

FOR SALE - \$2.00/SF

# 2.29 Acres of Industrial Land Available - Outside Storage

9500 156th Ave NE - Ramsey, MN 55303



## PROPERTY HIGHLIGHTS

- + Easy access to Adams St, Alpine Dr and U.S. Hwy 10
- + Adjacent to Northstar Commuter Rail Line
- + Adjacent to the Links at Northfork Links Golf Course
- + Zoned E-1 (Employment District)
- + Close proximity to Ramsey COR retail site



## CONTACT US

### RICHARD PALMITER

Vice President  
+1 952 924 4603  
richard.palmiter@cbre.com

### BRIAN PANKRATZ

Vice President  
+1 952 924 4665  
brian.pankratz@cbre.com



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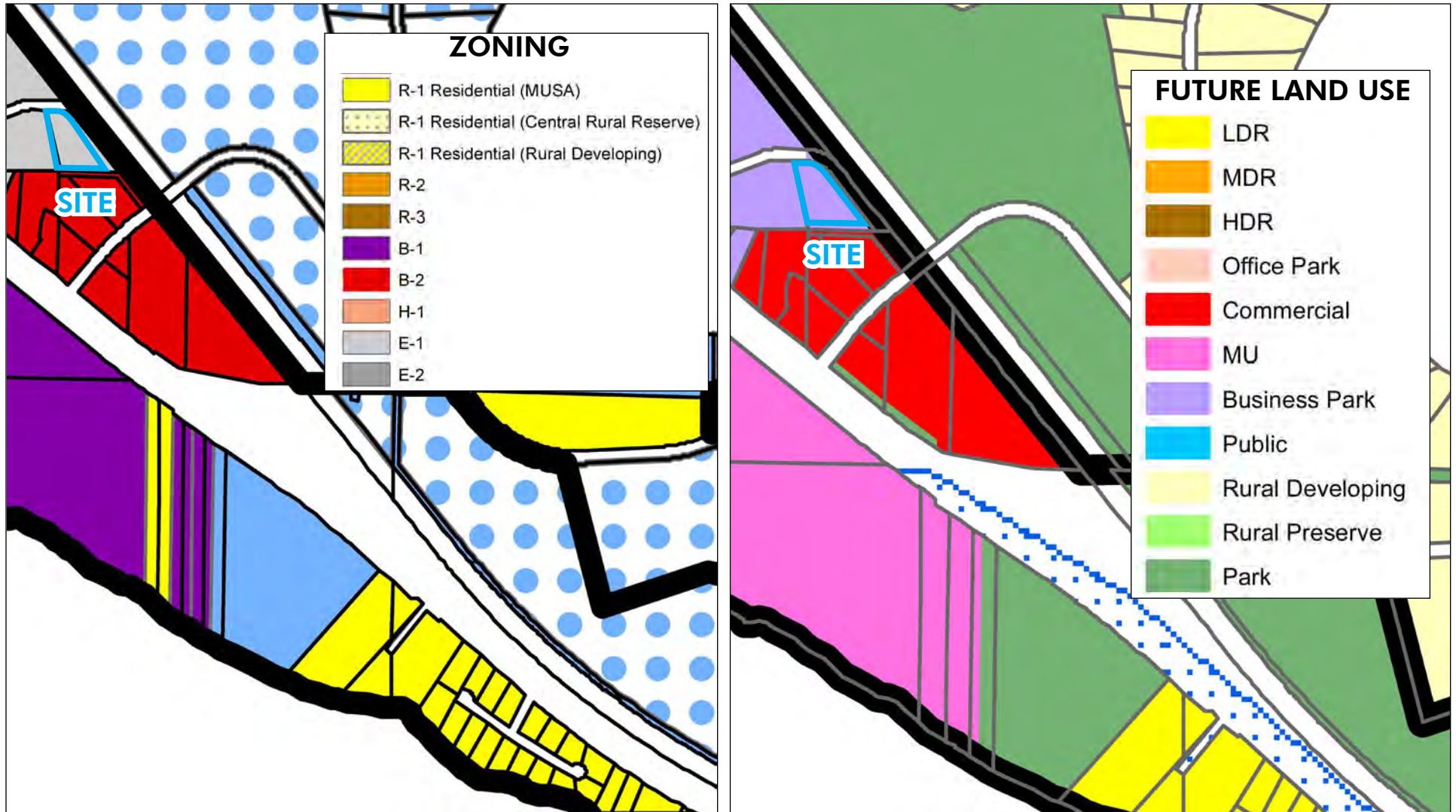
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## CBRE DEMOGRAPHIC BRIEF

9500 156TH AVE NW - RAMSEY, MN 55303

	1 Mile	3 Miles	5 Miles	10 Miles
<b>POPULATION</b>				
2016 Population	909	13,242	49,843	228,374
2021 Population	934	14,310	53,532	240,778
2010 Population	881	11,788	44,971	212,825
2000 Population	801	7,762	29,373	172,199
Percent Pop Change: 2010 to 2016	3.2%	12.3%	10.8%	7.3%
Percent Pop Change: 2016 to 2021	2.8%	8.1%	7.4%	5.4%
<b>AGE</b>				
2016 Median Age	43.3	37.2	36.6	37.4
2016 Average Age	40.0	36.7	36.4	36.9
<b>HOUSEHOLDS</b>				
2016 Households	401	4,928	17,384	80,632
2021 Households	417	5,335	18,600	85,024
2010 Households	382	4,380	15,852	75,168
2000 Households	283	2,556	9,732	58,149
Percent HH Change: 2010 to 2016	4.9%	12.5%	9.7%	7.3%
Percent HH Change: 2016 to 2021	3.9%	8.3%	7.0%	5.5%
Average Household Size	2.9	2.9	2.9	2.8
<b>INCOME</b>				
2016 Median Household Income	\$85,806	\$79,804	\$78,997	\$81,226
2016 Average Household Income	\$100,437	\$93,455	\$93,220	\$95,265
2016 Per Capita Income	\$44,296	\$34,784	\$32,512	\$33,635
<b>HOUSING UNITS</b>				
2016 Housing Units	418	5,139	18,168	83,862
2016 Occupied Housing Units	401	4,928	17,384	80,632
2016 Vacant Housing Units	17	210	785	3,230
2016 Owner-Occupied Housing Units	377	4,539	14,924	67,988
2016 Renter-Occupied Housing Units	24	390	2,460	12,644
<b>EDUCATION</b>				
2016 Population Age 25 and Over	628	8,655	32,076	148,995
High School thru Associates	402 64.0%	5,536 64.0%	20,742 64.7%	94,411 63.4%
Bachelor's Degree	144 22.9%	1,987 23.0%	7,211 22.5%	34,196 23.0%
Graduate Degree	61 9.7%	701 8.1%	2,501 7.8%	13,167 8.8%
<b>PLACE OF WORK</b>				
Total Businesses	58	416	2,272	8,020
Daytime Employment (Total Employees)	606	4,078	26,063	87,192



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**Anoka County**  
Minnesota

## Property Account Summary

<b>Current General Information</b>			
Property ID	19-32-25-22-0004		
Situs Address	9500 156TH AVE NW , RAMSEY, MN 55303-0000		
Property Description	LOT 2 BLOCK 1 WEST RAMSEY IND PARK		
Last Sale Price	150,000.00		
Last Sale Date	04/28/2004		
Last Sale Document Type	WDEE WARRANTY DEED		
Linked Property Group Position			
Status	Active		
Abstract/Torrens	Abstract		
<b>Parties</b>			
Role	Name		
Owner	NATIONAL GROWTH LLC		
<b>Document Recording Process Dates</b>			
Abstract Documents Have Been Recorded Through	05/20/2016		
Abstract Documents Have Been Mailed Through	05/20/2016		
Torrens Documents Have Been Recorded Through	05/24/2016		
Torrens Documents Have Been Mailed Through	05/24/2016		
<b>Active Certificates Of Title</b>			
Type	Certificate Number	Certificate Date	
No Certificates Found			
<b>Documents Recorded Within 30 Days Of "Recorded Through" Dates Above</b>			
Type	Abstract/Torrens	Recorded Number	Recorded Date
No Documents Found			
<b>Property Characteristics</b>			
Lot Size	NE639*375*394		
* Lot Size: Approximate lot size in feet, clockwise beginning with the direction the lot faces			
<b>Tax District Information</b>			
City Name	RAMSEY		
School District Number and Name	ELK RIVER AREA SCHOOL DISTRICT #728		
<b>Property Classification</b>			
Tax Year	Classification		
2016	3A-Commercial/Industrial/Public Utility		
2015	3A-Commercial/Industrial/Public Utility		
<b>Property Values</b>			
Tax Year	Description	Amount	
2017	Est Market (MKTTL)	247,700	
2017	Market Value Prior to Hstd Excl. (TMVP)	247,700	
2017	Est Market Land (MKLND)	247,700	
2017	Taxable Market (TMTV)	247,700	
2016	Market Value Prior to Hstd Excl. (TMVP)	247,700	
2016	Est Market (MKTTL)	247,700	
2016	Taxable Market (TMTV)	247,700	
2015	Taxable Market (TMTV)	247,700	
2015	Est Market (MKTTL)	247,700	
2015	Market Value Prior to Hstd Excl. (TMVP)	247,700	
<b>Tax Amounts for M1PR</b>			
Tax Year	Description	Amount	
2016	Total Tax Amounts - Before Payments	8,241.31	

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## ZONING CODE SUMMARY

Sec. 117-117. - E-1 Employment District.

(a) Intent. To accommodate general industrial activities.

(b) Permitted uses. The following are permitted uses, subject to general requirements and performance standards as specified by this chapter:

- (1) Manufacturing.
- (2) Research labs.
- (3) Testing labs.
- (4) Offices.
- (5) Supply yards with building.
- (6) Warehousing and storage.
- (7) Self storage facilities, indoor.
- (8) Truck terminals with building.
- (9) Athletic facilities/fitness centers/dance studios.
- (10) Business incubators/multitenant facilities housing manufacturing, research labs, testing labs, offices, athletic facilities/fitness centers/dance studios, motor vehicle implement and recreation equipment sales or repair, governmental or public uses, indoor commercial recreation, light manufacturing, radio and television offices and stations, and wholesale businesses, provided they are indoor operations with no outside storage or display areas. A maximum of 20 percent of the units or suites of such a facility may be occupied by enclosed retail and rental activity as a principal use.

(c) Accessory uses.

(1) Commercial or business buildings and structures for a use accessory to the principal use but such use shall not exceed 50 percent of the gross floor space of the principal use.

(2) Off-street parking including semi-trailer trucks, as regulated and required by this chapter.

(3) Off-street loading as regulated and required by this chapter.

(4) Signing as regulated by this Code.

(5) Open and outdoor storage as an accessory use of the property provided that:

a. Storage area is surfaced to control dust and subject to the approval of the zoning administrator.

b. This use does not take up parking space or loading area as required for conformity to this chapter.

(6) Indoor retail and rental activity as an accessory to a permitted use in a business incubator or multitenant facility provided the retail or rental activity does not occupy more than 15 percent of the gross floor area of the occupied unit or suite.

(d) Conditional uses. The following are conditional uses and require a conditional use permit based upon procedures set forth in and regulated by section 117-50.

(1) Open and outdoor storage as a principal use, provided that:

a. Storage area is surfaced to control dust and subject to the approval of the zoning administrator.

b. This use does not take up parking space or loading area as required for conformity to this chapter.

c. The provisions of section 117-51 are considered and satisfactorily met.

(2) Open or outdoor service, sale, display and rental as a principal use, provided that:

a. The use does not take up parking space or loading area as required for conformity to this chapter.

b. Sales area is surfaced with asphalt or concrete material to control dust.

c. The provisions of section 117-51 are considered and satisfactorily met.

(3) Indoor retail, rental or service activity, or industrial uses other than that allowed as a permitted use or conditional use within this section provided that:

a. Such use meets the stated intent of this district.

b. Adequate off-street parking and off-street loading in compliance with the requirements of this chapter is provided.

c. All signing and informational or visual communication devices shall be in compliance with the applicable provisions of this Code.

d. The provisions of section 117-51 are considered and satisfactorily met.

(4) Heavy manufacturing provided that:

a. The operation does not adversely impact abutting properties.

b. The physical facilities and operation are in keeping with the character of the district and surrounding properties.

c. The provisions of section 117-51 are considered and satisfactorily met.

(5) Oversizing of signs.

(6) Expansion or enlargement of lawful nonconforming uses.

(7) Cell towers.

(8) Micro-scale WECS.

(9) Medium-scale WECS.

(10) Retail sales facility for CNG (compressed natural gas) or other alternative automotive fuels. Retail sales must be an accessory to an onsite fleet fueling operation.

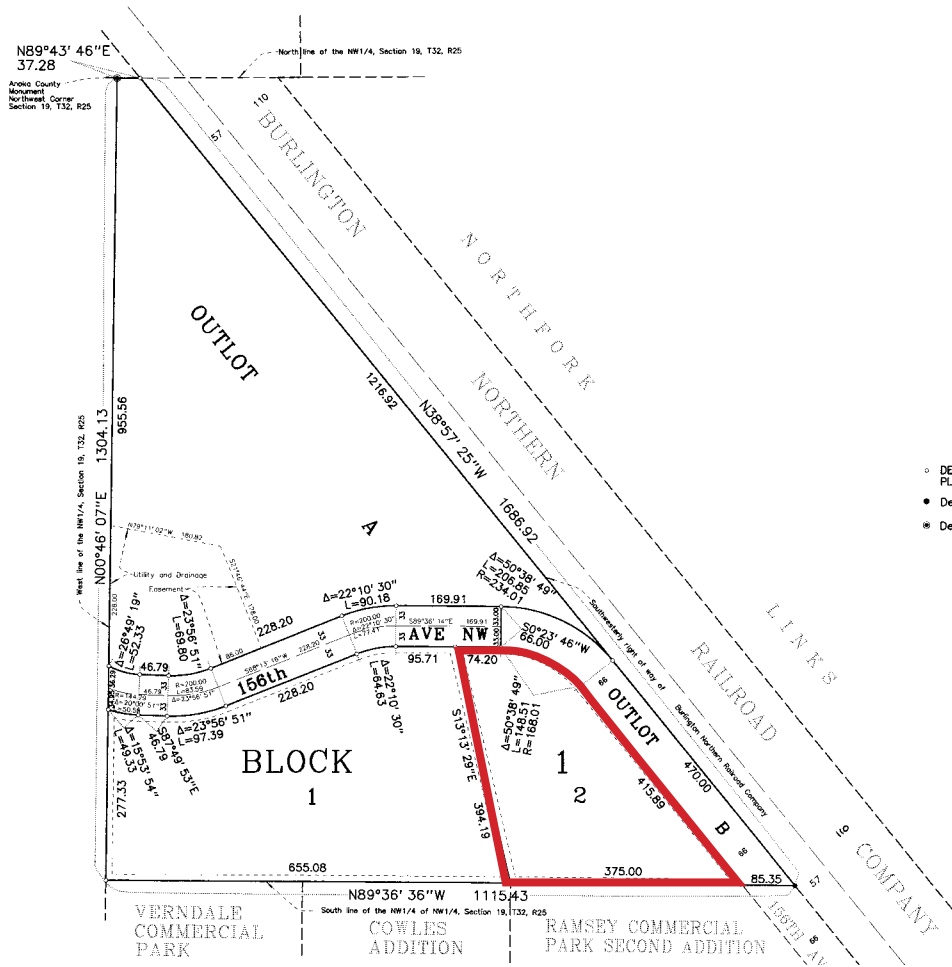
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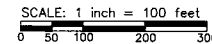
OFFICIAL PLAT

## WEST RAMSEY INDUSTRIAL PARK

## PLAT MAP

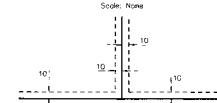


FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF THE NW1/4, SECTION 19, IS ASSUMED TO BEAR N89°43' 46\"/>



- ◊ DENOTES 1/2" x 14" IRON MONUMENT SET WITH PLASTIC CAP MARKED WITH R.L.S. NO. 21753
- Denotes Iron Monument Found
- ⊛ Denotes Anoka County Monument

UTILITY AND DRAINAGE EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING LOT LINES, AND STREET LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.