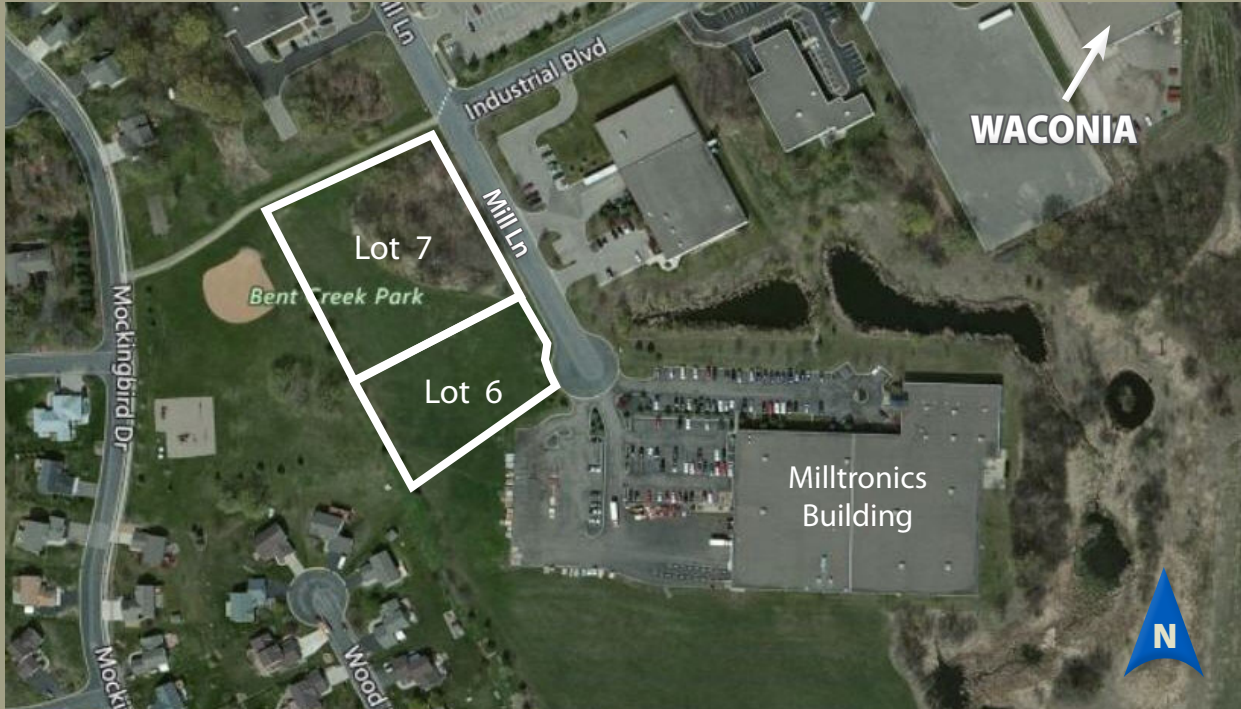


**FOR SALE**

**Industrial Land**  
Waconia, Minnesota



**CONTACTS:**

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**FAX:**

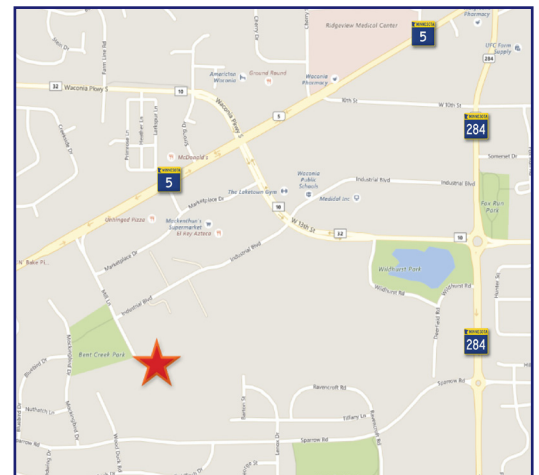
(952) 854-8295

**INDUSTRIAL LAND**

1400 Mill Lane  
Waconia, Minnesota

**PROPERTY SPECIFICS:**

- ▶ Hard-to-find small industrial land sites in established industrial park
- ▶ Two (2) parcels of land available for sale
  - Lot 6: 1.26 acres or 54,756 SF
  - Lot 7: 1.68 acres or 73,262 SF
- ▶ Both parcels are 100% developable
- ▶ Zoned I-1, Industrial Park District
- ▶ Close to many amenities
- ▶ City sewer and water
- ▶ Fast growing area
- ▶ Easy access to State Hwy 5





**FOR SALE**  
**INDUSTRIAL LAND**  
**1400 Mill Lane | Waconia, MN**

- PARCEL SIZE:** Lot 6: Approx. 1.26 acres or 54,756 SF  
Lot 7: Approx. 1.68 acres or 73,262 SF  
Lots 6 & 7: 2.94 acres or 128,018 SF
- PRICE:** Lot 6: \$191,646  
Lot 7: \$256,417  
Both: \$448,063
- PID:** 755160100
- UTILITIES:** City sewer and water
- COUNTY:** Carver County
- ZONING/USES:** I-1: Industrial Park District – Manufacturing; warehousing and wholesaling; mini-storage facilities, printing trade schools; indoor health and recreation clubs; scientific research laboratories; veterinary clinics; public utility installations; microdistilleries; small breweries; taprooms; service establishments catering exclusively to business and industry including linen supply, business machine services, business supply services, business incentive tour/vacation packages, vending machine maintenance/distributing and similar uses.
- COMMENTS:**
- Hard-to-find small industrial lots
  - Located at corner of Industrial Blvd and Mill Lane in Waconia West Industrial Park
  - Easy access to State Highway 5
  - Close to many amenities in Waconia

**For further information contact:**  
**PARAMOUNT REAL ESTATE CORP | TCN WORLDWIDE**  
**Fred Hedberg, CCIM, SIOR / John Young, CCIM**  
**(952) 854-8382 / (952) 854-5067**  
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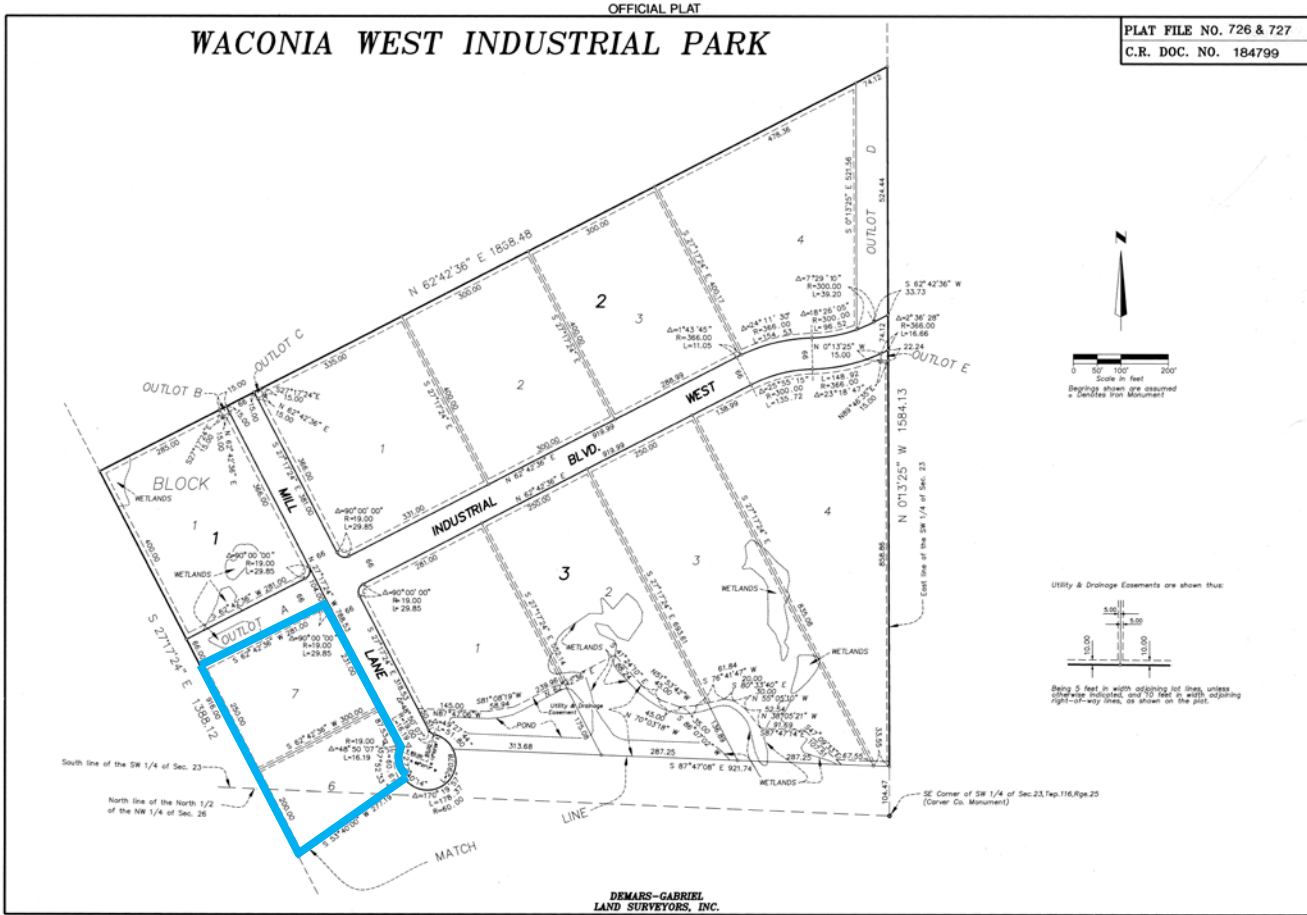
Information is deemed reliable; however, no warranty or representation is made as to its accuracy or completeness.  
Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.

# FOR SALE

## INDUSTRIAL LAND

### 1400 Mill Lane | Waconia, MN

PLAT MAP | LOTS 6 & 7



**TOTAL AVAILABLE: 2.94 Acres**

**For more information, please contact:**

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