

WELSH



INNOVATION FROM THE GROUND UP

Land for Sale Faribault, Minnesota

- Approximately 90 acres at \$2.50 psf
- Divisible to 3.00 acres
- JobZ, 429 financing, and TIF available
- Zoned Industrial Park, city sewer and water service
- Great visibility on I-35
- Site is adjacent to ALDI's new 500,000 SF Headquarters/ Distribution Center
- Regional access via I-90, I-94, and I-35
- Convenient location
- Less than 20 minutes from Lakeville

For more information contact:

Bill Ritter, CCIM, SIOR
952.897.7743
britter@welshco.com

Ryan Krzmarzick
952.897.7746
rlk@welshco.com

Eric Rossbach
952.897.7872
ejr@welshco.com



NAIWELSH

This 90-acre site is ready for immediate development and is divisible to 3.00 acres. Interstate 35 provides exceptional access to the Twin Cities metro area, and is the main north-south thoroughfare between Minnesota and Texas. With immediate access to Interstate 35 and close proximity to Interstate 90 and Interstate 94, the entire Midwest Region is within a one-day drive.

The City of Faribault’s Urban Growth Study indicates the need for transportation upgrades as development occurs in the area. The improvements that will have the greatest impact on the 90-acre site is:

- Preservation of functionality and future signalization at CSAH 46 & Lyndale Ave
- New I-35 interchange to provide northern access to industrial sites
- Modify ramps on west side of TH21 & I-35 to one single intersection to accommodate increased traffic volumes
- Provide additional width at the TH21 ramp terminal for queuing vehicles

The City of Faribault is on track for rapid growth. JobZ, 429 Financing, TIF, Tax Abatements are available through the City of Faribault. Multiple residential developments are underway; 1,250+ new housing units are planned within the next four years. ALDI, a national grocer/retailer, recently constructed on a 500,000 SF facility adjacent to the parcel.

TRAVEL STATISTICS (70 MPH):

Distance from County Road 46/I-35 intersection to:

Elko/County Road 2	17.3 miles	15 minutes
McStop/County Road 70	22.2 miles	19 minutes
Mills Fleet Farm/County Road 50	26 miles	22 minutes
Bloomington/I-494	37.5 miles	32 minutes
Albert Lea/I-90	48 miles	41 minutes

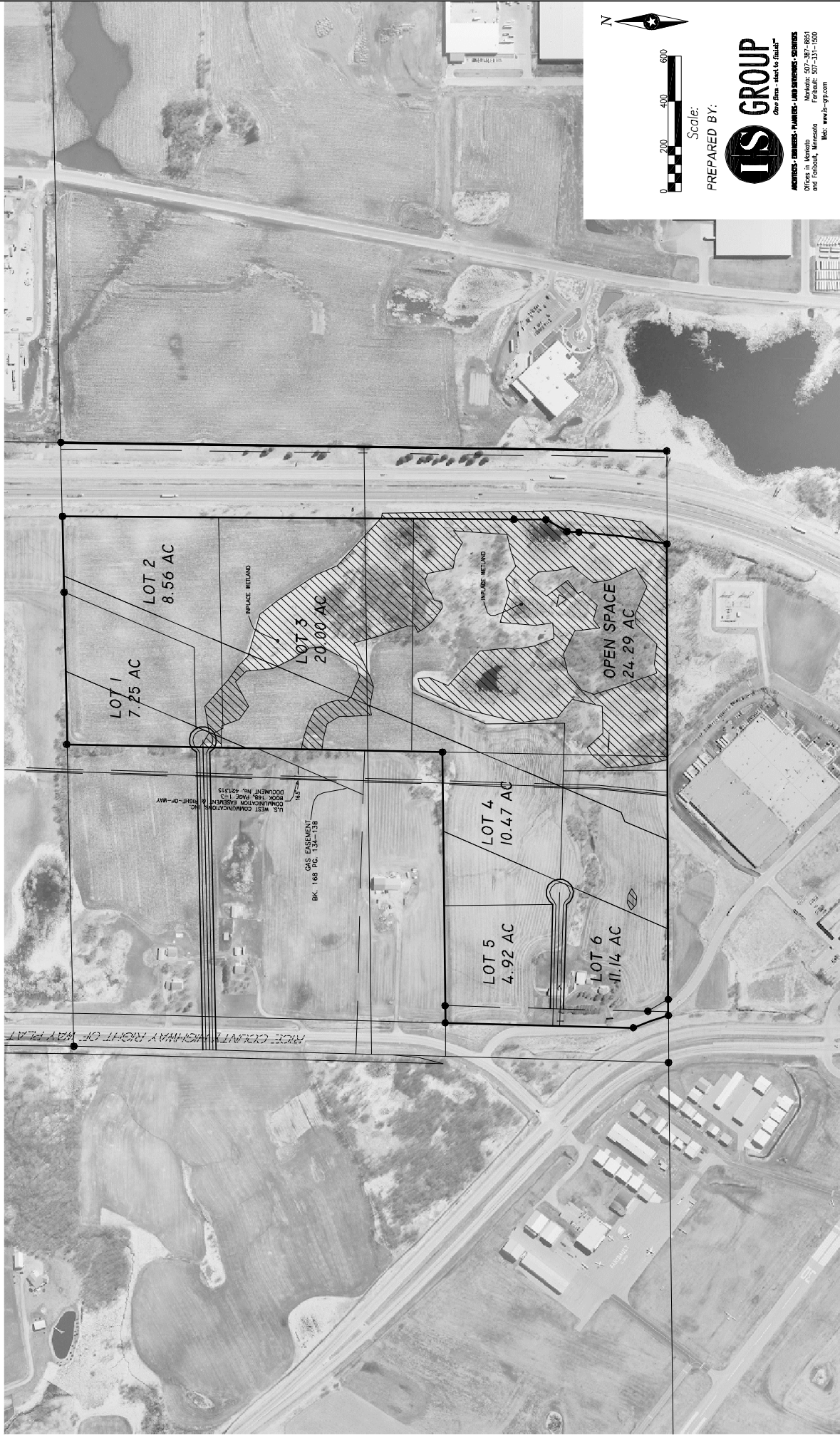
For more information contact:
 Bill Ritter, CCIM, SIOR
 952.897.7743
 britter@welshco.com

Ryan Krzmarzick
 952.897.7746
 rlk@welshco.com

Eric Rossbach
 952.897.7872
 ejr@welshco.com

GEIGER LAND DEVELOPMENT

FARIBAULT, MINNESOTA



Scale: 1" = 600'

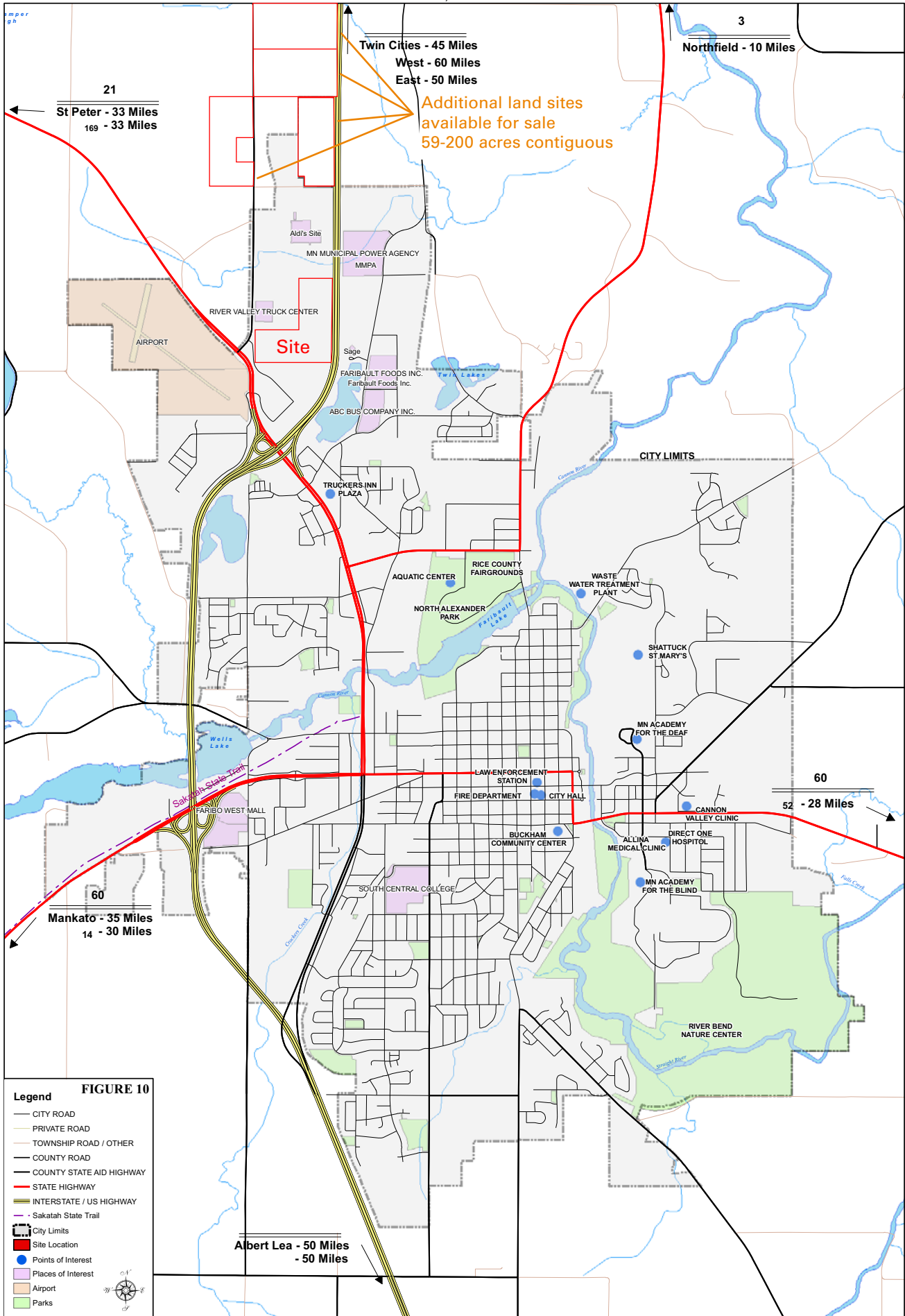
PREPARED BY:



ARCHITECTS - ENGINEERS - PLANNERS - LAND SURVEYORS - SCIENTISTS
Office in Minnetonka, Minnesota 952-897-6651
and Faribault, Minnesota 952-331-1500
Web: www.is-grp.com

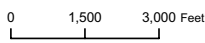
FARIBAULT'S AREA FEATURES

Faribault, Minnesota



Legend **FIGURE 10**

- CITY ROAD
- PRIVATE ROAD
- TOWNSHIP ROAD / OTHER
- COUNTY ROAD
- COUNTY STATE AID HIGHWAY
- STATE HIGHWAY
- INTERSTATE / US HIGHWAY
- Sakatah State Trail
- City Limits
- Site Location
- Points of Interest
- Places of Interest
- Airport
- Parks



Traffic Counts

