

WELSH

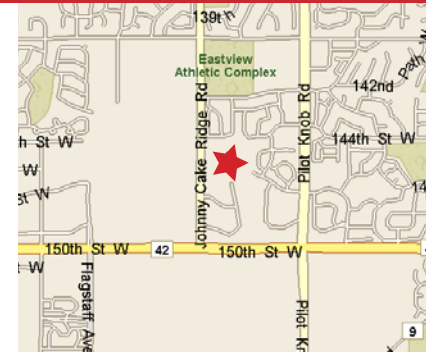


REDUCED RATES!

Eagle Ridge Business Park

Johnny Cake Ridge Road
Apple Valley, Minnesota

- 1.30-18.69 acres available
- 20,000-80,000 SF built-to-suit opportunities available
- Property ID: 01-84401-010-00
- 2010 Taxes: \$9,539.98
- Zoned I-1 (Limited Industrial)
- Well located within the Apple Valley Industrial area
- Great access to County Rd 42 & Highway 77
- MSP International Airport is less than 15 minutes away
- Close to retail amenities
- Large & diverse local labor pool
- Please see attached listed price page



For more information contact:

Ted Carlson, CCIM, SIOR
952.848.7788
tedcarlson@carlson-commercial.com

Eric Rossbach
952.897.7872
ejr@welshco.com

NAIWELSH



For more information contact:

Ted Carlson, CCIM, SIOR

952.848.7788

tedcarlson@

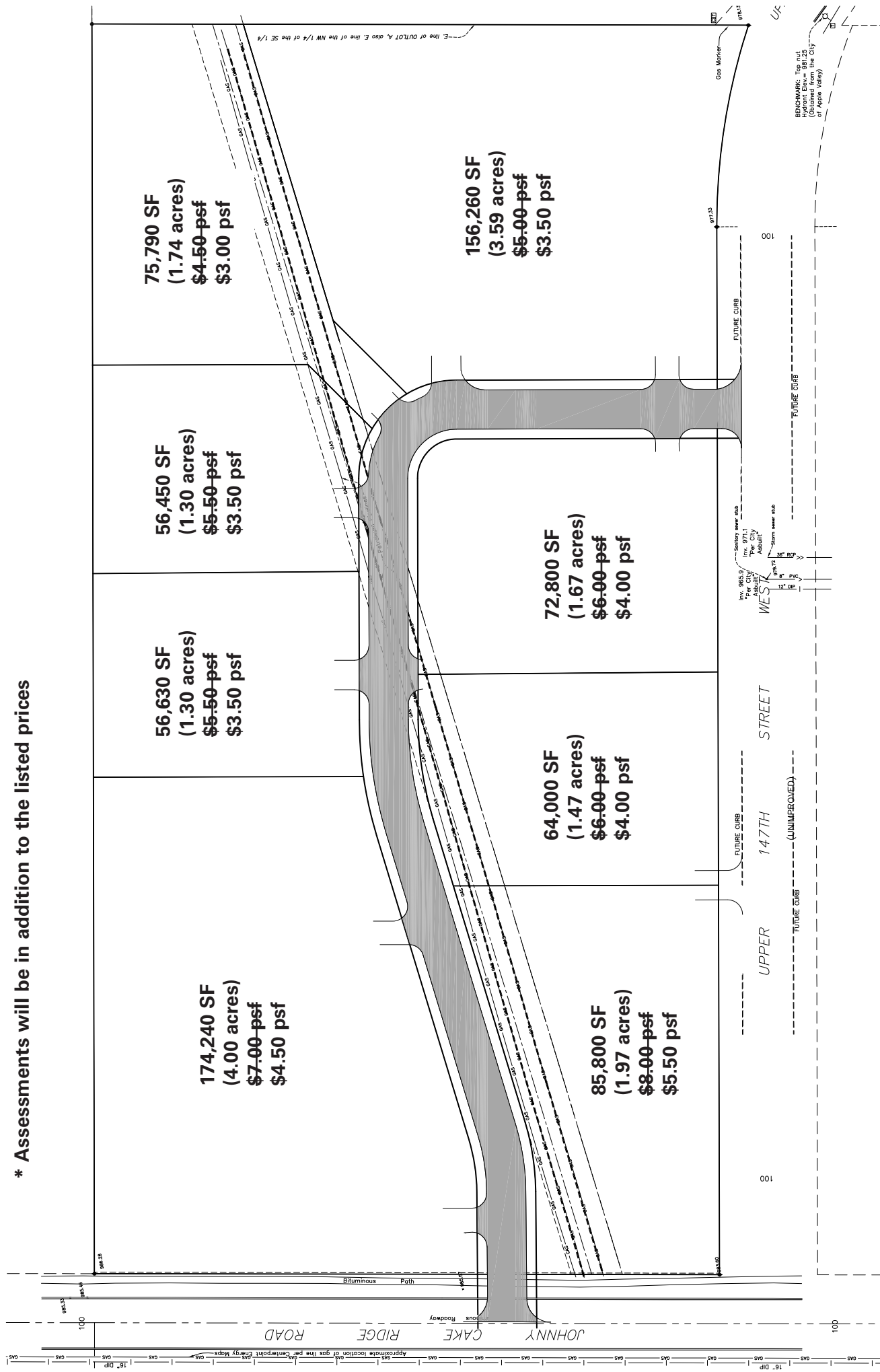
carlson-commercial.com

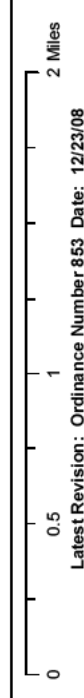
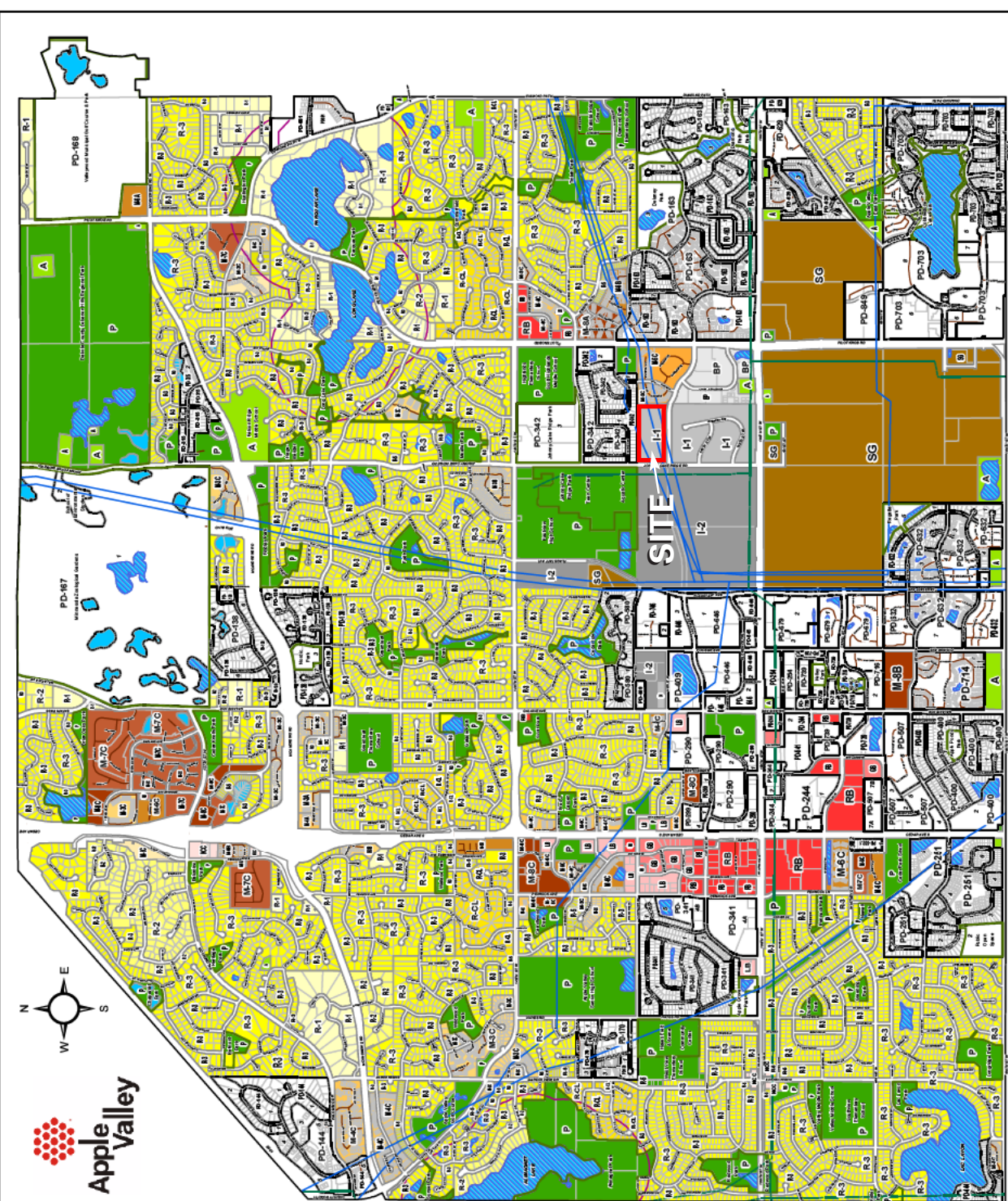
Eric Rossbach

952.897.7872

ejr@welshco.com

* Assessments will be in addition to the listed prices





Map dated July 2009. Prepared for the Apple Valley Community Development Department by the Dakota County Office of GIS.

Latest Revision: Ordinance Number 853 Date: 12/23/08

TOTAL ACRES: 11,191

2009

City of Apple Valley Zoning Designations

Single-family Residential	ACRES	%
R-1 - Single Family 40,000 Sq. Ft.	245.8	2.20%
R-2 - Single Family 18,000 Sq. Ft.	159.0	1.42%
R-3 - Single Family 11,000 Sq. Ft.	2,762.3	24.68%
R-CL - Cluster	173.0	1.55%
R-5 - Two Family 15,000 Sq. Ft.	45.8	0.41%
Multi-family Residential		
M-2 - 3-5 Units/Acre	26.1	0.23%
M-3 - 3-6 Units/Acre	139.2	1.24%
M-4 - 6-8 Units/Acre	79.6	0.71%
M-5 - 6-10 Units/Acre	29.1	0.26%
M-6 - 6-12 Units/Acre	82.7	0.74%
M-7 - 12-20 Units/Acre	135.0	1.21%
M-8 - 12-24 Units/Acre	82.4	0.74%
Commercial		
NCC - Neighborhood Convenience Center	9.7	0.09%
LB - Limited Business	33.1	0.30%
GB - General Business	23.1	0.21%
RB - Retail Business	114.9	1.03%
Industrial		
BP - Business Park	34.0	0.30%
I-1 - Limited Industrial	68.9	0.62%
I-2 - General Industrial	184.6	1.65%
Other		
PD - Planned Development	2,527.9	22.59%
A - Agricultural	100.3	0.90%
SG - Sand and Gravel	616.1	5.51%
P - Institutional	1,197.9	10.70%
WAT - Water	355.2	3.17%
ROW - Right-of-Way	1,965.7	17.57%

- Stormwater Ponds
- Shoreland
- Park Boundaries
- Pipelines
- Electric Lines

The Zoning Designations on this map are a representation of a combination of maps and ordinances which make up the complete Apple Valley Zoning Regulations. All Zoning Designations are subject to change. Information on each Planned Development is available at the Apple Valley Municipal Center. Zoning district land areas are estimates based upon map elements. Contact the City for the most recent zoning information at (952) 952-2575.