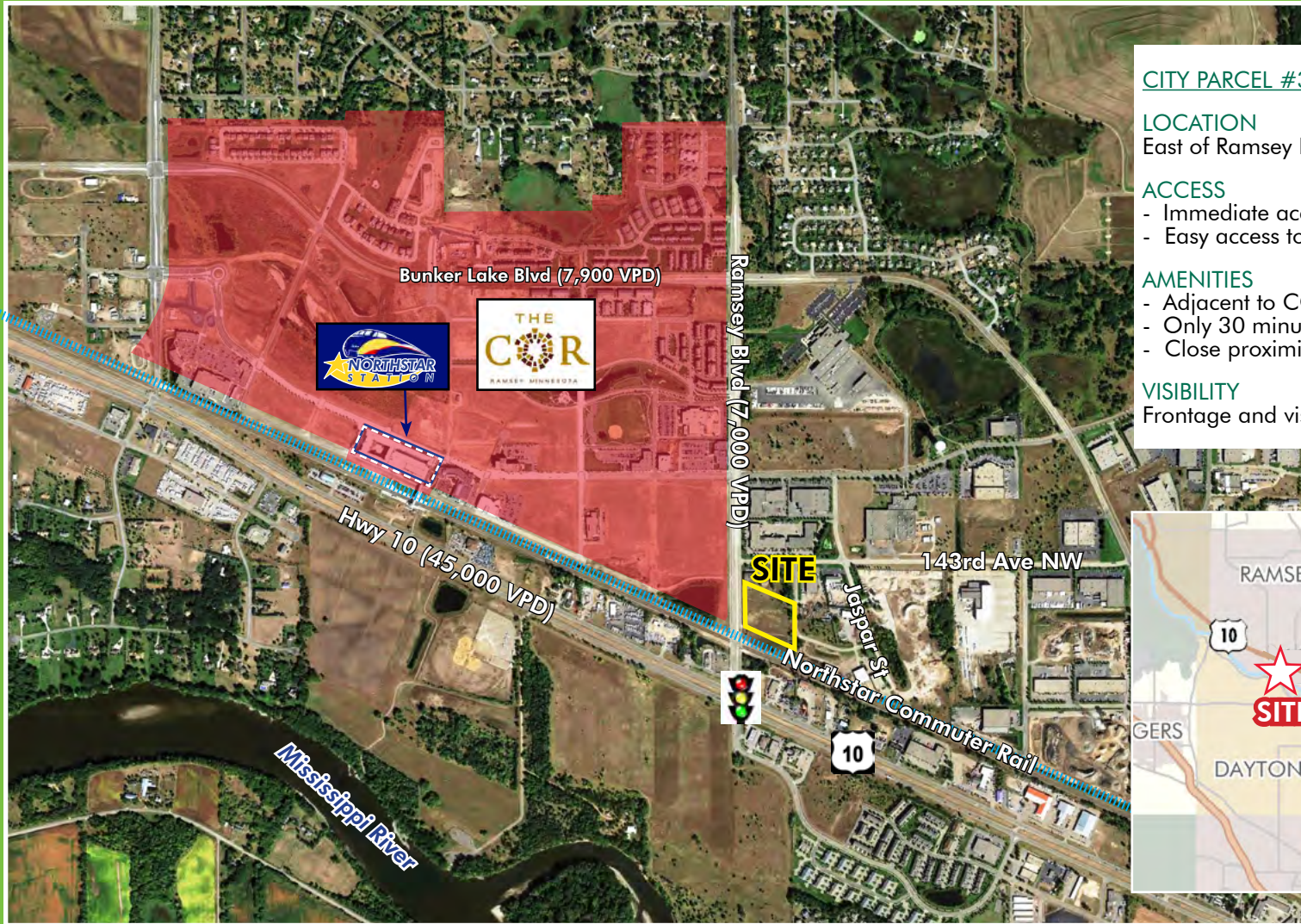


# CITY-OWNED LAND FOR SALE: ±4.14 ACRES OFFICE/INDUSTRIAL USE

RAMSEY, MN 55303

**\$450,000**



## CITY PARCEL #37

### LOCATION

East of Ramsey Blvd and North of Hwy 10

### ACCESS

- Immediate access to Ramsey Blvd NW
- Easy access to Hwy 10 and Ramsey Blvd

### AMENITIES

- Adjacent to COR retail site
- Only 30 minutes to downtown Minneapolis
- Close proximity to Northstar Rail Station

### VISIBILITY

Frontage and visibility from Ramsey Blvd NW



**Richard Palmiter**  
Vice President  
+1 952 924 4603  
richard.palmiter@cbre.com

**Brian Pankratz**  
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brian.pankratz@cbre.com

**Dan Swartz**  
First Vice President  
+1 952 924 4652  
dan.swartz@cbre.com

4400 West 78th Street, Suite 200  
Minneapolis, MN 55435

**CBRE**

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	Existing public works facility; potentially available in 3-5 years
	Poentially available in 1-2 years

**CITY PARCEL #37**  
**ADDRESS**  
 14165 RAMSEY BLVD NW  
**PID**  
 273225330006  
**ACRES**  
 4.14; potential add up to ±10.44 acres if desired  
**ZONING**  
 E-2 (Employment District)  
**SCHOOL DISTRICT**  
 Anoka-Hennepin #11

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	10 MILES
Population (2013)	3,943	27,900	64,077	298,009
Growth 2013 - 2018	6.00%	4.92%	2.66%	4.08%
Average Household Income	\$77,307	\$82,528	\$78,107	\$84,316



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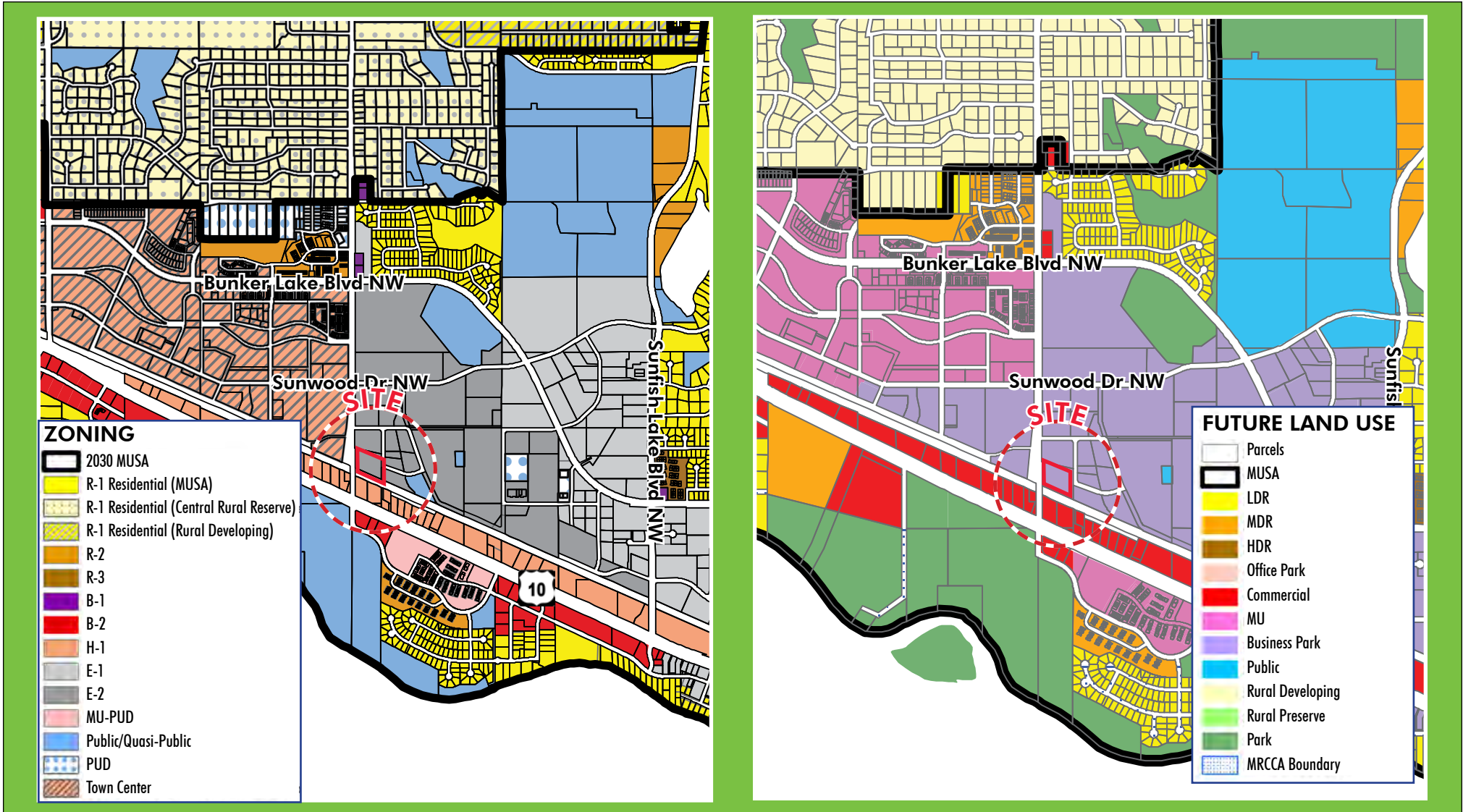
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## Sec. 117-116. - E-2 Employment District.

- (a) Intent. The purpose of the E-2 Employment District is to provide for the mix of typically large volumes or bulk commercial goods and services, wholesale/warehouse activities and limited retail activities.
- (b) Permitted uses. The following are permitted uses, subject to general requirements and performance standards as specified by this chapter:
  - (1) Adult uses principal and accessory.
  - (2) Building materials sales stores.
  - (3) Governmental and public utility buildings and structures.
  - (4) Indoor commercial recreation.
  - (5) Manufacturing.
  - (6) Office buildings and uses.
  - (7) Radio and television offices and stations.
  - (8) Transportation terminals.
  - (9) Warehousing of non-explosive material or equipment.
  - (10) Wholesale business.
  - (11) Storage.
  - (12) Business incubators/multitenant facilities housing manufacturing, research labs, testing labs, offices, motor vehicle, implement and recreation equipment sales or repair, governmental or public uses, indoor commercial recreation, manufacturing, radio and television offices and stations, and wholesale businesses.
  - (13) Self-storage facilities.
- (c) Accessory uses.
  - (1) Commercial or business buildings and structures for a use accessory to the principal use but such use shall not exceed 50 percent of the gross floor space of the principal use.
  - (2) Off-street parking including semi-trailer trucks, as regulated and required by this chapter.
  - (3) Off-street loading as regulated and required by this chapter.
  - (4) Signing as regulated by this Code.
  - (5) Open and outdoor storage as an accessory use not to exceed 30 percent of the property.
  - (6) Enclosed retail and rental activity as an accessory to a permitted use in a business incubator or multitenant facility.
- (d) Conditional uses.
  - (1) Open and outdoor storage as a principal use.
  - (2) Open or outdoor service, sale, display and rental as a principal use.
  - (3) Oversizing of signs.
  - (4) Expansion or enlargement of lawful nonconforming uses.
  - (5) Cell towers.
  - (6) Micro-scale WECS.
  - (7) Medium-scale WECS.
  - (8) Retail sales facility for CNG (compressed natural gas) or other alternative automotive fuels.

[Click link for complete Zoning Code:](#)



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