

# Industrial Land for Sale

**9546 FOLEY BLVD NW  
COON RAPIDS, MN 55433**

**Site Size:**

14.35 Acres

**Sale Price:**

\$1,745,000.00

**Zoning:**

Industrial (Outdoor Storage is available with a Conditional Use Permit)

**Property Highlights:**

- 14.35 acres of industrial land available for sale in Coon Rapids, MN
- Room for 120,000-132,000 Sq. Ft. Industrial building (see attached plan)
- Great opportunity to own and develop your own property



*For information, please contact:*

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# CLICK TO VIEW DRONE FOOTAGE

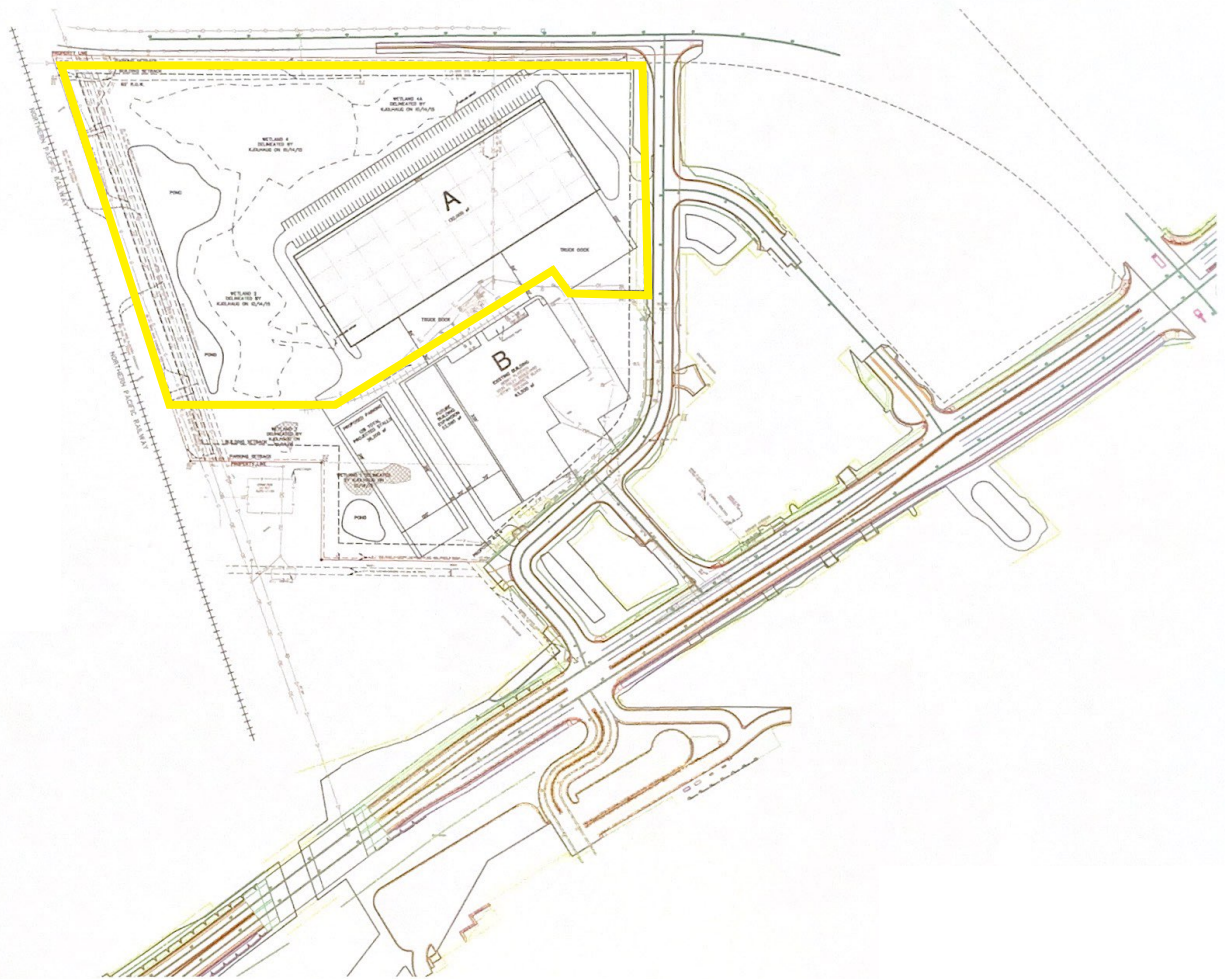


## BUILDING KEY:

**Section A:** 14.35 Acres of Excess Land (132,000 Sq. Ft. Industrial Building Shown Here)

**Section B:** 62,367 Sq. Ft. Building on 6.98 Acres for Sale (Sold Separately)

## Site Plan



## CONTACT

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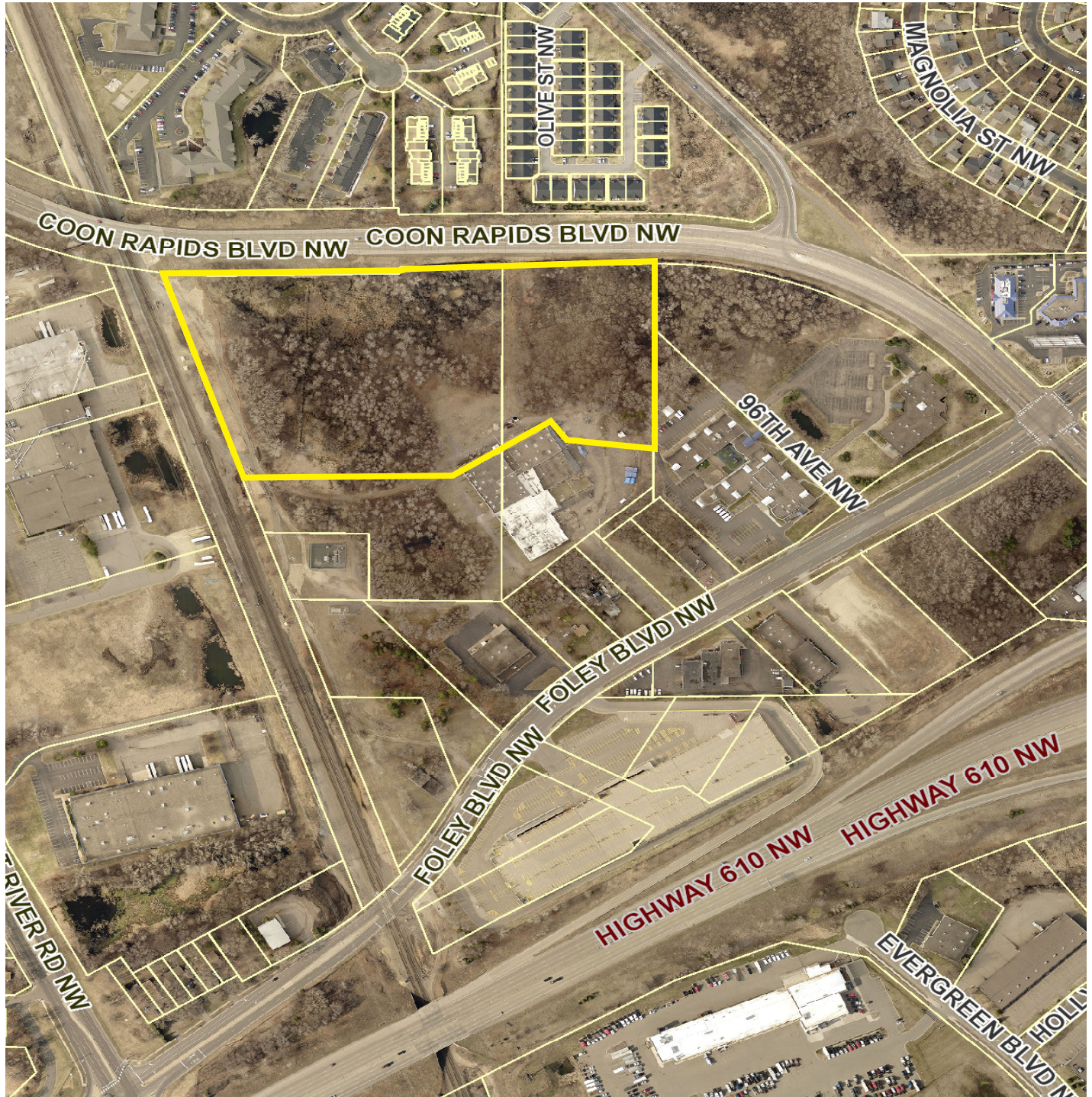
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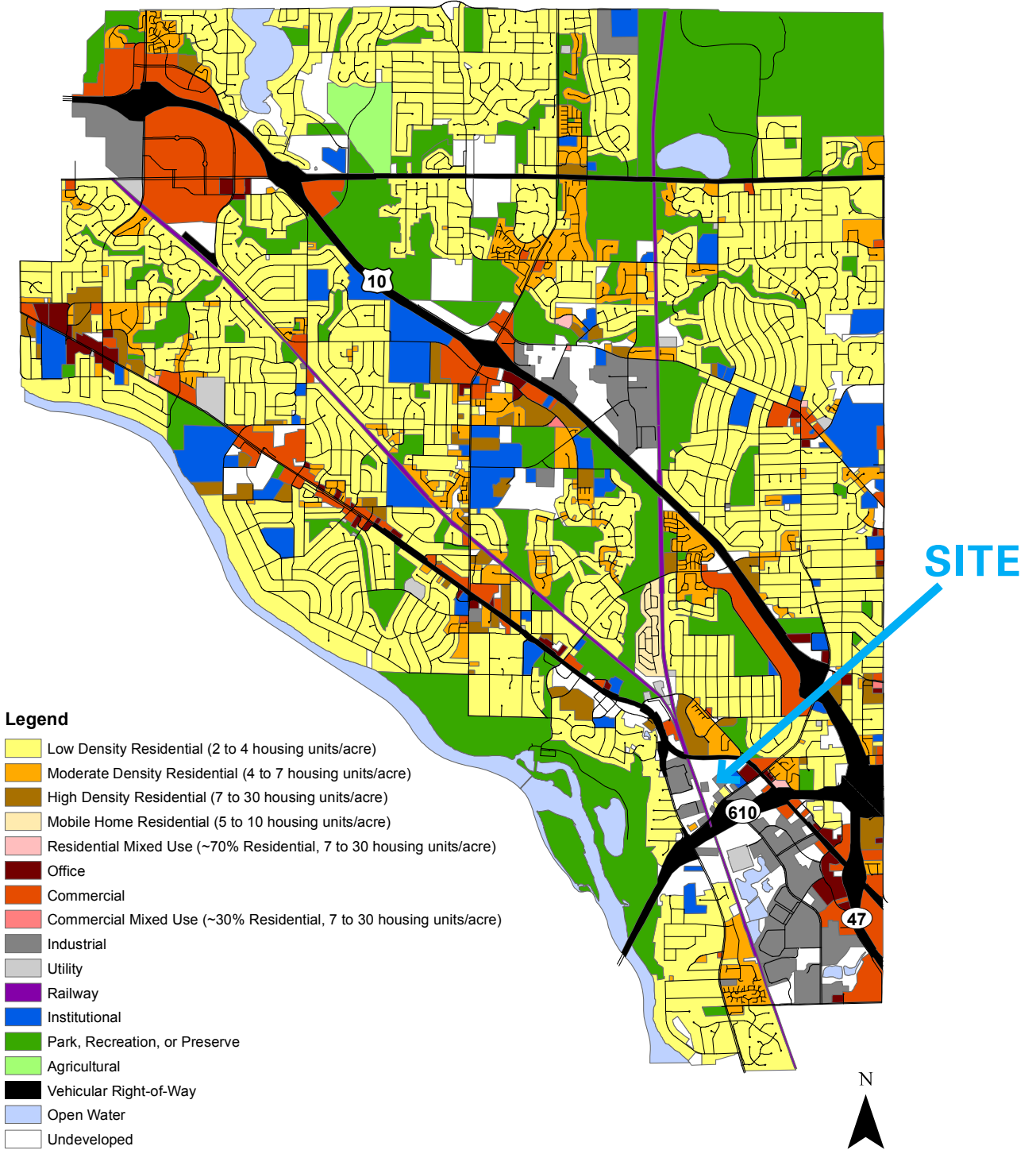
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Existing Zoning Map



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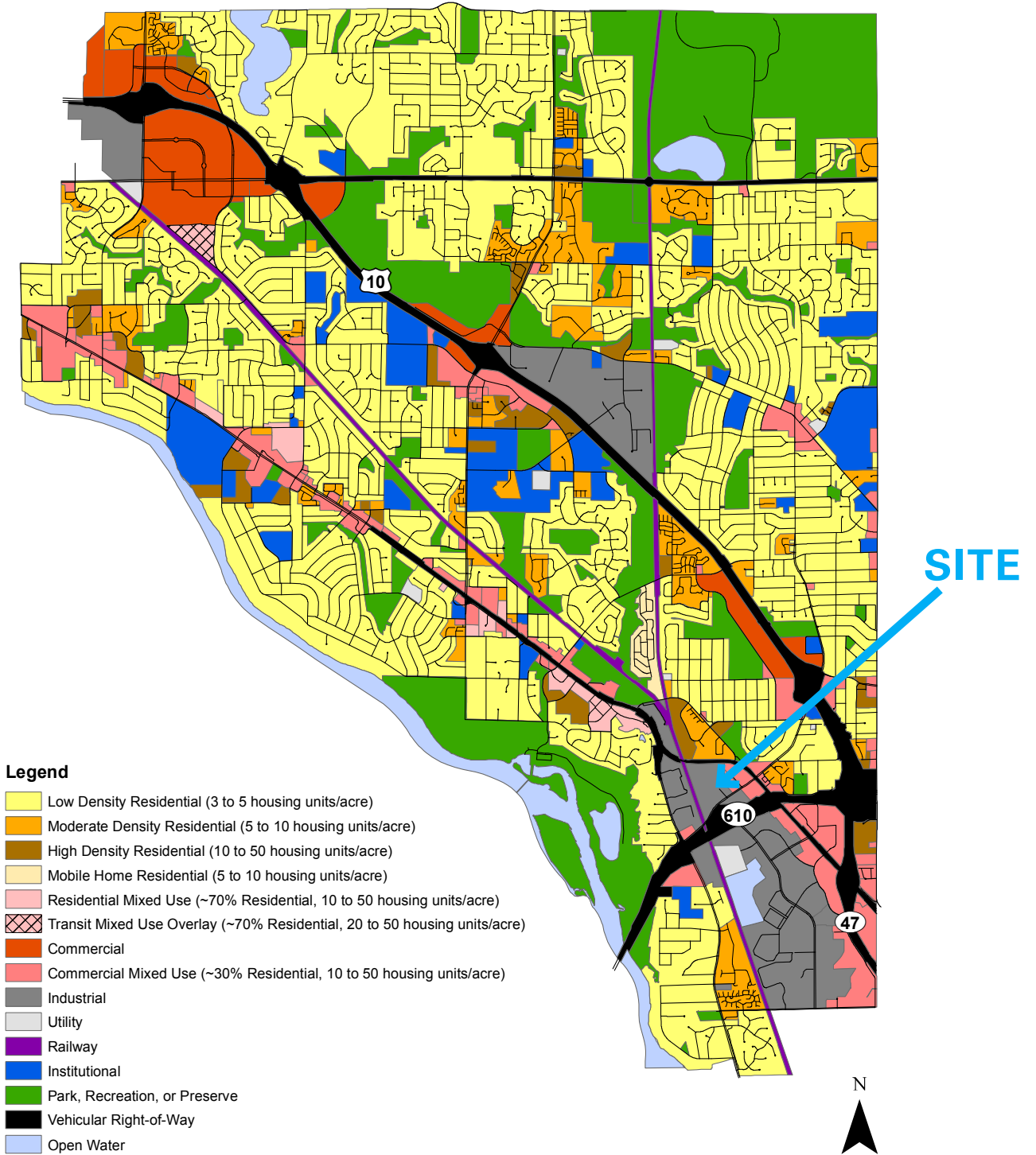
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Future Zoning Map



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Photos



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