

COMMERCIAL / INDUSTRIAL LAND — 38 ACRES FOR SALE

I-94, Clearwater, MN 55320



GREAT VISIBILITY FROM I-94!

TRAFFIC COUNTS — 2006

- I-94 – 41,000 vehicles per day

PROPERTY INFORMATION

- Land Size – 38 Acres (Divisible)
- Pricing
 - Lots with I-94 Frontage – \$4.00 PSF
 - Lots without I-94 Frontage – \$3.00 PSF
- Freeway Frontage – 2,212 LF
- Zoning – L-I Light Industrial

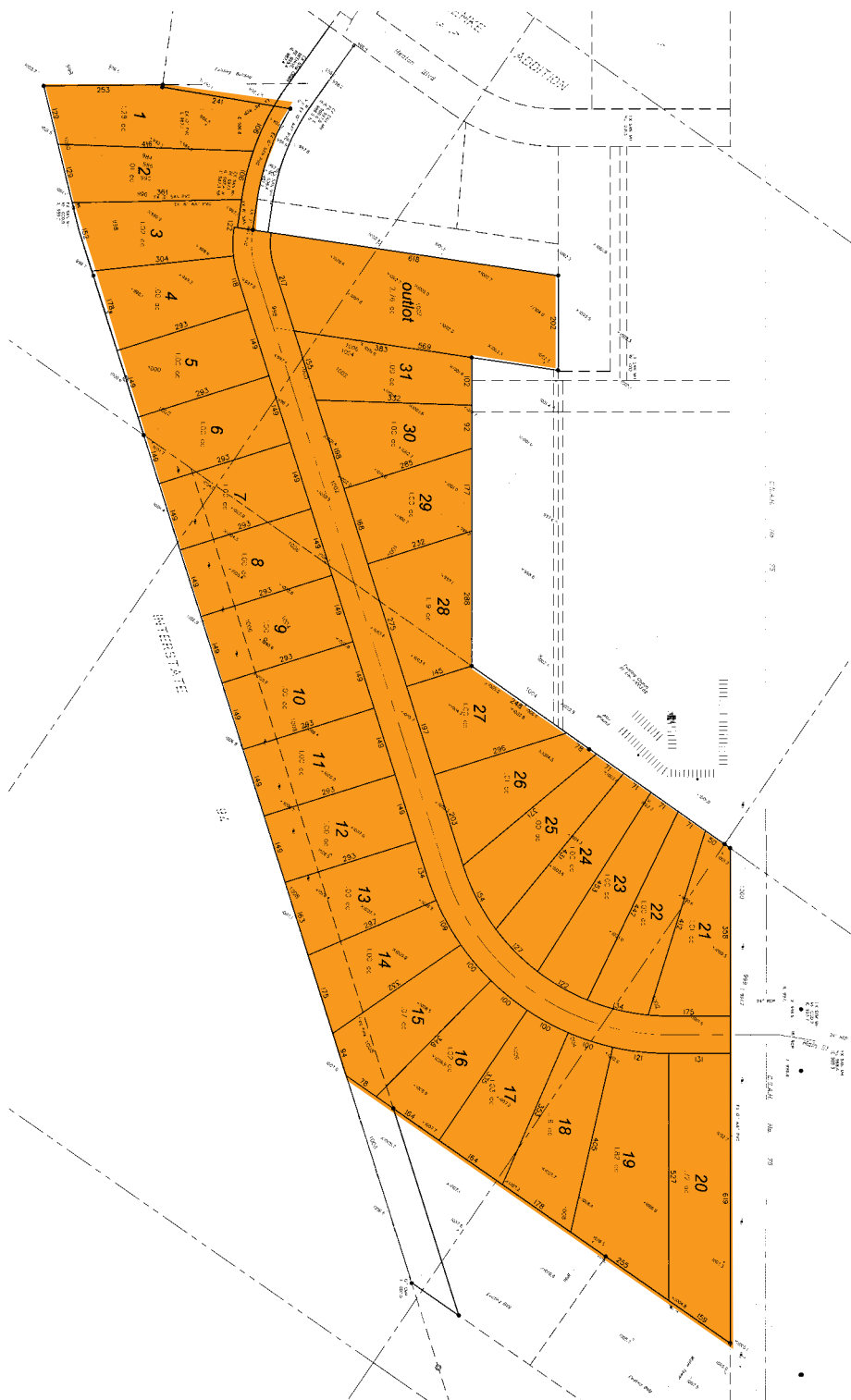
PROPERTY DETAILS

- Lots can be subdivided to 1 acre lots
- Great visibility from I-94
- Quick and easy access to the interstate
- Signage available on I-94



contact WAYNE ELAM
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